



**HOME Investment
Partnerships Program
American Rescue Plan**

**Substantial Amendment to
2021 Annual Action Plan
HOME-ARP ALLOCATION PLAN**

March 2023

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2021 Annual Action Plan
HOME-ARP ALLOCATION PLAN**

HOME Investment Partnerships Program
American Rescue Plan



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VERSION HISTORY

No.	Summary of Changes			
1	Published Draft for Public Comment:	3/6/23	Sent to HUD for Approval:	3/23/23
	Conducted Public Hearing:	3/21/23	Approved by HUD:	TBD
	Original HOME-ARP Allocation Plan.			

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Executive Summary

The City of National City has been allocated \$1,188,797 of HOME-American Rescue Plan Act (HOME-ARP) funding from the U.S. Department of Housing and Urban Development (HUD). In order to receive the HOME-ARP allocation, the City must develop a HOME-ARP Allocation Plan that will become part of the City's PY2021 HUD Annual Action Plan by substantial amendment.

To ensure broad input into the HOME-ARP Allocation Plan from stakeholders and the public, the City engaged in consultation with stakeholders and the public, including a virtual consultation session, a survey of stakeholders, a 15-day public comment period, and a public hearing.

The needs assessment and gap analysis identified the following needs and gaps within the City:

- The 2022 Unsheltered PIT Count identified 166 people experiencing unsheltered homelessness in the City, including those sleeping on the streets, in tents or makeshift shelters, or in cars, vans, RVs or campers. This included 22 veterans, 6 persons in families, and 2 youth. The unsheltered count in 2022 was significantly higher than the 2020 count, increasing by 33%. Overall, there were 4,106 unsheltered persons included in the jurisdiction covered by the Continuum of Care.
- 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) Data from HUD reported 2,675 households with incomes at or below 30% AMI that have severe cost burdens and are at risk of homelessness in the City.
- CHAS Data reported 2,650 renters in the City with household incomes between 30 and 50% of the area median income. Of these households, 2,245 (85%) have a housing problem and 605 households have a severe cost burden.
- The greatest need for supportive services is in the areas of financial assistance costs, mental health services, childcare assistance, and job training and employment services.

To address these needs within the community, the City will be using the funds for the development of affordable rental housing. Funded projects will be designed to serve individuals and families that meet of the qualifying populations as defined in the CPD Notice 2021-10.

Introduction

The City of National City has been allocated \$1,188,797 of HOME-American Rescue Plan Act (HOME-ARP) funding from the U.S. Department of Housing and Urban Development (HUD). To receive the HOME-ARP allocation, the City of National City is required to develop a HOME-ARP Allocation Plan that will become a part of the City's PY2021 HUD Annual Action Plan by substantial amendment. The HOME-ARP Allocation Plan must include the following:

1. A summary of the consultation process and the results of consultation;
2. A summary of comments received through the public participation process and a summary of any comments or recommendations not accepted and the reason why;
3. A description of HOME-ARP qualifying populations within the jurisdiction;
4. An assessment of the unmet needs of each qualifying population;
5. An assessment of gaps in housing and shelter inventory, homeless assistance and services, and homelessness prevention service delivery system;
6. A summary of planned use of HOME-ARP funds for eligible activities based on the unmet needs of the qualifying populations;
7. An estimate of the number of housing units for qualifying populations the City will produce or preserve with its HOME-ARP allocation;
8. A description of any preferences for individuals and families in a particular qualifying population or a segment of a qualifying population;
9. HOME-ARP Refinancing Guidelines; and
10. Certifications and SF-424, SF-424B, and SF-424D Forms.

The following entities are responsible for preparing the Allocation Plan and those responsible for administration of the HOME-ARP grant.

Table 1 – Responsible Agencies

Agency Role	Name	Department/Agency
HOME-ARP Administrator	City of National City	National City Housing Authority

HOME-ARP Eligible Qualifying Populations and Activities

HUD's CPD Notice 21-10 Requirements for the Use of Funds in the HOME-American Rescue Plan Program establishes the requirements for funds appropriated under section 3205 of the American Rescue Plan Act of 2021 for the HOME Investment Partnerships Program (HOME) to provide homelessness assistance and supportive services.

The American Rescue Plan Act (ARP) defines qualifying individuals or families, including Veterans, that are:

1. Homeless, as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act;
2. At risk of homelessness, as defined in section 401 of the McKinney-Vento Homeless Assistance Act;
3. Fleeing or attempting to flee domestic violence, dating violence, sexual assault, or stalking (as defined by HUD in 24 CFR 5.2003) or human trafficking (as outlined in the Trafficking Victims Protection Act of 2000 as amended [22 USC 7102]); and
4. Part of other populations, where providing supportive services or assistance under section 212(a) of the National Affordable Housing Act 42 USC 12472(a) would:
 - a. Prevent a family's homelessness;
 - b. Serve those with the greatest risk of housing instability.

HOME-ARP funds may be used benefit qualifying populations through:

1. Tenant-based Rental Assistance (TBRA);
2. Development and support of affordable housing;
3. Provision of supportive services;
4. Acquisition and development of non-congregate shelter;
5. Nonprofit capacity building and operating assistance; and
6. Program planning and administration.

Stakeholder Consultation and Public Participation

HUD requires each HOME-ARP Participating Jurisdiction to consult with agencies and service providers whose clientele include the HOME-ARP qualifying populations. Agencies that must, at a minimum, be consulted include the Continuum of Care serving the jurisdiction's geographic area, homeless and domestic violence service providers, veterans' groups, public housing agencies (PHAs), public agencies that address fair housing, civil rights, and the needs of persons with disabilities.

HUD also requires that each Participating Jurisdiction provide opportunities for the public to comment on the proposed Allocation Plan, including the amount of HOME-ARP funds that will be received and the range of activities that the City may undertake.

To ensure broad input into the HOME-ARP Allocation Plan from stakeholders and the public, the City engaged in consultation with stakeholders and the public, including a virtual consultation session, a survey of stakeholders, a public comment period, individual interviews and a public hearing.

Stakeholder Consultation

The City of National City consulted with representatives from multiple agencies, groups, and organizations involved in the development of affordable housing, addressing homelessness, and the provision of services to qualifying populations in preparing this HOME-ARP Allocation Plan.

A virtual consultation session was held February 6, 2023. Representatives from multiple agencies, groups, and organizations were invited via email to attend. Those unable to attend were invited to respond to the online survey, submit written comments via email or schedule a phone call to share their thoughts.

The virtual consultation session included an overview of the HOME-ARP notice to inform attendees of the qualifying populations and eligible activities, an opportunity to ask clarifying questions, a request for input into needs and gaps, and priority populations and activities, and an overview of the Allocation Plan timeline and process.

A survey instrument was designed and available online and invited representatives from multiple agencies, groups, and organizations to rank the qualifying populations and eligible activities and services in order of perceived need, and the best approach for carrying out those activities for the community.

The City’s virtual session was attended by 21 representatives of 13 agencies. The survey was completed by 10 representatives of 10 agencies. All HUD-required agency types and qualifying populations were represented in either the virtual session or the online survey.

