

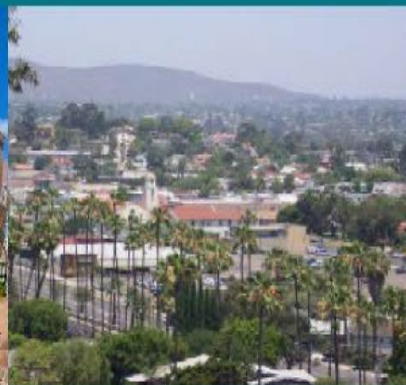


CITY OF  
**LA MESA**  
*JEWEL of the HILLS*

**DRAFT**

**FY 2022-23**

**ANNUAL ACTION PLAN  
FOR HUD FUNDING PROGRAMS**



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# Executive Summary

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

### 1. Introduction

Program Year 3 Action Plan Executive Summary

The 2022-2023 One-Year Action Plan implements the third year of the 2020-2025 Consolidated Plan and addresses the HUD consolidated planning requirements for the Community Development Block Grant Program (CDBG). This plan includes the funding allocations that the City will make to housing and community development programs and activities.

The City of La Mesa participates in the HOME program under the County of San Diego. HOME funds are being administered directly by the County of San Diego Housing and Community Development Department. Homebuyer assistance is available to current and future La Mesa residents via the County's HOME-funded Down Payment and Closing Cost Program

### 2. Summarize the objectives and outcomes identified in the Plan

The Action Plan incorporates outcome measures identified in the Consolidated Plan. Activities are selected in accordance with the Federal Register Notice dated March 7, 2006, which require the following Performance Measure Objectives/Outcomes to be associated with each activity funded:

General Objective Categories- Activities will meet one of the following:

- Decent Housing (DH)
- A Suitable Living Environment (SL)
- Economic Opportunity (EO) General

Outcome Categories- Activities will meet one of the following:

- Availability/Accessibility (1)
- Affordability (2)
- Sustainability (3)

The City of La Mesa has a range of housing and community development needs. CDBG funds alone are not adequate to address the various needs identified during the public outreach process and summarized in the Needs Assessment. Recognizing the national objectives of these funding programs and specific program regulations, the City intends to use these funds to coordinate programs and projects to create a decent and suitable living environment to benefit low- and moderate-income households and those with special needs. Needs which have been determined to be a High Priority level will receive funding during this five-year planning period. Needs with a Low Priority may be funded based on the availability of funds. Program goals established in the 2020-2025 Consolidated Plan, which form the basis for establishing objectives and outcomes in the 2022-2023 Action Plan, are as follows:

**Goal 1** – Improve public facilities and infrastructure to promote a healthy and vibrant city environment.

**Goal 2** – Promote equitable access to affordable housing through preservation of existing units, assistance to homeowners, and fair housing services.

**Goal 3** – Create programs to prevent and address homelessness and provide access to services.

**Goal 4** – Provide local community services to support low- and moderate-income households.

These four goals represent the varied needs that emerged during the ConPlan development process. Infrastructure emerged as the top priority of survey respondents. The goals identified above specifically address the uses of CDBG and HOME funds in La Mesa.

### **3. Evaluation of past performance**

The City has successfully implemented housing and community development activities in the previous ConPlan cycle, reaching thousands of low- and moderate-income individuals. The City focuses its CDBG funding on infrastructure projects and, having completed 8 (eight) projects, made a significant impact on LMI neighborhoods and individuals in La Mesa. Through CSA San Diego, the City's fair housing service provider, 450 La Mesa residents were provided with fair housing services over the past five years.

The City's affordable housing objective is to provide homeownership opportunities using HOME funds available through the County HOME Consortium. In prior years, the City also issued loans to lower-income homeowners through its Housing Rehabilitation Program, of which 10 loans are outstanding. No recent loans have been issued due to the limited amount of funding available.

Limited CDBG resources have impacted the City's ability to simultaneously fund capital improvements and public services. The La Mesa City Council has established a policy guideline that suspends the public service program if the City's annual CDBG funding allocation is below \$450,000. One exception to this policy is that the City may pursue funding for homeless services. In addition, the City will continue to support fair housing services such as those that have been provided by the Center for Social Advocacy (CSA) of San Diego County. CSA assists people experiencing housing discrimination. However, the need for public services in the community is extensive.

