

RESOLUTION NO. 2023-001

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CHULA VISTA AUTHORIZING THE APPLICATION AND
ADOPTING THE PLHA PLAN FOR THE PERMANENT LOCAL
HOUSING ALLOCATION PROGRAM

WHEREAS, the State of California Department of Housing and Community Development (“Department”) is authorized to provide up to \$335 million under the SB 2 Permanent Local Housing Allocation Program Formula Component from the Building Homes and Jobs Trust Fund for assistance to Cities and Counties (as described in Health and Safety Code section 50470 et seq. (Chapter 364, Statutes of 2017 (SB 2))); and

WHEREAS, the “Department” issued a Notice of Funding Availability (“NOFA”) dated 8/17/2022 and amended 10/18/22 under the Permanent Local Housing Allocation (PLHA) Program; and

WHEREAS, the City of Chula Vista is an eligible Local government who has applied for program funds to administer one or more eligible activities; and

WHEREAS, the Department may approve funding allocations for the PLHA Program, subject to the terms and conditions of the Guidelines, NOFA, Program requirements, the Standard Agreement, and other contracts between the Department and PLHA grant recipients.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chula Vista, that if the City of Chula Vista receives a grant of PLHA funds from the Department pursuant to the above-referenced PLHA NOFA, it represents and certifies that it will use all such funds in a manner consistent and in compliance with all applicable state and federal statutes, rules, regulations, and laws, including without limitation all rules and laws regarding the PLHA Program, as well as any and all contracts the City of Chula Vista may have with the Department.

BE IT FURTHER RESOLVED by the City Council of the City of Chula Vista, that the City of Chula Vista is hereby authorized and directed to receive a PLHA grant, in an amount not to exceed the five-year estimate of the PLHA formula allocations, as stated in Appendix C of the current NOFA \$6,356,898.00 in accordance with all applicable rules and laws.

BE IT FURTHER RESOLVED by the City Council of the City of Chula Vista, that the City of Chula Vista hereby agrees to use the PLHA funds for eligible activities as approved by the Department and in accordance with all Program requirements, Guidelines, other rules, and laws, as well as in a manner consistent and in compliance with the Standard Agreement and other contracts between the City of Chula Vista and the Department.

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BE IT FURTHER RESOLVED by the City Council of the City of Chula Vista, that pursuant to Section 302(c)(4) of the Guidelines, the City of Chula Vista's PLHA Plan for the 2019-2023 Allocations is attached to this resolution (Exhibit 1), and the City of Chula Vista hereby adopts this PLHA Plan and certifies compliance with all public notice, public comment, and public hearing requirements in accordance with the Guidelines.

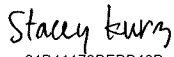
BE IT FURTHER RESOLVED by the City Council of the City of Chula Vista, that the City of Chula Vista shall be subject to the terms and conditions as specified in the Standard Agreement, the PLHA Program Guidelines and any other applicable SB 2 Guidelines published by the Department.

BE IT FURTHER RESOLVED by the City Council of the City of Chula Vista, that the City Manager is authorized to execute the PLHA program Application, the PLHA Standard Agreement and any subsequent amendments or modifications thereto, as well as any other documents which are related to the Program or the PLHA grant awarded to the City of Chula Vista, as the Department may deem appropriate.

[SIGNATURES ON THE FOLLOWING PAGE]

Presented by

Approved as to form by

DocuSigned by:

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 Stacey Kurz
 Director of Housing and Homeless Services

DocuSigned by:

 CF40650850444BF...
 Glen R. Googins
 City Attorney

PASSED, APPROVED, and ADOPTED by the City Council of the City of Chula Vista, California, this 17th day of January 2023 by the following vote:

AYES: Councilmembers: Cardenas, Chavez, Preciado, and McCann
 NAYS: Councilmembers: None
 ABSENT: Councilmembers: None

DocuSigned by:

 7804EC23B90B473...
 John McCann, Mayor

ATTEST:

DocuSigned by:

 3074D104EAF342E...
 Kerry K. Bigelow, MMC, City Clerk

STATE OF CALIFORNIA)
 COUNTY OF SAN DIEGO)
 CITY OF CHULA VISTA)

I, Kerry K. Bigelow, City Clerk of Chula Vista, California, do hereby certify that the foregoing Resolution No. 2023-001 was duly passed, approved, and adopted by the City Council at a regular meeting of the Chula Vista City Council held on the 17th day of January 2023.

Executed this 17th day of January 2023.

DocuSigned by:

 3074D104EAF342E...
 Kerry K. Bigelow, MMC, City Clerk

Exhibit 1

§302(c)(4) Plan						Rev. 5/7/21
§302(c)(4)(A) Describe the manner in which allocated funds will be used for eligible activities.						
<p>The City of Chula Vista is proposing 100% of its PLHA funding towards housing opportunities for those earning up to 30 percent of the San Diego County Area Median Income (AMI) through funding of a minimum 65 bed Bridge Shelter as well as associated wrap-around services for homeless persons. In response to the City's declaration of a shelter crisis in 2018 and the public health crisis of COVID-19, Chula Vista intends to prioritize its PLHA funding to fund in part the operation of a Bridge Shelter that will provide an opportunity for those most vulnerable within the community safe and stable shelter. Chula Vista will continue to seek funding for other activities as described based upon leveraging and the most efficient and effective use of various funding sources that may be available at that time. Use of PLHA funds for this unmet housing need through beds in a Bridge Shelter is consistent with the City's 2013-2021 Certified Housing Element.</p>						
§302(c)(4)(B) Provide a description of the way the Local government will prioritize investments that increase the supply of housing for households with incomes at or below 60 percent of Area Median Income (AMI).						
<p>PLHA funding will only be allocated to an activity (e.g. homeless shelter) seeking to benefit households that are homeless with household incomes at or less than 30% of the Area Median Income services and, as such, serving the homeless meets the requirement to prioritize investments that increase the supply of housing for households with incomes at or below 60% AMI.</p> <p>The City has experience in leveraging HOME funds and Housing Successor funds to support acquisition and rehabilitation and new construction projects serving households at 30% to 60% AMI that have been funded with tax credits, Multifamily Housing Revenue bonds, State Multifamily Housing funds and other state and county funds. This existing plan will be utilized for administering PLHA funds as well. The funding of homeless services and shelters requires the leveraging of multiple layers of financing. The City and its Housing Authority proposes to combine its available CDBG, ESG, HOME and remaining Housing Successor funds with PLHA funds to maximize the services and beds available.</p>						
§302(c)(4)(C) Provide a description of how the Plan is consistent with the programs set forth in the Local Government's Housing Element.						
<p>As outlined within Chula Vista's 2013 Housing Element, Objective H-6 specifically calls for the City to "promote the development of a variety of housing choices, coupled with appropriate services, to meet the needs of special population groups, including the homeless, those "at-risk" of becoming homeless, persons with disabilities, and seniors." With over 312 homeless persons within Chula Vista as of the 2020 Point in Time Count and 68% of those being unsheltered and as further detailed within the Housing Element there is a significant gap of the number of unsheltered within the community and the beds available for the general population of homeless.</p>						
Activities Detail (Activities Detail (Must Make a Selection on Formula Allocation Application worksheet under Eligible Activities, §301))						
§301(a)(1) The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing that is affordable to extremely low-very low-, low-, or moderate-income households, including necessary Operating subsidies.						
§301(a)(2) The predevelopment, development, acquisition, rehabilitation, and preservation of Affordable rental and ownership housing, including Accessory Dwelling Units (ADUs), that meets the needs of a growing workforce earning up to 120 percent of AMI, or 150 percent of AMI in high-cost areas. ADUs shall be available for occupancy for a term of no less than 30 days.						
§301(a)(3) Matching portions of funds placed into Local or Regional Housing Trust Funds.						
§301(a)(4) Matching portions of funds available through the Low- and Moderate-Income Housing Asset Fund pursuant to subdivision (d) of HSC Section 34176.						
§301(a)(5) Capitalized Reserves for Services connected to the preservation and creation of new permanent supportive housing.						
§301(a)(6) Assisting persons who are experiencing or At risk of homelessness, including, but not limited to, providing rapid rehousing, rental assistance, supportive/case management services that allow people to obtain and retain housing, operating and capital costs for navigation centers and emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing.						
§302(c)(4)(E)(i) Provide a detailed and complete description of how allocated funds will be used for the proposed Activity.						
<p>Funding will be allocated to support the operations of the homeless bridge shelter and/or other emergency housing and wrap-around supportive services, which may include case management, street outreach, housing navigation, meals, laundry, bathroom/shower and laundry facilities as well as coordinated service linkages. Improvements include the installation of water, sewer, electrical, grading and foundation. For the remainder of the years, funding will be allocated to support the operations of the homeless bridge shelter wrap-around supportive services with include case management, housing navigation, meals, laundry, bathroom/shower and laundry facilities as well as coordinated service linkages.</p>						
<p>Complete the table below for each proposed Activity to be funded with 2019-2023 PLHA allocations. If a single Activity will be assisting households at more than one level of Area Median Income, please list the Activity as many times as needed to capture all of the AMI levels that will be assisted, but only show the percentage of annual funding allocated to the Activity one time (to avoid double counting).</p>						
Funding Allocation Year	2019	2020	2021	2022	2023	
Type of Activity for Persons Experiencing or At Risk of Homelessness	Emergency Shelter Operating and Supportive/Case Management	Emergency Shelter Operating and Supportive/Case Management	Emergency Shelter Operating and Supportive/Case Management	Emergency Shelter Operating and Supportive/Case Management	Emergency Shelter Operating and Supportive/Case Management	
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	100.00%	100.00%	100.00%	100.00%	100.00%	
§302(c)(4)(E)(ii) Area Median Income Level Served	30%	30%	30%	30%	30%	TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level Note: complete for year 2019 & 2020 only	N/A	N/A				0

<p>§302(c)(4)(E)(ii) Projected Number of Households Served</p>	65	65	65	65	65											325
<p>§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)</p>	N/A	N/A	N/A	N/A	N/A											
<p>§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity. The homeless bridge shelter is currently under construction and is scheduled to be complete by January 2023. A qualified shelter operator has been selected and is currently under a three-year contract with the City of Chula Vista to begin the ramp-up of the facility to prepare for incoming clients as early as January 2023.</p>																
<p>§301(a)(7) Accessibility modifications in Lower-income Owner-occupied housing.</p>																
<p>§301(a)(8) Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments.</p>																
<p>§301(a)(9) Homeownership opportunities, including, but not limited to, down payment assistance.</p>																
<p>§301(a)(10) Fiscal incentives made by a county to a city within the county to incentivize approval of one or more affordable housing Projects, or matching funds invested by a county in an affordable housing development Project in a city within the county, provided that the city has made an equal or greater investment in the Project. The county fiscal incentives shall be in the form of a grant or low-interest loan to an affordable housing Project. Matching funds investments by both the county and the city also shall be a grant or low-interest deferred loan to the affordable housing Project.</p>																