Organizations Consulted by Type and Method

Organization Consulted	Type of Organization	Method of Consultation
Alpha Project for the Homeless	Nonprofit, addresses needs of qualifying populations including homeless	Virtual Session
CCM Dental Consulting Management	For profit, addresses needs of qualifying populations through charitable activities, including dental services to homeless	Survey
Circulate San Diego	Nonprofit, addresses needs of qualifying populations, including disabled, through transportation issues and policy	Virtual Session
City of Encinitas Housing Authority	Public, addresses needs of qualifying populations including homeless, those fleeing domestic violence and other dangerous situations, housing instability and homelessness prevention	Virtual Session
Community HousingWorks	Nonprofit, addresses needs of qualifying populations including homeless and at risk of homelessness with affordable housing and supportive housing	Virtual Session Survey
CSA San Diego County	Nonprofit, addresses needs of qualifying populations through fair housing, civil rights and social justice services	Virtual Session Survey
Environmental Health Coalition	Nonprofit, addresses needs of qualifying populations through civil rights and social justice related to the environment	Virtual Session Survey
Global Maharlika Foundation, Inc.	Nonprofit, addresses needs of qualifying populations including homeless	Survey
La Maestra Community Health Centers	Nonprofit, addresses needs of all qualifying populations by proving health and mental health services	Virtual Session
Legal Aid Society of San Diego	Nonprofit, addresses needs of qualifying populations through civil rights and social justice services	Virtual Session
National City Housing Authority (Section 8 Division)	Public, addresses needs of qualifying populations, serves as public housing authority	Virtual Session
Paradise Valley Hospital	Nonprofit, addresses needs of all qualifying populations by proving health and mental health services	Virtual Session Survey

San Diego Habitat for Humanity	Nonprofit, addresses needs of qualifying populations including those at risk of housing instability	Survey
San Diego Regional Task Force on Homelessness	Public, addresses needs of qualifying populations, serves as lead CoC agency	Virtual Session
San Diego Youth Services	Nonprofit, addresses needs of qualifying populations including youth at risk of homelessness	Survey
San Ysidro Health	Nonprofit, addresses needs of all qualifying populations by providing health and mental health services	Virtual Session
SBCS	Nonprofit, addresses needs of qualifying populations including those fleeing domestic violence and other dangerous situations with supportive services	Virtual Session Survey
Veterans Village of San Diego	Nonprofit, addresses needs of qualifying populations including veterans, serves as Continuum of Care for Veterans	Survey

Summary of Feedback Received from Consulted Organizations

Consultation revealed strong support for the following:

Development and support of affordable rental housing. Participants in the virtual session discussed the need for additional affordable housing. Specific issues mentioned included high percentage of renters compared to homeowners in the City, a shortage of available long-term rentals, and rents have not gone down since the spike experienced during the pandemic. Of respondents to the survey, 89% believed there was a high need for this activity.

Acquisition and development of non-congregate shelter. The need for additional shelter beds within the City was a frequent subject of comments from those attending the virtual session. Participants believe the latest PIT count undercounted the homeless population in the City based on comparisons with services providers' reports submitted to the City. There is also a low-barrier shelter being developed in the City which will serve men, women, and families with 160 beds. Of respondents to the survey, 33% believed there was a high need and 56% believed there was a moderate need for this activity.

Tenant-based rental assistance (TBRA). In conjunction with affordable housing, many attendees mentioned the need to increase availability rental assistance, believing that many current rental assistance programs have issues with paying arrears and finding rental properties that can meet

the fair market rent requirements. Of respondents to the survey, 44% believed there was a high need for this activity.

Provision of supportive services. Many examples of supportive services were mentioned in the virtual session including rental assistance, childcare assistance, transportation assistance, and educational services. Representatives from a legal assistance organization serving City residents are getting a large number of calls, especially for housing and eviction prevention services. Survey respondents were asked to rate what they believed is the current need for various services eligible under HOME-ARP. Of respondents to the survey, 33% believed there was a high need for this activity. The activities with the most ratings for “high need” were financial assistance costs (100%), mental health services (89%), outreach services, substance abuse treatment, and services for special populations (all 75%).

Rating of Current Need for Supportive Services				
Supportive Services	High Need	Moderate Need	Low Need	No Need
Financial assistance costs	100%	0%	0%	0%
Mental health services	89%	0%	11%	0%
Outreach services	75%	25%	0%	0%
Substance abuse treatment	75%	13%	13%	0%
Services for special populations	75%	25%	0%	0%
Child care assistance	67%	22%	11%	0%
Job training and employment services	67%	33%	0%	0%
Food assistance	56%	44%	0%	0%
Housing search and counseling services	56%	33%	11%	0%
Education Services	44%	56%	0%	0%
Outpatient health services	38%	63%	0%	0%
Case management services	38%	50%	13%	0%
Credit repair services	38%	50%	13%	0%
Transportation assistance	25%	75%	0%	0%
Mediation services	25%	50%	13%	13%
Landlord/tenant liaison services	25%	75%	0%	0%
Legal services	22%	56%	22%	0%

Nonprofit operating assistance. In the survey, respondents were asked if they believed there was a need for nonprofit operating assistance. Of respondents to the survey, 90% responded affirmatively that there was a need in the nonprofit sector for this assistance.

Nonprofit capacity building assistance. In the survey, respondents were asked if they believed there was a need for nonprofit operating assistance. Of respondents to the survey, 80% responded affirmatively that there was a need in the nonprofit sector for this assistance.

Public Participation

A combined notice of public comment period and public hearing was published in *The Star News* on March 3, 2023. *The Star News* qualifies as a newspaper of general circulation. The notice was emailed to interested parties and in addition published on the City website and posted on bulletin boards at City Hall in English, Spanish, and Tagalog.

Efforts to Broaden Public Participation

To broaden public participation, local organizations assisting the community were also invited via email to attend the virtual consultation session held during the development of the Allocation Plan. Accommodations were made available if needed.

Public Comments and Recommendations Received

No public comments or recommendations were received during the public review and comment period or during the public hearing.

Public Comments and Recommendations Not Accepted and Reasons Why

No public comments or recommendations were received during the public review and comment period or during the public hearing.

Needs Assessment and Gap Analysis

The needs assessment and gap analysis must evaluate the size and demographic composition of HOME-ARP qualifying populations, and unmet needs of HOME-ARP qualifying populations. In addition, the needs assessment and gap analysis must identify any gaps within its current shelter and housing inventory, and service delivery system. This needs assessment and gap analysis focuses on the following:

1. Sheltered and unsheltered homeless populations;
2. Currently housed populations at risk of homelessness;
3. Other families requiring services or housing to prevent homelessness; and
4. Those at greatest risk of housing instability or unstable housing situations.

Housing Inventory Count

The annual Housing Inventory Count (HIC) provides useful context regarding the number and type of beds and units that are available for individuals and families experiencing on any given night. The following tables summarize beds and units available as of January 2022 in the City by bed type.

Emergency housing beds include emergency shelter and transitional housing; emergency shelter generally allows for short-term or nightly stays, while transitional housing generally allows for a stay up to 24 months. Both types of emergency housing may include supportive services designed to facilitate movement to independent living.