CDBG funds have primarily supported multi-year improvement projects in low- and moderate-income neighborhoods. Collier Park and Vista La Mesa Park are examples of complex, phased infrastructure rehabilitation projects. In 2016-17, the City completed three large undertakings and restored timeliness. Due to rising construction costs and COVID-related delays, completion of the Collier Park Improvements Project Collier Park has been deferred to the 2022-23 program year. As the majority of CDBG funds are allocated to this undertaking, it is critical that the City complete this project to meet timeliness expectations.

In evaluating past performance, the City recognizes that even relatively small projects are multi-year undertakings requiring multiple funding sources, which makes achieving and maintaining timeliness an ongoing challenge.

#### **4. Summary of Citizen Participation Process and consultation process**

The City's community participation process is informed by the Citizen Participation Plan, which guides the implementation of a community engagement process and notification of community meetings and public hearings. In accordance with the adopted Citizen Participation Plan, two noticed public hearings were conducted in the formulation of the 2022-23 Annual Action Plan. Notice of a 30-day public review period and public hearing was published in the Daily Transcript on March 25, 2022. Notice of the first hearing was published in the Daily Transcript on March 9, 2022. Public hearings were held on March 22, 2022, and on April 26, 2022. Public comments are encouraged and all input is considered in the formulation of CDBG needs, priorities, projects, and activities.

#### **5. Summary of public comments**

A significant amount of qualitative feedback on community needs was collected through community meetings, stakeholder consultations, a public comment period, and at formal public hearings during the development of the ConPlan. These comments provided insight into community needs and informed the CDBG program goals as well as the Annual Action Plan. Top priority needs were identified as infrastructure, community facilities, housing, homelessness, and transportation. Formal public comments for the ConPlan were received at meetings of City Council and during a public comment period.

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

All public comments were accepted and addressed in the Consolidated Plan and subsequent Annual Action Plan review.

#### **7. Summary**

## PR-05 Lead & Responsible Agencies - 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	LA MESA	Community Development Department

Table 1 – Responsible Agencies

### Narrative

Community Development Department staff are responsible for preparing and administering La Mesa's consolidated plan.

### Consolidated Plan Public Contact Information

City of La Mesa  
Community Development Department  
8130 Allison Avenue  
La Mesa, CA 91942

## **AP-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The City of La Mesa has long communicated and collaborates with many governmental and non-governmental agencies in the region to address the needs of the City's LMI population. The City's formalized collaborative efforts include being a member of the County of San Diego's HOME Consortium and recipient of Housing Choice Vouchers (Section 8) through the County of San Diego's voucher program. City staff also works closely with the County of San Diego Health and Human Services Agency, as well as nonprofit health and mental health providers.

### **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)).**

The City encourages agencies to work together to leverage resources and prevent duplication of services for the betterment of the people being served. During the community engagement process, the City consulted with these and other agencies and businesses at community meetings, through interviews and an online survey. An outreach list was compiled consisting of 187 agencies, including:

- Nonprofit service providers that cater to the needs of low- and moderate-income households and persons
- with special needs, including persons with disabilities;
- Affordable housing providers;
- Housing advocates;
- Housing professionals;
- Public agencies (such as school districts, health services, public works);
- Economic development and employment organizations; and
- Community and neighborhood groups.

Additionally, members of the City's governing body work closely with other regional entities and committees throughout the County. These affiliations include:

- San Diego Association of Governments (SANDAG), San Diego County's federally recognized metropolitan planning organization (MPO)
- Regional Task Force on the Homeless (RTFH), the region's HUD Continuum of Care (CoC)
- San Diego Regional Alliance for Fair Housing
- Quarterly meetings of local CDBG program administrators

As of 2018, entitlement jurisdictions must account for narrowing the digital divide and increasing resilience to natural hazards. To do so, the City consulted with 2-1-1 San Diego, the region's community information exchange, to understand the efforts throughout San Diego County to narrow the digital divide and bring broadband internet service to a broader swath of the population, especially LMI communities.

