



## **Executive Summary**

### **ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)**

#### **1. Introduction**

The Consolidated Plan is a federally required document which incorporates the application of planning processes for four formula-based federal housing and community development programs. The City of Escondido directly receives and distributes CDBG and Home Investment Partnership Act (HOME) funds.

The statutes for the grant programs included in the Consolidated Plan set forth three basic goals to benefit low-and moderate-income persons:

- The first goal is to provide a suitable living environment.
- The second goal is to provide decent housing.
- The third goal is to expand economic opportunities. Escondido's Consolidated Plan includes four major sections, each representing a component of the comprehensive plan to address local affordable housing and community development needs for the next five year period: (1) Citizen participation and consultation of lead stakeholders; (2) Housing and community development needs assessment and market analysis which provides the foundation for establishing priorities

and allocating federal, state and local resources; (3) Strategic plan of the proposed projects and priorities to be funded through HUD; (4) The Annual Action Plan which outlines the City's intended uses of CDBG and HOME funds for the upcoming fiscal year. The Consolidated Plan was prepared using the eCon Planning Suite software provided by the Department of Housing and Urban Development (HUD). The Consolidated Plan template prescribes the structure of the document following HUD's Consolidated Planning regulations.

## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment**

### **Overview**

The city has extensive housing and community development needs, and CDBG and HOME funds are not sufficient to address all the needs of the city. The City will use CDBG and HOME funds, in conjunction with other available funding as they become available, to coordinate projects and services to meet the objectives of both programs. The identified needs are increasing homeownership opportunities; conserving the supply of existing owner housing; expanding the stock of affordable rental housing; increasing the length of stay in rental housing; providing educational and recreational programs; increasing livability of neighborhoods; assisting homeless persons, supporting senior services, economic development, and implementing ADA improvements where feasible. The associated goals and priorities identified include:

**CDBG Priority:** Youth **Goal:** Providing educational and recreational programs

**CDBG Priority:** Neighborhood revitalization **Goal:** Improve the livability of neighborhoods

**CDBG Priority:** Homeless services **Goal:** Support homeless shelter and other services when feasible

**CDBG Priority:** ADA improvements **Goal:** Incorporate ADA assessable features in all CDBG public improvement projects and address public facility needs as they are identified

**CDBG Priority:** Economic Development **Goal:** Support adult education and training

**CDBG Priority:** Senior Assistance **Goal:** Support Senior Services

**HOME Goal:** Increase number of homeowners

**HOME Priority:** Increasing Homeownership opportunities

**HOME Goal:** Provide additional affordable, rental units

**HOME Priority:** Expand stock of affordable rental housing

**HOME Goal:** Assist with rehabilitation of existing owner units

**HOME Priority:** Conserve the supply of existing owner housing

**HOME Goal:** Homeless prevention via rental assistance

**HOME Priority:** increase length of stay in rental housing

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

During the previous Consolidated Plan period, the City utilized its CDBG and HOME funds for a variety of different housing and community development activities including:

Increasing economic opportunities as well as raising the median income for our residents by focusing on the economic development strategies combined with other various programs designed to increase employment opportunities, including job training, such as our Bilingual Computer Classes and job search and resume writing assistance with our Workforce Assistance Program.

Developing a coordinated system to support the Senior Transportation priority including the continuation of a comprehensive transportation program for seniors linked to nutrition, social and independent living purposes. The City made significant progress and has meet the target of assisting over 1,000 people per year.

Focusing on neighborhood revitalization through the implementation of comprehensive neighborhood street improvements in targeted low-income areas, specifically those residing in Escondido's 17 organized neighborhood groups.

Providing comprehensive and coordinated activities such as street improvements, Project NEAT, smaller neighborhood beautification projects and community engagement efforts (clean ups and block parties) in areas targeted for revitalization; all focusing on high level of resident involvement.

Continuously developing and supporting a continuum of care that addresses and assists in preventing homelessness by providing 40 beds to approximately 78 homeless individuals per year.

During the first four years of the 2010-2015 Consolidated Plan Period, the City assisted developers in providing 115 new affordable rental units and 10 new affordable ownership units, and assisted 90 households to become first-time homeowners. In addition, using alternative funding the City assisted in

rehabilitating 37 owner-occupied single-family residences or mobile homes, and provided rental assistance to 110 very-low income seniors and disabled households.

One of the most significant factors in the provision of affordable housing has been the loss of Redevelopment tax increment funding, a significant funding source, due to the dissolution of redevelopment in California in 2012. The city's capacity to pursue significant affordable housing projects has been limited.

#### **4. Summary of citizen participation process and consultation process**

Citizen participation continues to be a priority for the City of Escondido. Citizens are involved in the identification of community needs on an ongoing basis through community meetings, public hearings, notifications and relationships with neighborhood based groups. Community input provides important information on which to base decisions regarding the allocation of federal funds addressed by the Consolidated Plan.

**Community and Stakeholder Meetings:** To solicit public input during the Consolidated Plan, the City of Escondido conducted two stakeholder meetings, five community workshops, two public hearings, and administered a Housing and Community Development Needs Survey. The meetings were conducted throughout the month of January and February.

**Outreach:** Notices in English and in Spanish were published and posted in various forms including hard copies at city facilities, via-email, and social media.