The shelter inventory physically located in National City is limited to one 8-unit domestic violence shelter that contains 32 beds and a transitional housing facility for homeless youth.

Emergency Housing Beds Available January 2022					
	Family Units	Family Beds	Adult-Only Beds	Child-Only Beds	Total Year-Round Beds
Emergency Shelter	8	32	0	0	32
Transitional Housing	0	0	0	9	9
Total Emergency Housing Beds	8	32	0	9	41

Rapid rehousing provides security and utility deposits and/or monthly rental and utility assistance for rental units that rent for less than the fair market rent. Assistance is generally provided for the shortest period of time necessary for a household to gain stable housing and can range from 3 to 24 months. Permanent supportive housing provides for an unlimited lease term; residents receive services necessary to promote continued housing stability.

Currently, the National City Housing Authority has funding authority for 32 Emergency Housing Vouchers that provide rehousing. SBCS funds an additional 11 beds of rehousing.

National City residents are also served by regional providers, such as Interfaith Network program that assists homeless individuals and families in securing permanent housing and income through the provision of case management and support services. Keys to Housing is a regional coalition committed to ending the solvable crisis of family homelessness in San Diego County. This coalition works to create supportive, sustainable housing and increased opportunities for the County’s most vulnerable families.

Rapid Rehousing and Permanent Supportive Housing Available January 2022					
	Family Units	Family Beds	Adult-Only Beds	Child-Only Beds	Total Year-Round Beds
Rapid Rehousing	0	43	0	0	43
Permanent Supportive Housing	0	0	0	0	0
Total Year-Round Beds	0	43	0	0	43

Size and Demographic Composition of Qualifying Populations

The 2022 Point-in-Time (PIT) Count of both sheltered and unsheltered homelessness is used for this analysis. The count was conducted by the San Diego Continuum of Care.

Sheltered Homeless Populations

The 2022 Sheltered PIT Count identified 9 people experiencing sheltered homelessness in the City. All of the sheltered population were youth. Throughout the entire service area of the CoC, the PIT Count tallied 4,321 sheltered persons.

Unsheltered Homeless Populations

The 2022 Unsheltered PIT Count identified 166 people experiencing unsheltered homelessness. This included 22 veterans, 6 persons in families, and 2 youth. The unsheltered count in 2022 was significantly higher than the 2020 count, increasing by 33%. Local service providers stated the number should be closer to 240 persons. Overall, there were 4,106 unsheltered persons included in the CoC during the count.

At-risk of Homelessness

Households at risk of homelessness are those with incomes at or below 30% AMI that lack sufficient resources or support networks to prevent homelessness, and

- Have moved more than two times due to economic reasons in the past 60 days, or
- Are doubled up with another household due to economic hardship, or
- Will be evicted within 21 days, or
- Live in a hotel or motel without financial assistance from a nonprofit or government entity, or
- Live in an efficiency apartment and are overcrowded, or
- Are exiting a publicly-funded institution or system of care.

The CHAS 2015-2019 Data indicates that there are approximately 4,175 renter households with incomes at or below 30% AMI. This income range accounts for 39% of all renter households and 25% of all households in the City. Of these households, 3,355 are cost burdened, meaning the household pays more than 30% of their income toward housing costs.

HUD considers any household paying more than 50% of their income for housing as severely cost burdened. Any disruption to household income or significant unplanned expense, such as car repair or medical care, may result in eviction and possibly homelessness. Approximately sixty-four percent of extremely low-income renters within the City, approximately 2,675 households, are considered to have a severe cost burden.

Fleeing or Attempting to Flee Domestic Violence, Dating Violence, Sexual Assault, Stalking or Human Trafficking

The State of California Department of Justice maintains statistics on domestic violence statewide by jurisdiction. In 2021, the National City Police Department responded to a total of 673 calls related to domestic violence in the City. Of these calls:

- 361 of these domestic incidents did not involve a weapon
- 312 calls involved a weapon
 - 6 domestic incidents involved a firearm
 - 4 domestic incidents involved a knife or cutting instruments
 - 16 domestic incidents involved other dangerous weapons
 - 286 domestic incidents involved personal weapons (i.e., feet or hands, etc.)
 - 3 domestic incidents involved strangulation or suffocation

Therefore, if each one of these calls represented a household with member(s) who required housing assistance, it can be estimated that there were up to 673 households in 2021 who were in need of some form of housing assistance. The form of housing assistance required may vary depending on the specific circumstances of each case.

Other Populations

Other populations, as defined by HOME-ARP, include those who:

1. Are currently housed and at risk of repeat homelessness;
2. Have incomes at or below 30% AMI and are experiencing severe housing cost burden; and
3. Otherwise meet the definition of at risk of homelessness and have incomes income of more than 30% and at or below 50%

Other Populations: At greatest risk of housing instability – Households with incomes <30% AMI and experiencing housing cost burden

The CHAS 2015-2019 Data indicates that there are approximately 4,175 renter households with incomes at or below 30% AMI. This income range accounts for 39% of all renter households and 25% of all households in the City. Of these households, 3,355 are cost burdened, meaning the household pays more than 30% of their income toward housing costs.

HUD considers any household paying more than 50% of their income for housing as severely cost burdened. Any disruption to household income or significant unplanned expense, such as car repair or medical care, may result in eviction and possibly homelessness. Approximately sixty-four percent of extremely low-income renters within the City, approximately 2,675 households, are considered to have a severe cost burden.

Other Populations: At greatest risk of housing instability – Households with incomes 30-50% AMI that meet HUD’s §91.5 definition of at risk of homelessness

Households in this category are those with incomes at more than 30% and at or below 50% AMI that lack sufficient resources or support networks to prevent homelessness, and

- Have moved more than two times due to economic reasons in the past 60 days, or
- Are doubled up with another household due to economic hardship, or
- Will be evicted within 21 days, or
- Live in a hotel or motel without financial assistance from a nonprofit or government entity, or
- Live in an efficiency apartment and are overcrowded, or
- Are exiting a publicly-funded institution or system of care

According to 2015-2019 CHAS Data, there are 2,650 renters in the City with household incomes between 30 and 50% of the area median income. This income range accounts for 25% of all renter households and 16% of all households in the City. Of these households, 2,245 (85%) have a housing problem, as defined by HUD. The most common housing problem is cost burden, which means the household pays more than 30% of their income toward housing costs. Two thousand renter households in this income segment have a cost burden and six hundred and five households have a severe cost burden.

Unmet Housing Needs of Qualifying Populations

The greatest unmet housing need of qualifying populations is the availability of affordable rental housing. As the table below shows, less than one third of the 11,755 rental units in the City are affordable to households with incomes at or below 50% AMI. Of these, even fewer are available to households with incomes at or below 30% AMI. The level of need for affordable rental units for households with incomes at or below 30% AMI is approximately 3,355 units, according to HUD CHAS data for 2015-2019.