Lastly, RTFH and the City's fair housing service provider were both interviewed in developing the Consolidated Plan. The City will continue to maintain partnerships with these and other agencies to achieve its long-term housing and community development goals.

**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 City works closely with the Regional Task Force on the Homeless (RTFH), San Diego County's Continuum of Care (CoC) entity. Coordinated activities include the annual Point-in-Time (PIT) count and services and shelters for those experiencing or at risk of homelessness. The PIT allows the community to engage and survey those experiencing homelessness countywide to provide a count of the region's sheltered and unsheltered homeless community. The 2020 PIT counted a total 52 unsheltered individuals, representing approximately 9 percent of the total homeless population in East San Diego County.

In developing the Consolidated Plan, RTFH was interviewed to provide insight on the challenges and progress on homelessness in the region and in La Mesa.

In response to community concerns and increasing need, the City created a Citizens Taskforce on Homelessness in 2019. Out of that taskforce came a new initiative, the Homeless Outreach and Mobile Engagement (HOME) Program. Launched in 2020 and partially funded with CDBG CARES Act funding, the locally-managed program provides trained specialists, including a full-time outreach worker and mental health clinician, to offer an array of services and housing opportunities.

**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**

The City of La Mesa does not administer ESG funds; however, City staff did consult with RTFH in developing the 2020-25 Consolidated Plan.



**2. Agencies, groups, organizations and others who participated in the process and consultations**

<b>Organization</b>	<b>Agency/Group/Organization</b>	<b>What Section of the Plan was addressed by consultation?</b>	<b>Briefly describe how the organization was consulted. What are the anticipated outcomes of the consultation or areas of improved coordination?</b>
2-1-1 San Diego	Community Information Exchange (CIE)	Needs Assessment Housing Market Analysis	Provided localized data to inform the ConPlan.
County of San Diego	County government – Health and Human Services Agency, Housing and Community Development Services, Office of Emergency Services	Needs Assessment Housing Market Analysis	Consulted with various agencies at the county government to inform development of ConPlan
Legal Aid Society of San Diego	Fair housing legal service provider	Needs Assessment Housing Market Analysis	Interviewed staff about fair housing needs and challenges in San Diego
Regional Task Force on the Homeless	Continuum of Care	Needs Assessment Market Analysis	Interviewed staff about homelessness needs and challenges.

**Table 2 – Agencies, groups, organizations who participated**

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

No single agency or organization was purposely excluded from providing input on the Consolidated Plan.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
City of La Mesa Housing Element, 2021-2028	City of La Mesa	This Consolidated Plan conforms to the adopted City of La Mesa Housing Element, 2021-2028
Climate Action Plan	City of La Mesa	A Climate Action Plan to mitigate the impacts of climate change.

**Table 3 - Other local / regional / federal planning efforts**

**AP-12 Participation - 91.401, 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 Consolidated Plan process. The City of La Mesa 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 La Mesa City Council conducted a public hearing on March 22, 2022. Notice of this hearing was published in the Daily Transcript, a newspaper of general circulation. At the hearing, the City reaffirmed CDBG program goals and priorities established in the Consolidated Plan and considered options for allocating anticipated resources. A copy of the public hearing notice is published in the appendix.

Input received at the first CDBG hearing was incorporated into the draft 2022-23 Action Plan. The plan was made available for 30-day public review on the City’s website and mailed to a list of 20 local agencies and organizations and at the La Mesa Public Library. Notice of the public review period and second hearing was review period and the Daily Transcript on March 25, 2022.

The Consolidated Plan, amendments, Annual Action Plans and performance reports will be available for five years at La Mesa City Hall.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community			N/A	N/A
2	Mailing	Non-targeted/broad community			N/A	N/A
3	Public hearing	Non-targeted/broad community			N/A	N/A

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

#### Introduction

The City’s allocation for Program Year 2022-23 is expected to be approximately \$450,000, which is consistent with prior year funding levels. Program Year 2022-23 is Year 3 of the 2020-2025 Consolidated Planning period.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	450,000		20,000	470,000	883,831	Estimated amount over the planning period is based on anticipated annual funding of \$446,016.

