



CITY OF
LA MESA
JEWEL of the HILLS

DRAFT

FY 2024-25

ANNUAL ACTION PLAN FOR HUD FUNDING PROGRAMS



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Executive Summary

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

1. Introduction

Program Year 5 Action Plan Executive Summary

The 2024-2025 Action Plan implements the fifth year of the City of La Mesa's 2020-2025 Consolidated Plan under the US Department of Housing and Urban Development (HUD) Community Development Block Grant Program (CDBG) program. The Action Plan designates the City's funding allocations for CDBG housing and community development programs and activities.

La Mesa participates in the Home Investment Partnerships (HOME) program as a member of the San Diego County HOME Consortium administered directly by the County of San Diego Housing and Community Development Department. The Consortium's HOME-funded Down Payment and Closing Cost Assistance Program is available to current and future La Mesa residents.

2. Summarize the objectives and outcomes identified in the Plan

The Action Plan addresses outcome performance measures identified in the Consolidated Plan. Individual activities are selected in accordance the provisions of Federal Register Vol. 71, No. 44, Notice of Outcome Performance Measurement System for Community Planning and Development Formula Grant Programs, dated March 7, 2006, which requires specific Performance Measure Objectives and Outcomes to be associated with each activity funded:

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

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

Outcome Categories- Activities will meet one of the following:

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

CDBG funds alone are insufficient to address the many and varied community needs identified through public outreach and summarized in the Needs Assessment section of the Consolidated Plan. Recognizing the objectives of the funding program and specific program regulations, the City uses CDBG funds to carry out programs and projects that provide decent housing and a suitable living environment benefitting primarily low- and moderate-income households and those with special needs. Needs determined to be a High Priority will receive funding during this five-year planning period. Low Priority Needs may be funded based on the availability of funds.

Strategic Plan goals outlined in the 2020-2025 Consolidated Plan guide investments in La Mesa's low- and moderate-income communities and form the basis for establishing objectives and outcomes in the 2024-2025 Action Plan. These four goals reflect the needs identified during Consolidated Planning process. Infrastructure emerged as the top priority of survey respondents:

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

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

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

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

3. Evaluation of past performance

The City successfully implemented housing and community development activities in the previous Consolidated Plan cycle, reaching thousands of low- and moderate-income individuals. Ongoing large-scale infrastructure projects, leveraged with CDBG resources, have made a meaningful and permanent positive impact in the community. Through the Center for Social Advocacy San Diego (CSA), the City's fair housing service provider, more than 300 La Mesa residents were provided with fair housing and landlord-tenant services over the past five years.

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

CDBG resources have primarily been used to complete multi-year improvement projects in low- and moderate-income neighborhoods. Collier Park and Vista La Mesa Park are representative of complex, phased capital infrastructure campaigns made possible by the CDBG program. In early 2024, a second phase of improvements to the Collier Park Improvements Project was completed. As the majority of CDBG funds were allocated to this undertaking, timely completion was critical to meet expenditure benchmarks.

The need for public services in the community is extensive, but limited CDBG resources have impacted the City's ability to simultaneously fund capital improvements and public services. An established policy guideline suspends the public service program if the City's annual CDBG funding allocation is below \$450,000. One exception to this policy is that the City may pursue funding for homeless services. The City will also continue to support fair housing services such as those that have been provided by CSA. CSA assists people experiencing housing discrimination.

4. Summary of Citizen Participation Process and consultation process

The City's adopted Citizen Participation Plan drives the community engagement process and sets requirements for notification of community meetings and public hearings, and public review periods in accordance with Federal regulations set forth in 24 CFR 91.105.

Two noticed public hearings were conducted in the formulation of the 2024-2025 Action Plan. Notice of the first public hearing was published in the Daily Transcript on February 14, 2024. Notice of a 30-day public review period and public hearing was published in the Daily Transcript on xx,xx,xxxx. Public hearings were held on February 27, 2024, and on xx,xx,xxxx. Public comments are encouraged and all input is considered in the formulation of CDBG needs, priorities, projects, and activities.

5. Summary of public comments

A significant amount of qualitative feedback on community needs was collected through community meetings, stakeholder consultations, a public comment period, and at formal public hearings during the development of the Consolidated Plan. Those comments provided insight into community needs and informed the CDBG program goals as well as the 2024-2025 Action Plan. Priority needs were identified as infrastructure, community facilities, housing, homelessness, and transportation. Formal public comments for the Consolidated Plan were heard at meetings of the City Council and during a public comment period.

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

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

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

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

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

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

Table 1 – Responsible Agencies

Narrative

Community Development Department staff are responsible for preparing and administering La Mesa's Consolidated Plan.