	Available Units	Level of Need	HH with at least 1 Housing Problem	GAP (units-level of need)
Total Rental Units	11,775			
Less than 30% AMI	1,110	3,355	3,365	3,355
30 to 50% AMI	2,680	2,000	2,245	2,000
Total less than 50% AMI	3,790	5,355	5,610	5,355

This housing need impacts all four of the qualifying populations and veterans: Homeless lacking the resources to find and/or afford permanent housing; those at risk of homeless for a variety of reasons, including housing instability due to their income; those fleeing or attempting to flee domestic violence and other forms of violence may flee their situation with adequate resources to find housing or be trying to flee but lack resources; other populations needing assistance or supportive services to prevent homelessness or housing instability.

Unmet Service Needs of Qualifying Populations

Based on consultation with service providers in the City, the greatest unmet service needs of qualifying populations including sheltered and unsheltered homeless populations, currently housed populations at risk of homelessness, other families requiring services or assistance to prevent homelessness, those fleeing or attempting to flee domestic violence, dating violence, sexual assault, or stalking, or human trafficking, and those at greatest risk of housing instability or in unstable housing situations are:

- Financial assistance costs
- Mental health services
- Outreach services
- Substance abuse treatment
- Services for special populations

Additional unmet service needs of qualifying populations, including sheltered and unsheltered homeless populations, currently housed populations at risk of homelessness, other families requiring services or assistance to prevent homelessness, and those at greatest risk of housing instability or in unstable housing situations include the following as described in HUD CPD Notice 2021-10, as may be amended:

- Childcare assistance
- Job training and employment services
- Housing search and counseling services
- Education services
- Food assistance
- Outpatient health services
- Case management services
- Credit repair services
- Transportation assistance
- Mediation services
- Landlord/tenant liaison services

- Legal services

Research on national statistics shows that homeless individuals and families are in need of mental health services and substance abuse treatment to treat what are often the underlying issues causing homelessness. In addition, this qualifying population would benefit from additional case management services and services addressing their basic needs such as food, housing, and health care.

Those fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking need services in housing services, childcare assistance, and legal services. For those facing housing instability, additional housing search and housing counseling services are needed to address the causes of the instability and assistance to stabilize their housing.

Current Resources Available to Assist Qualifying Populations

Current available resources include:

- Congregate beds and non-congregate shelter units;
- Supportive services;
- Tenant-based rental assistance;
- Affordable and permanent supportive housing
- Housing vouchers

Current Resources: Congregate Beds and Non-congregate Shelter Units

Currently, the shelter inventory physically located in National City is limited to one 8-unit domestic violence shelter that contains 32 beds and a transitional housing facility for homeless youth. The San Diego Rescue Mission (SDRM) is planning to open a new emergency shelter in a former church property to provide a low barrier shelter consisting of 160 beds. The facility will serve men, women, and families with the goal of providing 30 days of shelter with wrap-around services in order to move them into a transitional shelter. The shelter is anticipated to be completed and opened by calendar year 2023 or 2024. They are still securing funding.

Current Resources: Supportive Services

Health. The City of National City participates in a collaborative partnership with the City of Chula Vista, Psychiatric Emergency Response Team clinicians, Alpha Project, McAlister Institute, the County of San Diego Health and Human Services Administration, SBCS, and various other service

providers. The agencies discuss homelessness needs and find solutions to issues facing South Region's homeless population. Funding for the Live Well San Diego South Region Community Leadership Team's (SRCLT) Homelessness Work Group has been obtained from grants, including the U.S. Department of Housing and Urban Development and the State's Homeless Emergency Assistance Program (HEAP), State of California's Housing Community Development's (HCD) Permanent Local Housing Authority (PLHA), and Homeless Housing Assistance Program (HHAP) grants.

Mental Health. The County of San Diego Health and Human Services Agency (HHSA) has contracted with Community Research Foundation (CRF) and Mental Health Systems, Inc. (MHS) for the implementation of mental health services and housing opportunities for homeless persons with serious mental illnesses.

Employment. In San Diego County, the San Diego Workforce Partnership (SDWP) is the umbrella organization who funds job training programs that enable eligible adults to develop the skills and knowledge needed for emerging career opportunities. The South County Economic Development Council (SCEDC) is also available to foster economic prosperity and enhance the quality of life in San Diego's South County.

Current Resources: Tenant-based Rental Assistance

Tenant-based Rental Assistance is a HOME-funded program that provides assistance to individual households to help them afford the housing costs of market-rate units. The City's current consolidated plan includes a priority for tenant-based rental assistance that targets families that are homeless or housing insecure, and families experiencing domestic violence.

Current Resources: Affordable and Permanent Supportive Rental Housing

There are 3,790 rental units within the City that have been identified as being affordable rental housing units. There are no permanent supportive housing units located in the City.

Current Resources: Housing Vouchers

The National City Housing Authority operates the Housing Choice Voucher program for the City. As of today, February 2023, the HCV waiting list has 3,062 and Kimball has 1,047. There are a total of 1,131 Housing Choice Vouchers.

Shelter, Housing and Service Delivery System Gaps

Shelter Gap

There is an estimated need for 166 additional shelter beds based on the 2022 PIT count. The PIT count found that there were 166 persons unsheltered persons in a variety of situations, including on the street, in tents or makeshift shelters, or in cars, vans or RVs/campers. According to monthly service provider reports received by the City, the homeless population count is closer to 240. The 160-bed facility that is currently planned should help address a significant portion of this gap.

Tenant-Based Rental Assistance Gap

The number of tenant-based rental assistance vouchers is calculated using HUD CHAS data and is equal to the number of renter households with income at or below 50% AMI and paying more than 50% of household income for rent, including utilities.

Tenant-based Rental Assistance Gap	
Renter Households with Income at or below 50% AMI paying more than 50% of income for rent, including utilities	3,280
TBRA vouchers available	15
<i>TBRA gap</i>	3,265

There is an estimated gap of 3,265 tenant-based rental assistance vouchers for households with income at or below 50% AMI and paying more than 50% of household income for rent, including utilities.

Affordable Supportive Rental Housing Gap

The number of Affordable Rental Units is equal to the number of renter households' income category paying more than 50% of household income for rent, including utilities using HUD CHAS Data.

Affordable Rental Unit Gap	
Renter Households with Income at or below 30% AMI paying more than 50% of income for rent, including utilities	2,675
Renter Households with Income 30% to 50% AMI paying more than 50% of income for rent, including utilities	605
<i>Total Affordable Rental Unit Need</i>	3,280

There is an estimated gap of 2,675 rental units affordable to renter households with income at or below 30% AMI and an estimated gap of 605 rental units affordable to renter households with income above 30% and up to 50% AMI.

Permanent Supportive Rental Housing Gap

Permanent supportive rental housing is a subset of the affordable rental housing gap, primarily for households with income at or below 30% AMI. In addition to affordable rent, permanent supportive housing provides an array of services necessary to help people with disabilities and/or experiencing chronic homelessness to retain housing stability. There is an estimated gap of 181 permanent supportive housing units in the City.

The number of Permanent Supportive Rental Housing Units needed is calculated by multiplying the current population of the City, according to the California Census 2020, by the per capita need (.003182) in California as calculated by the Corporation for Supportive Housing.