**Table 5 - Expected Resources – Priority Table**

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

The City has been successful in obtaining grants and identifying other funds to commit to Consolidated Plan priorities for capital improvement projects. As the City continues to work to carry out improvements that implement the Collier Park Master Plan, funding from California Parks, Environment, and Water Bond (Prop 68) are being sought to leverage CDBG resources. In addition, La Mesa Park & Recreation funds were used to resurface the tennis court in Collier Park and restripe for dual use as a pickleball court. In 2021, the City received \$3 million in State Parks and Recreation funding and Prop 68 funds to be used for improvements to Collier Park.

In recent years the City has received \$10.4 million in grant funding towards bike and pedestrian infrastructure improvements, much of which has been located in low-moderate income neighborhoods or adjacent to schools serving low-moderate income areas. The West La Mesa Street Improvement Project, a \$6 million undertaking, completed a new road, Junior High Drive, completed missing sidewalk links, and provided over five miles of new Class II or Class III bike lanes adjacent to Helix High School and La Mesa Arts Academy, which are within walking distance of and served by surrounding CDBG eligible neighborhoods.

The City actively applies for grants to complete infrastructure projects in low-moderate income neighborhoods.

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

Activities to be funded include improvements to a City-owned public park and related street improvements. Collier Park is a publicly-owned local park located in a CDBG-eligible neighborhood. Right-of-way, including portions of Pasadena Avenue, Palm Avenue, and 4<sup>th</sup> Street, extend through and around the park. Portions of the adjacent streets are improved with curb, gutter and sidewalks. Pasadena Avenue, which runs through the park, lacks sidewalks, curb and gutter.

## Annual Goals and Objectives

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

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve Facilities and Infrastructure	2020	2025	Non-Housing Community Development		Improve Facilities and Infrastructure	CDBG: \$354,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 28530 Persons Assisted
2	Fair Housing	2020	2025	Affordable Housing Non-Homeless Special Needs		Fair Housing	CDBG: \$30,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
3	Planning and Administration	2020	2025	Administration		Planning and Administration	CDBG: \$50,000	
4	Homeless Services	2020	2025	Homeless		Homeless Services	CDBG: \$30,000	Public service activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted
5	Conserve the Housing Stock	2020	2025	Affordable Housing		Planning and Administration	CDBG: \$6,000	

**Table 6 – Goals Summary**

#### Goal Descriptions

<b>1</b>	<b>Goal Name</b>	Improve Facilities and Infrastructure
	<b>Goal Description</b>	Improve and provide public and community facilities, and make necessary infrastructure improvements to serve low- and moderate-income persons.
<b>2</b>	<b>Goal Name</b>	Fair Housing
	<b>Goal Description</b>	Provide fair housing services to foster equal housing opportunity.

3	<b>Goal Name</b>	Planning and Administration
	<b>Goal Description</b>	Program regulations allow the expenditure of up to 20 percent of the annual allocation to support program administration and planning activities. For the past two years, the City has committed 10-15 percent of the annual grant to fund staff and other administrative costs
4	<b>Goal Name</b>	Homeless Services
	<b>Goal Description</b>	Provide support services for those experiencing homeless and those at risk of becoming homeless.
5	<b>Goal Name</b>	Conserve the Housing Stock
	<b>Goal Description</b>	Manage the housing rehabilitation loan program. Although there are currently no new loans being granted, there are administrative costs associated with monitoring the loan portfolio and processing loan pay-off paperwork.

Prior to 2014, as a participant of the County's HOME consortium, the City of La Mesa directly received a small allocation of HOME funds for the City's affordable housing activities. HUD revisions to the program now require consortia lead agencies to deliver funds directly to HOME beneficiaries, eligible low-income households. The City no longer receives its specific allocation of HOME funds from the County.

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

This plan outlines the action steps that La Mesa will use to address housing and community development needs in the City. The plan includes a listing of activities the City will undertake during FY 2022-2023 (July 1, 2022, through June 30, 2023) that utilize CDBG funds. For FY 2022-23, the City anticipates a CDBG allocation of \$450,000, plus \$20,000 prior year funds.

