



CITY OF
LA MESA
JEWEL of the HILLS

DRAFT

**AMENDED
FY 2021-22**

**ANNUAL ACTION PLAN
FOR HUD FUNDING PROGRAMS**



Contents

Executive Summary.....	3
AP-05 Executive Summary - 91.200(c), 91.220(b)	3
PR-05 Lead & Responsible Agencies - 91.200(b)	6
AP-10 Consultation - 91.100, 91.200(b), 91.215(l)	7
AP-12 Participation - 91.401, 91.105, 91.200(c)	10
Expected Resources	11
AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)	11
Annual Goals and Objectives	13
AP-35 Projects - 91.420, 91.220(d)	15
AP-38 Project Summary	16
AP-50 Geographic Distribution - 91.420, 91.220(f)	20
AP-75 Barriers to affordable housing -91.420, 91.220(j)	21
AP-85 Other Actions - 91.420, 91.220(k)	22
Program Specific Requirements.....	25

Executive Summary

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

1. Introduction

Program Year 2 Action Plan Executive Summary

The 2021-2022 One-Year Action Plan implements the second 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 2021-2022 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, 750 residents were provided with fair housing services. 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 2021-22 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 2021-22 Annual Action Plan. Notice of public review periods were published in the Daily Transcript on April 9, 2021 (15-day review), and July 8, 2021 (30-day review). Notice of the first hearing, held on March 23, 2021, was mailed to interested parties and published in the Daily Transcript on March 8, 2021. The second City Council hearing was held on April 27, 2021. Public comments are encouraged and all input is considered in the formulation of CDBG needs, priorities, projects, and activities. An amendment was introduced at City Council at a notice public hearing held on March 22, 2022. Notice of a 30-day public review period was published in the Daily Transcript on March 25, 2022.

5. Summary of public comments

No public comments were received related to the 2021-22 Annual Action Plan. However, 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.

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

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 ConPlan. 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 occurs annually 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 2019 PIT counted a total 46 unsheltered individuals in La Mesa and there was no data provided regarding sheltered individuals. Below indicates the demographics of the unsheltered individuals experiencing homelessness in La Mesa:

Table PR-10.01: Homelessness Profile

Homeless Profile	% of Unsheltered Homeless	Total Homeless Persons
Chronically Homeless	47%	22
Veteran	17%	8
Female	24%	11
Families	0%	0
Youth	7%	3

Source: RTFH 2019 Point-In-Time Count

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

Given the community concern related to homelessness, the City created a Citizens Taskforce on Homelessness in 2019. The group is comprised of seven residents who meet to discuss matters pertaining to homelessness in La Mesa and surrounding areas. Ultimately this task force will develop recommendations and report back to City Council regarding additional actions the City can take to address homelessness.

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 ConPlan.

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

Organization	Agency/Group/Organization	What Section of the Plan was addressed by consultation?	Briefly describe how the organization was consulted. What are the anticipated outcomes of the consultation or areas of improved coordination?
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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
City of La Mesa Housing Element, 2013-2021	City of La Mesa	This Consolidated Plan conforms to the adopted City of La Mesa Housing Element, 2013-2021
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 23, 2021. Notice of this hearing was published in the Daily Transcript, a newspaper of general circulation, and mailed to a list of 20 local agencies and organizations. At the hearing, the City reaffirmed CDBG program goals and priorities established in the Consolidated Plan and considered options for allocating anticipated funding resources. A copy of the public hearing notice is published in the appendix.

Input received at the first CDBG hearing was incorporated into the draft 2021-22 Action Plan. The plan was made available for public review on the City’s website and at the La Mesa Public Library with notice of public review periods published in the Daily Transcript on April 9, 2021 (15-day review), and July 8, 2021 (30-day review). A second public hearing was held on April 27, 2021. Notice of the second hearing was published in the Daily Transcript on April 9, 2021. An amendment was introduced at City Council at a notice public hearing held on March 22, 2022. Notice of a 30-day public review period was published in 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	One inquiry received.		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 2021-22 is \$450,233, which is consistent with prior year funding levels. Program Year 2021-22 is Year 2 of the 2020-2025 Consolidated Planning period.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal		\$450,233	\$0	\$0	\$450,233	\$1,334,303	Estimated CDBG funding available over the planning period is based on 2020-21 allocation, excluding funds carried over from prior years.