Permanent Supportive Housing Gap	
Population of National City 2021 5 Year ACS	56,846
Per capita estimate of permanent supportive housing need	.003183
Estimated need for Permanent Supportive Housing	181
Permanent Supportive Housing Available	0
<i>Total Permanent Supportive Housing Gap</i>	<i>181</i>

Housing Voucher Gap

There are currently 1,123 Housing Choice Vouchers in use in the City. As of today, February 2023, the HCV waiting list has 3062 and Kimball has 1,047. There are a total of 1,131 Housing Choice Vouchers.

Service Delivery System Gap

To identify gaps in the service delivery system, the City relied on its consultation with stakeholders and experience working with the organizations working in the City. The stakeholders believe that the most critical service gaps are in the areas of financial assistance costs, mental health services, outreach services, substance abuse treatment, and services for special populations.

The stakeholders also believed there was a need for assistance with general administrative costs among the service providers serving the City’s qualifying populations.

Characteristics of Housing Associated with Increased Risk of Homelessness for Other Populations

For other populations, severe housing cost burden, or paying more than 50% of household income for rent and utilities is the primary characteristic of housing associated with the risk of homelessness in the City. The HUD CHAS Data indicates there are 3,280 households at or below 50% AMI who are spending more than 50% of the household income on rent and utilities.

Priority Needs for Qualifying Populations

Homeless. An article on the website [policyadvice.net](https://www.policyadvice.net), *The State of Homelessness in the US-2022*, uses PBS as a source for the following statistics:

- 25% of homeless people have a mental illness
- 38% have an alcohol abuse issue
- 26% have a drug abuse issue

That information, and other research, indicates that there is a need for mental health services and substance abuse services for the homeless in the City. Participants in the consultation process believed that homelessness was best served by the development of additional shelter beds, affordable housing, and TBRA assistance for housing. The priority needs for supportive services included housing search, mental health services, financial assistance, and case management.

At risk of homelessness. One of the indicators of risk of homelessness is housing cost burden. According to the National Alliance to End Homelessness, in their *State of Homelessness: 2021 Edition*, households experiencing a severe housing cost burden and households “doubling up” or sharing housing are both at a greater risk of homelessness than they were in 2007. They used numbers from 2019, before the COVID-19 pandemic and project that reduced work hours and elevated unemployment will have increased those at risk.

Participants in the consultation process believed those at risk of homelessness in the City would benefit from additional affordable housing, TBRA assistance for housing, and supportive services offering housing counseling, fair housing, credit repair services, and eviction defense.

Fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking. The National Resource Center on Domestic Violence reports that domestic violence is frequently an immediate cause or precursor to homelessness and housing instability and that more than a third of domestic violence survivors report becoming homeless

immediately after separating from their partners. The national Institute of Justice reports that one homeless woman in four is homeless mainly because of her experiences with violence. That violence can include categories of domestic violence, dating violence, sexual assault, stalking or human trafficking.

Participants in the consultation process believed those dealing with fleeing unsafe relationships or living situations, would benefit from supportive services offering housing counseling, mental health services, fair housing, case management services affordable housing and TBRA assistance.

Housing instability and homelessness prevention. Housing instability encompasses a number of challenges, such as having trouble paying rent, overcrowding, moving frequently, staying with friends or family, or rent burden. Those populations affected by housing instability can include children and people who have spent time in prison. According to the US Department of Health and Human Services, those affected by housing instability may live in substandard housing subjecting them to health and safety risks, live in overcrowded units, or forced moves that may result in homelessness.

Participants in the consultation process believed that housing instability, often caused by rent burden, and preventing homelessness was best addressed with affordable rental housing, TBRA assistance, non-congregate shelter, and supportive services including job training and employment services, housing search and housing counseling services, childcare, mental health services, outreach services, and case management.

HOME-ARP Activities

The City will solicit applications from developers, service providers, and/or nonprofits to administer eligible activities and/or develop shelter and housing. A Notice of Funds Available (NOFA) will be issued. The NOFA will, at a minimum, identify the source of funds available, the total funds available, specify eligible activities, eligible applicants, minimum and maximum funding amounts, application thresholds, and will provide instructions on how to submit a proposal.

The NOFA, still to be developed, will define the evaluation criteria in detail, based on the project to be funded. The evaluation of the applications will include consideration of the project to be delivered, the design and timeline of the project, the costs of delivery, and experience in delivering similar projects.

Uses of HOME-ARP Funding

Activity	Funding Amount	Percent of Allocation	Statutory Limit
Non-congregate Shelter			
Affordable Rental Housing	\$1,010,478	85%	
Tenant-based Rental Assistance			
Supportive Services			
Nonprofit Operating Assistance			5%
Nonprofit Capacity Building			5%
Administration and Planning	\$178,319	15%	15%
Total HOME-ARP Allocation	\$1,188,797		

Rationale for Uses of HOME-ARP Funding

Throughout the City, a case can be made for funding any of the eligible activities allowed used the HOME-ARP allocation of funds. But given limited funds, and after a careful consideration of the consultation results and review of the needs assessment and gap analysis, the City has determined that this allocation of HOME-ARP funds will be used for affordable rental housing development for all qualifying populations.

Affordable Rental Housing.

The City has proposed to use HOME-ARP funds in the amount of \$1,010,478 for Rental Housing Development to acquire, construct and rehabilitate rental housing for occupancy by individuals

and families of the qualifying populations. The City will develop five to ten affordable restricted rental units as a stand-alone project or, to promote inclusion, as part of a mixed-income housing project. The City conducted a needs assessment and gap analysis to determine that the best use of HOME-ARP funds to meet the unmet needs of HOME-ARP qualifying populations. The City also consulted with representatives from multiple agencies, groups, and organizations involved in the development of affordable housing, addressing homelessness, and the provision of services to qualifying populations in preparing this HOME-ARP Allocation Plan.

Non-Congregate Shelter.

The City will not use HOME-ARP funds to acquire and develop non-congregate shelter (HOME-ARP NCS) as there is a shelter being developed in National City by the San Diego Rescue Mission (SDRM) who currently operates other shelters throughout San Diego County and has experience and funding to operate them. The SDRM South Bay Shelter will be located in National City and available to individuals and families that meet one of the Qualifying Populations. SDRM purchased the site and building formerly known as the South Bay Community Church for a low-barrier shelter that will include 160 beds that will house men, women, and families, including the Qualifying Populations. The shelter will be considered a “Complete Shelter” as it will have showers, food, and assist occupants with case management services. SDRM will work closely with the National City Housing Authority, and City staff and will receive referrals from community partners, including street-based case management providers McAlister Institute, Alpha Project, PATH, Community Through Hope, County of San Diego, and CoC/RTFH.

Tenant-Based Rental Assistance.