Consolidated Plan Public Contact Information

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

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

1. Introduction

The City collaborates with other government and not-for-profit entities in the region to address the needs of low- and moderate-income residents. These efforts include being a member of the County of San Diego's HOME Consortium and participating in the Housing Choice Voucher (Section 8) program through the County of San Diego. City staff also works closely with the County of San Diego Health and Human Services Agency and other nonprofit health and mental health providers as a part of the Homeless Outreach and Mobile Engagement program.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

Close cooperation between public and assisted housing providers and private and governmental health, mental health, and service agencies is crucial to providing coordinated assistance, leveraging resources, and eliminating duplication of services. Although the City is not a housing agency and has limited interaction with public and assisted housing providers, staff does encourage and collaborate whenever possible. For example, the Homeless Outreach and Mobile Engagement program works with the full complement of housing providers and service agencies to provide coordinated assistance to the City's unhoused population.

During the community engagement process carried out in the development of the Consolidated Plan, the City consulted with housing, health, mental health, and other agencies and businesses at community meetings, through interviews and an online survey. The outreach list was comprised of 187 agencies and organizations, including:

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

Additionally, City representatives actively participate in regional planning and coordination efforts. Affiliations include:

- San Diego Association of Governments (SANDAG), San Diego County's federally recognized metropolitan planning organization (MPO)
- Regional Task Force on the Homeless (RTFH), the region's HUD Continuum of Care (COC)

- San Diego Regional Alliance for Fair Housing
- Quarterly meetings of local CDBG program administrators

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

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

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City works closely with RTFH on coordinated activities such as the annual Point-in-Time (PIT) count and provides ongoing support for services and shelters serving those experiencing or at risk of homelessness. The PIT provides an opportunity for the community to identify and engage with those experiencing homelessness. The 2023 PIT counted a total 36 homeless individuals representing seven percent of the total homeless population in East San Diego County.

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

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

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

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

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

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

Table 2 – Agencies, groups, organizations who participated

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

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Regional Task force on the Homeless	Both the RTFH and the strategic plan goals of the Consolidated Plan serve to create programs to prevent and address homelessness and provide access to services.
City of La Mesa Housing Element, 2021-2028	City of La Mesa	The Housing Element includes housing affordability and fair housing (AFFH) goals consistent with strategic plan goals set forth in the Consolidated Plan.
Climate Action Plan	City of La Mesa	The Climate Action Plan includes public infrastructure improvement goals to promote a healthy and vibrant City consistent with strategic plan goals set forth in the Consolidated Plan.

Table 3 - Other local / regional / federal planning efforts

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Citizen participation is a key component of the consolidated planning process. The City of La Mesa follows an adopted Citizen Participation Plan to ensure meaningful community involvement at each step. To obtain public input early in the development of the Action Plan, the City Council conducted a public hearing on February 27, 2024. Notice was published in the Daily Transcript, a newspaper of general circulation and mailed to a list of 20 local agencies and organizations. At the hearing, the City Council reaffirmed CDBG program goals and priorities established in the Consolidated Plan and considered options for allocating anticipated resources. A copy of the public hearing notice is published in the appendix.

Input received at the first CDBG hearing was incorporated into the draft 2024-2025 Action Plan. The plan was made available for public review on the City's website and at the La Mesa Public Library. Notice of the 30-day public review period and second hearing was published in the Daily Transcript on xx, xx, xxxx.

The Consolidated Plan, amendments, Annual Action Plans and performance reports will be available for five years at La Mesa City Hall, 8130 Allison Avenue, La Mesa, CA 91942.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community		None received.	N/A	N/A
2	Mailing	Non-targeted/broad community		None received.	N/A	N/A
3	Public hearing	Non-targeted/broad community		None received.	N/A	N/A

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City's allocation for Program Year 2024-2025 is expected to be approximately \$478,231, which is consistent with prior year funding levels. Program Year 2024-2025 is Year 5 of the 2020-2025 Consolidated Planning period.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
CDBG	Public Federal	Acquisition, Administration and Planning, Economic Development, Housing, Public Improvements, Public Services	\$478,231		\$186,372	\$664,603	\$0	Estimated funding available over the planning period is based on 2020-21 allocation, excluding funds carried over from prior years

Table 5 - Expected Resources – Priority Table

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

The City has been successful in obtaining grants and identifying other funds to commit to Consolidated Plan priorities for capital improvement projects. In 2021, the City received \$3 million in State Parks and Recreation funding for Collier Park Master Plan improvements. La Mesa Park & Recreation funds were also used to resurface and restripe the tennis court in Collier Park for dual use as a pickleball court.

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

La Mesa Arts Academy, which are within walking distance of and served by surrounding CDBG-eligible neighborhoods. The City actively applies for grants to complete infrastructure projects in low-moderate income neighborhoods.