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 FY 2018-19, the City received four HSIP grants totaling \$1,014,000, two Active Transportation 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 will 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.

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

If appropriate, describe publicly 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 4th 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: \$ 344,233	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 28,530 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: 40,000	
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	\$6,000	

Table 6 – Goals Summary

Goal Descriptions

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

3	Goal Name	Planning and Administration
	Goal Description	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	Goal Name	Homeless Services
	Goal Description	Provide support services for those experiencing homeless and those at risk of becoming homeless.
5	Goal Name	Conserve the Housing Stock
	Goal Description	Conserve the existing single-family and multi-family housing stock.

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 2021-2022 (July 1, 2021, through June 30, 2022), that utilize CDBG funds. For FY 2021-22, the City has a total CDBG allocation of \$450,233.

#	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 limited 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	Project Name	Collier Park Improvements Phase 2
	Target Area	
	Goals Supported	Improve Facilities and Infrastructure
	Needs Addressed	Improve Facilities and Infrastructure
	Funding	CDBG: \$ 344,233
	Description	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 commenced the following year. Funded with \$267,000 of CDBG funds and \$42,000 of park funds, 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. In 2018-19, \$311,500 was allocated to Phase II, which includes new restroom facilities, additional parking, and security upgrades in the heart of the park. Allocations of \$378,000 CDBG 2019-20 and \$419,676 CDBG 2020-21, together with CDBG 2021-22 funding of \$ 344,233 and leveraged with park funds and Prop 68 funds, will allow the city to complete Phase II in the coming year.
	Target Date	June 2022
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 28,530 persons are expected to benefit from this project.
	Location Description	Collier Park, 4401 Palm Avenue, La Mesa, 91941
	Planned Activities	FY 2021-22 CDBG funds will be used to complete the next phase of improvements. The scope of work includes grading, new restroom facilities, additional parking, drought tolerant landscaping, and security upgrades in the heart of the park.
2	Project Name	Fair Housing (CSA San Diego County)
	Target Area	
	Goals Supported	Fair Housing
	Needs Addressed	Fair Housing

	Funding	CDBG: \$30,000
	Description	The Center for Social Advocacy (CSA) of San Diego County provides fair housing services to the City.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 100 persons are expected to benefit from this activity.
	Location Description	City of La Mesa
	Planned Activities	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.
3	Project Name	Program Administration
	Target Area	
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$ 40,000
	Description	CDBG Administration is the responsibility of the Housing and Development Division of the Community Development Department.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	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	Project Name	Homeless Services
	Target Area	
	Goals Supported	Planning and Administration Conserve the Housing Stock
	Needs Addressed	Homeless
	Funding	CDBG: \$30,000
	Description	<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 2021-22 CDBG funds. A provider will be selected through an RFP process.</p>
	Target Date	June 30, 2023
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 25 persons are expected to benefit from this activity.
	Location Description	City of La Mesa
	Planned Activities	A 2021-22 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	Project Name	Housing Rehabilitation Loan Program Administration
	Target Area	
	Goals Supported	Planning and Administration Conserve the Housing Stock
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$6,000
	Description	Loan portfolio management for the housing rehabilitation program.

	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	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

Target Area	Percentage of Funds

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 9, 2013, 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 early 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 early 2019, the City adopted a new zoning ordinance that allows emergency shelters by-right.

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 2021-2022 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 will 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" affordable 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 early 2019 the City adopted new 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. Another ordinance update intended to further ease ADU and JADU development constraints was adopted in 2020. The City does not charge sewer connection fees for ADUs and is considering waivers of all impact fees for deed-restricted affordable units. A grant-funded ADU guidebook is currently being developed to aid homeowners and builders in successfully planning and completing ADU projects.

In 2019 the City circulated a request for developer qualifications for a mixed-rate multi-family residential project on the former site of the City's police station. The developer is currently working with the City to finalize the project design. The 1.27-acre site is expected to yield approximately 147 units, nearly all of which will be deed-restricted affordable to households of low and moderate income.

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 implementing 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 continue to 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

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.

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 | 3,720 |
| 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 | |
| 3. The amount of surplus funds from urban renewal settlements | |
| 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. | |
| 5. The amount of income from float-funded activities | |
| Total Program Income | |

Other CDBG Requirements

1. The amount of urgent need activities