The City currently uses HOME funds to provide tenant-based rental assistance (“TBRA”) to provide payments towards housing and housing-related costs, such as rent, security deposits, utility deposits, and utility costs. The City’s TBRA program serves individuals and families that meet the Qualifying Populations. The TBRA program targets populations that are homeless, housing insecure households/at risk of homelessness, and households experiencing domestic violence with a combination of rental assistance and intensive case management. The City’s TBRA program is administered by SBCS, a well-established service provider in the South Bay. In the HOME program year 2021-2022, SBCS was awarded TBRA funds from the City, and for the 2023-2024 staff has proposed additional funds be awarded to SBCS for TBRA. Additionally, SBCS has a department within its organization aiding victims of family violence. Currently, SBCS contracts with the National City Police Department to assist victims of domestic violence on-site (formerly awarded funds through CDBG) and provides a safety plan and temporary emergency shelter.

Supportive Services.

The City currently provides funds from the City's General Fund, Housing Authority fund, and local, state, and federal grants to contracted service providers to assist with supportive services for individuals and families that meet one of the qualifying populations. The City also works in partnership with local service providers to collaborate on how the needs of the qualifying populations are currently being met and what resources are available. There is a centrally located Family Resource Center (FRC) located in the City where those that need assistance can go in person, call, or email to meet with various service providers, learn about services, and sign up for those services that are available to them. The City regularly meets with its contracted service providers and has monthly meetings with the FRC and Live Well San Diego South Region Community Leadership Team's (SRCLT) Homelessness Work Group to discuss how to assist these qualifying populations.

Outreach.

The City of National City partners with various organizations to assist the homeless population some of which include:

- 211 San Diego
- Alpha Project
- California Department of Transportation (Caltrans)
- City of Chula Vista
- Community through Hope
- County of San Diego Health and Human Services Administration
- Family Resource Center - National City Collaborative
- McAlister Institute
- National City Housing Authority
- People Assisting the Homeless (PATH)
- Psychiatric Emergency Response Team clinicians
- Regional Task Force on Homelessness (RTFH)
 - The RTFH acts as the region's CoC*
- San Diego Rescue Mission
- San Diego Housing Commission
- SBCS Incorporated

The City participates in the RTFH and the County's efforts in ending chronic homelessness. The City also participates in the Live Well San Diego South Region Community Leadership Team's

(SRCLT) Homelessness Work Group. Agencies in the SRCLT Homelessness Work Group discuss homelessness needs and find solutions to issues facing South Region's homeless population.

Over the past several years the City has obtained grants to assist our homeless population from the U.S. Department of Housing and Urban Development and the State's Homeless Emergency Assistance Program (HEAP), State of California's Housing Community Development's (HCD) Permanent Local Housing Authority (PLHA), and Homeless Housing Assistance Program (HHAP) grants.

The McAlister Institute, Alpha Project, and SBCS City have been contracted by the City to assist National City to assist the homeless population. There are four full-time case workers specifically designated to National City from the McAlister Institute and the Alpha Project, both organizations have contracts with the City. Services include, but are not limited to the following:

- Assistance finding affordable housing
- Basic and emergency services for the homeless
- Case management.
- Education
- Emergency housing (motel vouchers)
- Employment training preparation and placement
- Health services
- Mental health services
- Outreach
- Prevention
- Shelter information
- Showers/hygiene
- Substance abuse treatment
- Supportive housing for people with special needs
- Transportation assistance

Various agencies have caseworkers that navigate the National City, assessing individual needs and providing assistance.

Administration and Planning.

HOME-ARP administration and planning funds were used to pay City staff working on this allocation plan. HOME-ARP administrative and planning funds were not used to hire consulting services in the preparation of this plan. After the Allocation Plan is approved, administration and planning funds will be used for standard expenses in managing the HOME-ARP program, including

the costs of City staff, and hired consultants. Consultants may assist with administrative tasks such as grant administration, monitoring, and reporting.

HOME-ARP Housing Production Goals

The City of National City plans to develop rental housing units with the funds allocated by this plan. There will be five to ten low-income affordable rental units as a stand-alone project or, to promote inclusion, as part of a mixed-income housing project.

Preferences

The City of National City will not provide preferences to any qualifying population or subpopulation. The City intends to make the affordable rental housing units available to all qualifying populations.

HOME-ARP Refinancing Guidelines

The City of National City does not plan to use HOME-ARP funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds. Therefore, refinancing guidelines pursuant to 24 CFR 92.206(b) are not applicable to this HOME-ARP Allocation Plan.



APPENDIX A
Citizen Participation



Summary of Citizen Participation Comments

**Allocation Plan Public Review and Comment Period:
March 6 to March 21, 2023**

No public comments or recommendations were received during the public review and comment period.

**Public Hearing before City Council:
March 21, 2023**

No public comments or recommendations were received during the public hearing.



Affidavit of Publication

STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO } SS

I am a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principle clerk of the printer of THE STAR-NEWS, a newspaper of general circulation, published ONCE WEEKLY in the city of Chula Vista and the South Bay Judicial District, County of San Diego, which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of San Diego, State of California, under the date of January 18, 1973, Case Number 71752; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

March 03, 2023

That said newspaper was regularly issued and circulated on those dates.

SIGNED:



Subscribed to and sworn by me this 3rd day of March 2023.

Chula Vista, San Diego County, California

00008320 00128498

CV- CITY OF NATIONAL CITY HOUSING AUTHORITY
140 E. 12TH ST., SUITE B
NATIONAL CITY, CA 91950

PUBLIC NOTICE | CITY OF NATIONAL CITY
15 DAY PUBLIC REVIEW PERIOD AND FINAL PUBLIC HEARING
FOR THE DRAFT HOME-ARP ALLOCATION PLAN

Notice is hereby given by the City of National City that a draft Substantial Amendment to the 2021-2022 Annual Action Plan for HOME-ARP Allocation Plan has been prepared. The draft HOME-ARP Allocation Plan outlines how the City plans to spend \$1,188,797 in HOME Investment Partnerships American Rescue Plan (HOME-ARP) Program funds on activities that will assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations to reduce homelessness and increase housing stability. The City of National City has prepared the Draft HOME-ARP Allocation Plan in accordance with U.S. Department of Housing and Urban Development (HUD) requirements to prepare and submit an Allocation Plan as a condition of receiving the allocation of HOME-ARP funds.

In order to obtain the views of residents, public agencies, and other interested parties, the City of National City has the draft HOME-ARP Allocation Plan online www.nationalcityca.gov/cdbg-home for a 15-day public review period beginning March 6, 2023. A hardcopy of the draft HOME-ARP Allocation Plan is available at the City of National City Housing Authority (140 E. 12th Street, National City) during normal hours of operation.

A Public Hearing will be conducted at the regularly scheduled City Council meeting on March 21, 2023, at 6pm, to review public comments received during a 15-day public review period (March 6 through March 21, 2023) on the draft HOME-ARP Allocation Plan. This public hearing will also provide interested persons and community groups with one last opportunity to share their thoughts regarding the HOME-ARP Allocation Plan being proposed. After all public comments have been considered at the Public Hearing on March 21, 2023, the City Council will adopt the HOME-ARP Allocation Plan and proposed funding allocations. The HOME-ARP Allocation Plan will then be submitted to HUD for review and acceptance.

Public participation is encouraged in a number of ways as described below.

Members of the public may attend the City Council Meeting in person, watch the City Council Meeting via live web stream at www.nationalcityca.gov/webcast. Recording of Meetings are archived and available for viewing on the City's website.