#	Project Name
1	Collier Park Improvements Phase 2
2	Fair Housing (CSA San Diego County)
3	Program Administration
4	Homeless Services
5	Housing Rehabilitation Loan Program Administration

**Table 7 – Project Information**

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

The primary obstacle to meeting underserved needs is the lack of financial and staff resources. Each year, the City of La Mesa City Council selects high priority projects for funding. Other projects, which are high priority and are important to the City’s community development goals, are not funded. In spite of the small level of financial resources, the City of La Mesa strives to successfully complete at least one high priority community development project each year.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Collier Park Improvements Phase 2
	<b>Target Area</b>	
	<b>Goals Supported</b>	Improve Facilities and Infrastructure
	<b>Needs Addressed</b>	Improve Facilities and Infrastructure
	<b>Funding</b>	CDBG: \$ 354,000
	<b>Description</b>	<p>CDBG has long supported rehabilitation efforts at Collier Park. A need was identified by the community to create a safer, more active use park with improved connections to the neighborhood. Following adoption of the Collier Park Renovations Project Master Plan in 2015, Phase I improvements were completed in 2018. The Phase I scope included grading, new hardscape, new landscape, and irrigation improvements to the panhandle portion of the park, near the park entry. Implementation of the master plan is continuing.</p> <p>An additional budget of \$354,000, together with prior year CDBG allocations totaling \$1.39 million and leveraged with \$3 million in State Parks and Recreation funding and Prop 68 funds, will allow the city to complete Phase II in the coming year.</p>
	<b>Target Date</b>	June 2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 28,530 persons are expected to benefit from this project.
	<b>Location Description</b>	Collier Park, 4401 Palm Avenue, La Mesa, 91941
	<b>Planned Activities</b>	FY 2022-23 CDBG funds will be used to complete the next phase of improvements. The scope of work includes grading and landscaping, facilities, additional parking, roadway improvements, and security upgrades in the heart of the park.
2	<b>Project Name</b>	Fair Housing (CSA San Diego County)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Fair Housing / Planning and Administration
	<b>Needs Addressed</b>	Fair Housing / Planning and Administration



	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	The Center for Social Advocacy (CSA) of San Diego County provides fair housing services to the City.
	<b>Target Date</b>	June 2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 100 persons are expected to benefit from this activity.
	<b>Location Description</b>	City of La Mesa
	<b>Planned Activities</b>	Each year, the City must certify to HUD that the City is affirmatively furthering fair housing. The contract with CSA San Diego County helps the City meet this CDBG implementation requirement. The City's contribution to CSA, combined with that of several other jurisdictions including the Cities of El Cajon, Santee, National City, and Chula Vista, supports this organization and furthers fair housing goals within La Mesa and the region.
<b>3</b>	<b>Project Name</b>	Program Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Planning and Administration
	<b>Needs Addressed</b>	Planning and Administration
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	CDBG Administration is the responsibility of the Housing and Development Division of the Community Development Department.
	<b>Target Date</b>	June 2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Administrative activities include preparing annual plans and reports, public outreach, environmental review of projects, labor compliance monitoring, contract administration, subrecipient monitoring, and fair housing testing. Staff also maintains and updates the low-moderate eligible areas map.

4	<b>Project Name</b>	Homeless Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homeless Services
	<b>Needs Addressed</b>	Homeless
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	<p>Homeless services continue to be a critically important and an underserved need in the community. Outreach efforts coordinated through the City's person-centered Homeless Outreach and Mobile Engagement (HOME) program have identified a shortage of housing solutions. A single, coordinated housing stabilization program would most effectively provide a range of housing navigation services. Leveraged with American Rescue Plan Act (ARPA) funding, the project would fund a prevention and diversion specialist, motel vouchers, and flex funds for rental applications, utility deposits, and move-in cost assistance over a two-year period.</p> <p>The total proposed CDBG budget is \$226,372, including \$30,000 FY 2022-23 CDBG funds. A provider will be selected through an RFP process.</p>
	<b>Target Date</b>	June 2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 25 persons are expected to benefit from this activity.
	<b>Location Description</b>	City of La Mesa
	<b>Planned Activities</b>	A 2022-23 CDBG allocation of \$30,000 would be used for housing navigation services, motel vouchers, and flex funds for rental applications, utility deposits, and move-in cost assistance.
5	<b>Project Name</b>	Housing Rehabilitation Loan Program Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Planning and Administration / Conserve the Housing Stock
	<b>Needs Addressed</b>	Planning and Administration / Conserve the Housing Stock
	<b>Funding</b>	CDBG: \$6,000
	<b>Description</b>	Loan portfolio management for the housing rehabilitation program.
	<b>Target Date</b>	June 2023