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

Activities to be funded include drainage and street improvements in a residential street in the heart of a low/moderate income neighborhood and sidewalk improvements in public right-of-way in low/moderate neighborhoods.

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Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve Facilities and Infrastructure	2020	2025	Non-Housing Community Development		Improve Facilities and Infrastructure	CDBG: \$412,231	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 28530 Persons Assisted
2	Homeless Services	2020	2025	Homeless		Homeless	CDBG-CV: \$166,372	Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted
3	Fair Housing	2020	2025	Affordable Housing Non-Homeless Special Needs		Fair Housing	CDBG: \$30,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
4	Planning and Administration	2020	2025	Administration		Planning and Administration	CDBG: \$50,000	
5	Conserve the Housing Stock	2020	2025	Affordable Housing		Planning and Administration	CDBG: \$6,000	

Table 6 – Goals Summary

Goal Descriptions

Goal Name	Goal Description
Improve Facilities and Infrastructure	Improve and provide public and community facilities, and make necessary infrastructure improvements to serve low- and moderate-income persons.
Homeless Services	Provide support for the homeless and those at risk of becoming homeless.
Fair Housing	Provide fair housing services to foster equal housing opportunity.
Planning and Administration	Program regulations allow the expenditure of up to 20 percent of the annual allocation to support program administration and planning activities. For the past two years, the City has committed 10-15 percent of the annual grant to fund staff and other administrative costs.
Conserve the Housing Stock	Manage the housing rehabilitation loan program. Although there are currently no new loans being granted, there are administrative costs associated with monitoring the loan portfolio and processing loan pay-off paperwork.

AP-35 Projects - 91.420, 91.220(d)

Introduction

This plan outlines the action steps that the City will use to address housing and community development needs in the City. The plan includes a listing of activities the City will undertake during FY 2024-2025, utilizing a CDBG funding allocation of \$478,231 and prior year resources.

#	Project Name
1	Sidewalk Improvements
2	Nancy Drive Improvements
3	Homeless Services
4	Fair Housing (CSA San Diego County)
5	Program Administration
6	Housing Rehabilitation Program Administration

Table 7 – Project Information

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

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

AP-38 Project Summary

Project Summary Information

1	Project Name	Sidewalk Improvements
	Target Area	N/A
	Goals Supported	Improve Facilities and Infrastructure
	Needs Addressed	Improve Facilities and Infrastructure
	Funding	CDBG: \$262,231
	Description	The City's Sidewalk Master Plan Map identifies streets where pedestrian connectivity needs improvement. Eligible areas where sidewalk gaps occur include portions of Aztec Drive, Gateside Road, and Amarillo Avenue.
	Target Date	June 2025
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 5,460 persons are expected to benefit from this activity.
	Location Description	City of La Mesa
	Planned Activities	A CDBG allocation \$262,231, together with a prior-year allocation of \$75,000 will allow for completion of priority sidewalk segments in low-moderate residential neighborhoods. Locations will be selected based on walking safety and presence of hazards with higher priority given to locations close to transit, schools, parks, and public interests.
2	Project Name	Nancy Drive Street Improvements
	Target Area	N/A
	Goals Supported	Improve Facilities and Infrastructure
	Needs Addressed	Improve Facilities and Infrastructure
	Funding	CDBG: \$150,000
	Description	Nancy Drive is located in an eligible neighborhood. Water runoff has caused the road surface to degrade. To prevent further deterioration of the street surface, installation of concrete gutter extensions is proposed. The gutter extensions will provide a greater drainage surface.
	Target Date	June 2025

	Estimate the number and type of families that will benefit from the proposed activities	An estimated 1,100 persons are expected to benefit from this activity.
	Location Description	City of La Mesa
	Planned Activities	A CDBG allocation of \$150,000 will allow for installation of concrete gutter extensions, followed by milling and paving of the street.
3	Project Name	Homeless Services
	Target Area	N/A
	Goals Supported	Homeless Services
	Needs Addressed	Homeless Services
	Funding	CDBG-CV: \$ 166,372
	Description	Support for the homeless and those at risk from becoming homeless to prevent, prepare for, and respond to COVID-19 by providing guidance, shelter, and care.
	Target Date	June 2025
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 20 persons are expected to benefit from this project.
	Location Description	N/A
	Planned Activities	Planned activities include providing educational, transportation, and housing readiness services to recipients of supportive housing.
4	Project Name	Fair Housing (CSA San Diego County)
	Target Area	N/A
	Goals Supported	Fair Housing / Planning and Administration
	Needs Addressed	Fair Housing / Planning and Administration
	Funding	CDBG: \$30,000
	Description	The Center for Social Advocacy (CSA) of San Diego County provides fair housing services to the City.
	Target Date	June 2025