Public comment may be submitted prior to the meeting in writing by email at publiccomment@nationalcityca.gov; please provide the agenda item number or title of the item in the subject line of the email. All email comments received at least 2 hours prior to the City Council Meeting will allow time for distribution to the City Council. All public comments or testimony are limited to three (3) minutes and may be reduced to accommodate a large number of speakers. Persons wishing to address the City Council on matters not on the agenda may do so under Public Comments. Those wishing to speak on items on the agenda may do so when the item is being considered. Please submit a Speaker's Slip to the City Clerk prior to the meeting or immediately following the announcement of the item. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk's Office (619) 336-4228 at least 24 hours in advance of the meeting. Hearing-impaired persons, please use the CAL Relay Service Number 711. Spanish Interpretation Services: Spanish Interpretation Services are available, please contact the City Clerk prior to the start of the meeting for assistance. Asistencia en Español: Para que le interpreten la información en español, llame al (619) 336-4391.

Carlos Aguirre, Housing Authority Director
City of National City
March 3, 2023
CV128498 3/3/2023



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

Carlos Aguirre, Housing Authority Director
City of National City
March 3, 2023



AVISO PÚBLICO | CIUDAD DE NATIONAL CITY

PERÍODO DE REVISIÓN PÚBLICA DE 15 DÍAS Y AUDIENCIA PÚBLICA FINAL PARA EL BORRADOR DEL PLAN DE ASIGNACIÓN DE HOME-ARP

Por la presente, la Ciudad de National City notifica que se ha preparado un borrador de Enmienda Sustancial al Plan de Acción Anual 2021-2022 para el Plan de Asignación de HOME-ARP. El borrador del Plan de Asignación HOME-ARP describe cómo la Ciudad planea gastar \$1,188,797 en fondos del Programa HOME Investment Partnerships American Rescue Plan (HOME-ARP) en actividades que ayudarán a las personas u hogares sin hogar, en riesgo de quedarse sin hogar y otras poblaciones vulnerables para reducir la falta de vivienda y aumentar la estabilidad de la vivienda. La Ciudad de National City ha preparado el Borrador del Plan de Asignación HOME-ARP de acuerdo con los requisitos del Departamento de Vivienda y Desarrollo Urbano (HUD) de EE. UU. para preparar y presentar un Plan de Asignación como condición para recibir la asignación de fondos HOME-ARP.

Para obtener las opiniones de los residentes, las agencias públicas y otras partes interesadas, la ciudad de National City tiene en línea el borrador del Plan de Asignación HOME-ARP www.nationalcityca.gov/cdbg-home para un período de revisión pública de 15 días a partir de marzo El 6 de enero de 2023. Una copia impresa del borrador del Plan de Asignación de HOME-ARP está disponible en la Autoridad de Vivienda de la Ciudad de National City (140 E. 12th Street, National City) durante el horario normal de funcionamiento.

Se llevará a cabo una audiencia pública en la reunión del Concejo Municipal programada regularmente el 21 de marzo de 2023 a las 6:00 p. m., para revisar los comentarios públicos recibidos durante un período de revisión pública de 15 días (del 6 de marzo al 21 de marzo de 2023) sobre el borrador de HOME-ARP. Plan de Asignación. Esta audiencia pública también brindará a las personas interesadas y grupos comunitarios una última oportunidad para compartir sus opiniones sobre el Plan de Asignación de HOME-ARP que se propone. Después de que se hayan considerado todos los comentarios públicos en la audiencia pública del 21 de marzo de 2023, el Concejo Municipal adoptará el Plan de Asignación de HOME-ARP y las asignaciones de fondos propuestas. El Plan de Asignación de HOME-ARP luego se enviará a HUD para su revisión y aceptación.

Se alienta la participación pública de varias maneras, como se describe a continuación. Los miembros del público pueden asistir a la Reunión del Concejo Municipal en persona, ver la Reunión del Concejo Municipal a través de la transmisión web en vivo en www.nationalcityca.gov/webcast. Las grabaciones de las reuniones están archivadas y disponibles para su visualización en el sitio web de la Ciudad.

Los comentarios públicos pueden enviarse antes de la reunión por escrito por correo electrónico a publiccomment@nationalcityca.gov; proporcione el número de tema de la agenda o el título del tema en la línea de asunto del correo electrónico. Todos los comentarios por correo electrónico recibidos al menos 2 horas antes de la reunión del Concejo Municipal darán tiempo para su distribución al Concejo Municipal. Todos los comentarios o testimonios públicos están limitados a tres (3) minutos y pueden reducirse para dar cabida a un gran número de oradores. Las personas que deseen dirigirse al Concejo Municipal sobre asuntos que no están en la agenda pueden hacerlo bajo Comentarios Públicos. Aquellos que deseen hablar sobre los temas de la agenda pueden hacerlo cuando se esté considerando el tema. Envíe una boleta de orador al secretario municipal antes de la reunión o inmediatamente después del anuncio del tema.

Cualquier persona con una discapacidad que requiera una modificación o adaptación para participar en una reunión debe dirigir dicha solicitud a la Oficina del Secretario Municipal (619) 336-4228 al menos 24 horas antes de la reunión. Las personas con problemas de audición deben usar el número de servicio de retransmisión de CAL 711. Servicios de interpretación en español: los servicios de interpretación en español están disponibles, comuníquese con el secretario municipal antes del comienzo de la reunión para obtener ayuda.

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

Carlos Aguirre, Housing Authority Director
City of National City
Marzo 3, 2023



PAUNAWA SA PUBLIKO | LUNGSOD NG NATIONAL CITY

15 ARAW NA PANAHON NG PAMPUBLIKONG PAGSUSURI AT HULING PUBLIC HEARING PARA SA DRAFT NG HOME-ARP ALLOCATION PLAN

Ang abiso ay ibinibigay ng Lungsod ng National City na ang draft ng Substantial Amendment sa 2021-2022 Taunang Action Plan para sa HOME-ARP Allocation Plan ay inihanda. Binabalangkas ng draft ng HOME-ARP Allocation Plan kung paano nagpapalano ang Lungsod na gumastos ng \$1,188,797 sa mga pondo ng HOME Investment Partnerships American Rescue Plan (HOME-ARP) Program sa mga aktibidad na tutulong sa mga indibidwal o sambahayan na walang tirahan, nasa panganib ng kawalan ng tirahan, at iba pang mahihina ang loob na populasyon upang mabawasan ang kawalan ng tirahan at mapataas ang katatagan ng pabahay. Inihanda ng Lungsod ng National City ang Draft HOME-ARP Allocation Plan alinsunod sa mga kinakailangan ng U.S. Department of Housing and Urban Development (HUD) upang maghanda at magsumite ng Allocation Plan bilang kondisyon ng pagtanggap ng alokasyon ng mga pondo ng HOME-ARP.