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Although no new loans are being granted, there are administrative costs associated with monitoring the loan portfolio and processing loan pay-off paperwork.

## **AP-50 Geographic Distribution - 91.420, 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 is committed to a policy that uses CDBG funds to construct public improvements that benefit lower income neighborhoods or special needs populations. While there is some overlap between lower income neighborhoods and neighborhoods with minority concentrations, the City does not use minority concentration as a basis for distribution of assistance.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Priorities for allocation are a result of various community outreach efforts and consultation meetings developed under the Citizen Participation process and approved by the La Mesa City Council. Generally the needs have been determined to be improvements to aging infrastructure systems, park improvements, and affordable housing. The small size of the community (nine square miles) precludes the need to establish specific Target Areas.

## **AP-75 Barriers to affordable housing -91.420, 91.220(j)**

### **Introduction**

Public policies can have a negative effect on the development of affordable housing and residential investment. Public policies with potential negative effects include the complex approval process, permitting and other costs that add to project expenses and most importantly, zoning ordinances that inhibit affordable housing development, conversion or rehabilitation

### **Actions 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**

Individual cities have 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 General Plan, zoning and development codes, development and planning fees, and growth management policies. The City of La Mesa's Housing Element was adopted by the City Council on July 27, 2021, pursuant to State Housing Element Law. The Housing Element provides long-range policy direction consistent with the General Plan planning period, combined with short-term implementation of programs for the current housing element cycle. The Housing Element identifies the need to address and remove governmental constraints affecting the maintenance, improvement, and development of affordable housing and special needs groups. This includes emergency shelters, transitional housing, supportive housing, and SROs.

A number of recent actions have been taken by the City to reduce barriers to affordable housing. In 2017, the City adopted an Affordable Homes Bonus Program to implement State density bonus regulations. In 2019 and 2020, the City adopted accessory dwelling unit (ADU) and junior accessory dwelling unit (JADU) ordinances to comply with state regulations and encourage new ADU development as an effective means to provide affordable housing. The City does not charge sewer connection fees for ADUs, waives sewer fees for any deed-restricted affordable unit, and waives sewer and park fees for all units in 100 percent deed-restricted affordable projects. Also in 2019, the City adopted a new zoning ordinance that allows emergency shelters by-right. In early 2022, the City adopted ordinances to allow for two-unit development and urban lot splits in single-family zones consistent with State law.

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

Program goals established in the 2020-2025 Consolidated Plan, which form the basis for establishing objectives and outcomes in the 2022-2023 One-Year Action Plan, are as follows:

**Goal 1** – Improve public facilities and infrastructure to promote a healthy and vibrant city environment.

**Goal 2** – Promote equitable access to affordable housing through preservation of existing units, assistance to homeowners, and fair housing services.

**Goal 3** – Create programs to prevent and address homelessness and provide access to services.

**Goal 4** – Provide local community services to support low- and moderate-income households.

These four goals represent the varied needs that emerged during the ConPlan development process. Infrastructure emerged as the top priority of survey respondents. The goals identified above specifically address the uses of CDBG and HOME funds in La Mesa.