	Estimate the number and type of families that will benefit from the proposed activities	An estimated 100 persons are expected to benefit from this activity.
	Location Description	City of La Mesa
	Planned Activities	Each year, the City must certify to HUD that the City is affirmatively furthering fair housing. The contract with CSA San Diego County helps the City meet this CDBG implementation requirement. The City's contribution to CSA, combined with that of several other jurisdictions including the Cities of El Cajon, Santee, National City, and Chula Vista, supports this organization and furthers fair housing goals within La Mesa and the region.
5	Project Name	Program Administration
	Target Area	N/A
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$50,000
	Description	CDBG Administration is the responsibility of the Community Development Department.
	Target Date	June 2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Administrative activities include preparing the Consolidated Plan, annual plans and reports, public outreach, environmental review of projects, labor compliance monitoring, contract administration, subrecipient monitoring, and fair housing testing. Staff also maintains and updates the low-moderate eligible areas map.
6	Project Name	Housing Rehabilitation Loan Program Administration
	Target Area	N/A
	Goals Supported	Planning and Administration / Conserve the Housing Stock
	Needs Addressed	Planning and Administration / Conserve the Housing Stock

	Funding	CDBG: \$6,000
	Description	Loan portfolio management for the housing rehabilitation program.
	Target Date	June 2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Although no new loans are being granted, there are administrative costs associated with monitoring the loan portfolio and processing loan pay-off paperwork.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

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

Geographic Distribution

Target Area	Percentage of Funds
N/A	

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Priorities for allocation are based on community outreach efforts and consultation meetings developed under the Citizen Participation process and approved by the City Council. Identified needs have historically included improving aging infrastructure systems, improving park facilities, and affordable housing. With an area of only nine square miles, the relatively small size of the community precludes the need to establish specific Target Areas.

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

Introduction

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

Actions planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Individual municipalities have little influence over market constraints, but are well-positioned to provide incentives or assistance to help overcome the impacts of market constraints. Governmental constraints to affordable housing development include land use policies in the General Plan, zoning and development codes, development and planning fees, and growth management policies. The City's Housing Element was adopted by the City Council on July 27, 2021, in accordance with State Housing Element Law. The Housing Element provides policy direction over an eight-year planning period. The Housing Element identifies and provides solutions to address governmental constraints affecting the maintenance, improvement, and development of all types of housing, including emergency shelters, transitional housing, supportive housing, and single-room occupancy (SRO) units.

A number of recent actions have been taken by the City to reduce barriers to affordable housing. In 2017, the City adopted an Affordable Homes Bonus Program to implement State density bonus regulations. In 2019, the City adopted accessory dwelling unit (ADU) and junior accessory dwelling unit (JADU) ordinances to encourage new ADU development as an effective means to provide affordable housing. Those policies are regularly updated to stay current with State law. The City does not charge sewer connection fees for ADUs, waives sewer fees for any deed-restricted affordable unit, and waives sewer and park fees for all units in 100 percent deed-restricted affordable projects. In 2022, the City adopted new regulations allowing for two-unit development and urban lot splits in single-family zones, consistent with State law.

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

Introduction

Program goals established in the 2020-2025 Consolidated Plan, which form the basis for establishing objectives and outcomes in the 2024-2025 Action Plan, are as follows:

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

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

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

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

These four goals represent the needs that emerged during the development of the Consolidated Plan and specifically address the use of CDBG and HOME funds in La Mesa. Infrastructure was the top priority of survey respondents.

Actions planned to address obstacles to meeting underserved needs

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

Actions planned to foster and maintain affordable housing

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

In 2017 the City adopted an Affordable Homes Bonus Program to implement a State density bonus program to incentivize housing development across all income levels. The program is popular with market-rate developers eager to achieve additional housing density. The City has also adopted, and regularly updates, ADU and JADU ordinances to comply with State regulations. Interest in ADU development remains high and will continue to be an effective tool for providing naturally affordable housing for the foreseeable future. The City does not charge sewer connection fees for ADUs, waives sewer fees for any deed-restricted affordable unit, and waives sewer and park fees for all units in 100 percent deed-restricted affordable projects. In 2022, the City adopted policies allowing for two-unit development and urban lot splits in single-family zones consistent with State law. Other ongoing policy updates to promote housing affordability are planned over the next six years as part of the City's Housing Element implementation.

Currently, construction is underway on a 100 percent affordable apartment project in the Downtown Village on the former site of the City's police station. The 1.27-acre site will be developed with 147 deed-restricted affordable units.

Actions planned to reduce lead-based paint hazards

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

Actions planned to reduce the number of poverty-level families

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

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

Actions planned to develop institutional structure

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

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

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

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

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

Program Specific Requirements

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

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0
5. The amount of income from float-funded activities	\$0
Total Program Income	\$0

Other CDBG Requirements

1. The amount of urgent need activities	\$0
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