Upang makuha ang mga pananaw ng mga residente, pampublikong ahensya, at iba pang interesadong partido, ang Lungsod ng National City ay may draft na HOME-ARP Allocation Plan online www.nationalcityca.gov/cdbg-home para sa 15-araw na panahon ng pampublikong pagsusuri simula Marso 6, 2023. Ang hardcopy ng draft ng HOME-ARP Allocation Plan ay makukuha sa City of National City Housing Authority (140 E. 12th Street, National City) sa mga normal na oras ng operasyon.

Ang isang Public Hearing ay isasagawa sa regular na nakaiskedyul na Pagpupulong ng Konseho ng Lungsod sa Marso 21, 2023, sa ganap na 6:00 p.m. upang suriin ang mga pampublikong komento na natanggap sa loob ng 15-araw na panahon ng pampublikong pagsusuri (Marso 6 hanggang Marso 21, 2023) sa draft ng HOME-ARP Allocation Plan. Ang Public Hearing na ito ay magbibigay din sa mga interesadong tao at mga grupo ng komunidad ng isang huling pagkakataon upang ibahagi ang kanilang mga saloobin tungkol sa HOME-ARP Allocation Plan na iminumungkahi. Matapos isaalang-alang ang lahat ng pampublikong komento sa Public Hearing noong Marso 21, 2023, ang Konseho ng Lungsod ay magpapatibay ng HOME-ARP Allocation Plan at mga iminungkahing paglalaan ng pondo. Ang HOME-ARP Allocation Plan ay isusumite sa HUD para sa pagsusuri at pagtanggap.

Ang pakikilahok ng publiko ay hinihikayat sa maraming paraan tulad ng inilarawan sa ibaba. Maaaring dumalo nang personal ang mga miyembro ng publiko sa Pagpupulong ng Konseho ng Lungsod, panoorin ang Pagpupulong ng Konseho ng Lungsod sa pamamagitan ng live na web stream sa www.nationalcityca.gov/webcast. Ang recorded na mga pagpupulong ay naka-archive at puwedeng matingnan sa website ng Lungsod.

Maaaring isumite ang pampublikong komento bago ang pagpupulong sa pamamagitan ng sulat sa pamamagitan ng email sa publiccomment@nationalcityca.gov; mangyaring ibigay ang numero ng item ng agenda o pamagat ng item sa linya ng paksa ng email. Ang lahat ng komento sa email na natanggap nang hindi bababa sa 2 oras bago ang Pagpupulong ng Konseho ng Lungsod ay magbibigay ng oras para sa pamamahagi sa Konseho ng Lungsod. Ang lahat ng pampublikong komento o testimonya ay limitado sa tatlong (3) minuto at maaaring bawasan upang mapaunlakan ang malaking bilang ng mga tagapagsalita. Ang mga taong gustong humarap sa Konseho ng Lungsod sa mga bagay na wala sa agenda ay maaaring gawin ito sa ilalim ng Mga Pampublikong Komento. Ang mga nagnanais na magsalita sa mga item sa agenda ay maaaring gawin ito kapag ang item ay itinuturing na. Mangyaring magsumite ang Speaker's Slip sa Klerk ng Lungsod bago ang pagpupulong o kaagad pagkatapos ng anunsyo ng item.

Ang sinumang taong may kapansanan na nangangailangan ng pagbabago o akomodasyon upang makasali sa isang pagpupulong ay dapat idirekta ang naturang kahilingan sa Opisina ng Klerk ng Lungsod (619) 336-4228 nang hindi bababa sa 24 na oras bago ang pagpupulong. Mga taong may kapansanan sa pandinig, mangyaring gamitin ang CAL Relay Service Number 711. Spanish Interpretation Services: Available ang Spanish Interpretation Services, mangyaring makipag-ugnayan sa Klerk ng Lungsod bago magsimula ang pagpupulong para sa tulong.
Asistencia en Español: Para que le interpreten la información en español, llame al (619) 336-4391.

Carlos Aguirre, Housing Authority Director
Lungsod ng National City, Marso 3, 2023



APPENDIX B
SF-424 Grant Applications,
SF-424B Assurances,
SF-424D Assurances, and
Allocation Plan Certifications

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): _____ * Other (Specify): _____
* 3. Date Received: _____	4. Applicant Identifier: _____	
5a. Federal Entity Identifier: _____	5b. Federal Award Identifier: M-21-MP-06-0557	
State Use Only:		
6. Date Received by State: _____	7. State Application Identifier: _____	
8. APPLICANT INFORMATION:		
* a. Legal Name: City of National City		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 95-6000749	* c. UEI: DWSKT6H5J5F3	
d. Address:		
* Street1: 1243 National City Blvd	Street2: _____	
* City: National City	County/Parish: _____	
* State: CA: California	Province: _____	
* Country: USA: UNITED STATES	* Zip / Postal Code: 91950-3323	
e. Organizational Unit:		
Department Name: Housing Authority	Division Name: _____	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Ms.	* First Name: Angelita	
Middle Name: _____	* Last Name: Palma	
Suffix: _____	Title: Housing Programs Manager	
Organizational Affiliation: _____		
* Telephone Number: 619-336-4219	Fax Number: _____	
* Email: apalma@nationalcityca.gov		

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*** Other (specify):**

*** 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:

HOME Investment Partnerships Program

*** 12. Funding Opportunity Number:**

N/A

*** Title:**

HOME Investment Partnerships Program

13. Competition Identification Number:

N/A

Title:

N/A

14. Areas Affected by Project (Cities, Counties, States, etc.):

[Add Attachment](#)

[Delete Attachment](#)

[View Attachment](#)

*** 15. Descriptive Title of Applicant's Project:**

2021-2022 Action Plan Amendment to add HOME-ARP funds under the American Rescue Plan Act.

Attach supporting documents as specified in agency instructions.

[Add Attachments](#)

[Delete Attachments](#)

[View Attachments](#)

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="1,188,797.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="1,188,797.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- Yes
- No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative:



* Date Signed:

ASSURANCES - NON-CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0040), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee- 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
7. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
19. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE CITY MANAGER
APPLICANT ORGANIZATION National City	DATE SUBMITTED 3/22/23

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
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11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
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13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
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15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
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18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE CITY MANAGER
APPLICANT ORGANIZATION National City	DATE SUBMITTED 3/22/23

HOME-ARP CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the participating jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing pursuant to 24 CFR 5.151 and 5.152.

Uniform Relocation Act and Anti-displacement and Relocation Plan --It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It will comply with the acquisition and relocation requirements contained in the HOME-ARP Notice, including the revised one-for-one replacement requirements. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42, which incorporates the requirements of the HOME-ARP Notice. It will follow its residential anti-displacement and relocation assistance plan in connection with any activity assisted with funding under the HOME-ARP program.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and program requirements.

Section 3 --It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

HOME-ARP Certification --It will use HOME-ARP funds consistent with Section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2) and the CPD Notice: *Requirements for the Use of Funds in the HOME-American Rescue Plan Program*, as may be amended by HUD, for eligible activities and costs, including the HOME-ARP Notice requirements that activities are consistent with its accepted HOME-ARP allocation plan and that HOME-ARP funds will not be used for prohibited activities or costs, as described in the HOME-ARP Notice.



Signature of Authorized Official

3/22/23

Date

City Manager

Title