### **Actions planned to address obstacles to meeting underserved needs**

The City proactively pursues grant funding from a variety of private and public sources. Over the past five years the City has been awarded several grants for street improvements that help address safe routes to school in CDBG eligible areas. In FY 2018-19, the City received four HSIP grants totaling \$1,014,000, two Active Transportation Program (ATGP) Capital Grants totaling \$625,000, and one SANDAG Smart Growth Incentive Program Planning Grant for \$169,000. These recently awarded funds were be used to improve pedestrian and bike safety and promote walkability citywide, including in and adjacent to CDBG eligible neighborhoods. The West La Mesa Street Improvement Project, a \$6 million undertaking, completes a new road, Junior High Drive, completes missing sidewalk links, and provides over five miles of new Class II or Class III bike lanes adjacent to Helix High School and La Mesa Arts Academy, which are within walking distance of and served by surrounding CDBG eligible neighborhoods.

### **Actions planned to foster and maintain affordable housing**

The Community Development Department is responsible for the City's housing programs. Staff is assigned to monitor the status of one "at-risk" apartment project, to manage the housing rehabilitation loan portfolio, and to work with the private sector to develop proposals for new affordable housing construction.

In 2017 the City adopted an Affordable Homes Bonus Program to implement a statewide density bonus program that encourages new housing development across all income levels. In 2019 and 2020, the City adopted accessory dwelling unit (ADU) and junior accessory dwelling unit (JADU) ordinances to comply with state regulations and encourage new ADU development as an effective means to provide affordable housing. The City does not charge sewer connection fees for ADUs, waives sewer fees for any deed-restricted affordable unit, and waives sewer and park fees for all units in 100 percent deed-restricted affordable projects. In early 2022, the City adopted ordinances to allow for two-unit development and urban lot splits in single-family zones consistent with State law.

In 2019 the City circulated a request for developer qualifications for an affordable multi-family residential project in the downtown village on the former site of the City's police station. The 1.27-acre site is approved for a 100% affordable development project consisting of 147 deed-restricted affordable units. Construction expected to begin within the year.

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

The City of La Mesa Building Department provides information to the public regarding the implementation of lead-based paint regulations promulgated by the Environmental Protection Agency. A handout notifies building department customers of the requirement to hire a lead certified contractor. A slide with contact information for the EPA lead safe housing program and the need to hire qualified contractor is on the City's government access television station and is posted on the City's website.

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

As a small city, La Mesa's actions have little direct impact on reducing the number of families living below the poverty level. The impacts of the policies of the County, the State and the Federal governments have a much greater impact. However, the existing housing stock in La Mesa remains relatively affordable and the City continues to support the production of new affordable housing.

The City has also adopted an Economic Development Strategy to define policies and programs to retain and expand local business opportunity. This long-term project is aimed at providing a full spectrum of jobs in the community. These activities could have a positive impact on very low-income families.

### **Actions planned to develop institutional structure**

The Community Development Department is responsible for implementation of the City's housing program. The Current Planning division handles the processing of new development proposals. CDBG administration and the housing program are the responsibilities of the Housing and Development division. The Building division is responsible for housing codes and compliance activities.

The established institutional structure is working effectively. City staff will continue to maintain the established institutional structure and evaluate future improvements through multiple avenues, including the City's process improvement team.

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

The Community Development Department will continue efforts to foster cooperation between City departments, neighboring cities, the County of San Diego, the San Diego Association of Governments (SANDAG), the Board of the Metropolitan Transit System (MTS), other public agencies, organizations and the citizens and business community of La Mesa. With regard to the transit system, the City will work closely with MTS staff to maintain and improve the high level of transit services currently enjoyed by residents of La Mesa, including trolley and fixed route bus services.

The City works with a number of community stakeholder groups to further coordinate efforts and ensure community needs are addressed. Some of these groups are sponsored by the City including, the Planning Commission, the Design Review Board, the Historic Preservation Commission, the Traffic Commission, the Commission on Aging, the Environmental Sustainability Commission, the Parking Commission, and the Youth Advisory Commission. Other groups are private non-profit organizations promoting their area of interest, such as the La Mesa Village Association, La Mesa Beautiful, and the La Mesa Historical Society.



## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

#### Introduction

Program Specific Requirements are listed below.

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(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	744
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
<b>Total Program Income:</b>	<b>744</b>

#### 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%

#### Discussion

See above.