**Housing and Community Needs Survey:** An online survey was developed through Google Docs to receive community and stakeholder input during the Consolidated Plan Process. A total of 100 responses were received.

**Public Hearings:** A public hearing before City Council was held on January 7, 2015 to review the Consolidated Plan process and request Council and to accept public input. A second public hearing was held on April 22, 2015 before the City Council to review and adopt the Final Consolidated Plan and Action Plan. Public notices for the hearings were published 14 days prior.

**Public Review and Draft Documents:** The draft Consolidated Plan and a full listing of the activities approved as a part of the One-Year Action Plan were published and posted on the City website. A 30-day public review was held and copies of the draft Consolidated Plan and Action Plans were made available for the public at the front counter at City Hall and the Escondido Public Library.

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

A summary of the public comments received is included as **Attachment B**

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

The City Escondido received and accepted all comments and views.

**7. Summary**

The City of Escondido has made every effort in outreaching to all segments of the community that may benefit from the CDBG and HOME program.

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

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

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
Lead Agency	ESCONDIDO	
CDBG Administrator		Neighborhood Services Division
HOPWA Administrator		
HOME Administrator		Housing Services Division
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

### Narrative

The City's CDBG and HOME programs are administered by the City of Escondido Neighborhoods Services and Housing Divisions.

### Consolidated Plan Public Contact Information

For questions regarding the City of Escondido's CDBG program please contact Danielle Lopez, Neighborhood Services Manager at 760-839-4517 or Nancy Luu, Management Analyst at 760-839-4579. For questions regarding the City of Escondido's HOME program please contact Kristina Owens at 760-839-4519. City of Escondido CDBG and HOME programs are administered at City Hall, 201 N. Broadway, Escondido, CA 92025.

## **PR-10 Consultation - 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

As part of the Consolidated Plan development process, the City encourages maximum citizen participation. The City of Escondido has made every effort to outreach to all segments of the community that may benefit from CDBG and HOME program funds.

#### **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(I)).**

To enhance coordination between the Continuum of Care, the public and assisted housing providers, the City of Escondido has undertaken the following activities: (1) updating the Consolidated Plan agency list of public agencies, non-profits, housing providers, community and neighborhood groups, and affordable housing advocates; (2) sent notifications and announcements of Consolidated Plan stakeholder meetings and; (3) attended invited meetings to share the Consolidated Plan purpose and discuss how organizations could participate.

#### **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**

City of Escondido efforts to coordinate housing assistance and services for homeless persons include collaborative participation with the Alliance for Regional Solutions (ARS). The ARS was also consulted to provide information and resources available through its organization and its member agencies such as Interfaith Community Services, North County Community Services, Salvation Army, Community Housing Works, and the Woman's Resource Center.

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

Not applicable. The City's HUD allocation for entitlement grants currently does not include ESG funds.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

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

1	<b>Agency/Group/Organization</b>	INTERFAITH COMMUNITY SERVICES
	<b>Agency/Group/Organization Type</b>	Services-homeless Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency attended Stakeholder Meeting #1 (on Jan. 22) / There is an on-going discussion with the agency to determine needs throughout the year. Agency provides input on homeless needs and services.
2	<b>Agency/Group/Organization</b>	ESCONDIDO EDUCATION COMPACT
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Health Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency attended Stakeholder Meeting #1 (on Jan. 22). Agency provided input on youth and recreation services needed or most requested in the City
3	<b>Agency/Group/Organization</b>	MEALS ON WHEELS
	<b>Agency/Group/Organization Type</b>	Food Services
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency attended Stakeholder Meeting #2 (on Jan. 29). Provided input on food services and clients being served in the city.
4	<b>Agency/Group/Organization</b>	North County Lifeline
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City of Escondido continues to have on-going discussion with the agency and conducted an interview with the agency(on Nov. 19, 2014)
5	<b>Agency/Group/Organization</b>	Alliance for Regional Solutions
	<b>Agency/Group/Organization Type</b>	Services-homeless Services-Health Services-Education Services-Employment Services - Victims Regional organization Business Leaders Civic Leaders Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency attended stakeholder meeting #1 (n Jan. 22)and regularly meet to discuss homeless issues.
6	<b>Agency/Group/Organization</b>	Habitat for Humanity
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency attended stakeholder meeting # 1 (n Jan. 22) Agency provided input on the need for more affordable housing projects to rehab and revitalize neighborhoods.
7	<b>Agency/Group/Organization</b>	City of Escondido, Senior Services
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Other government - Local Grantee Department

	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency attended stakeholder meeting #1 (oJan 22) Agency provided input for senior services and needs. Agency provided data and information on the growing senior population, and the increased need for more services.
8	<b>Agency/Group/Organization</b>	City of Escondido, Community Services Department
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education Other government - Local Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency attended stakeholder meeting #1 (n Jan 22) Agency provided input for services needed and request in the community concerning youth education and recreation. City services most requested by residents included: more after school care and activities.
9	<b>Agency/Group/Organization</b>	Hitzke Development
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency attended stakeholder meeting #2 (n Jan.29) Agency provided input on the elements of transportation near affordable housing. Also, the need for large complexes to collaborate with organizations to provide recreation opportunities near large housing projects.
10	<b>Agency/Group/Organization</b>	National Core Development
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs

<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Agency attended stakeholder meeting #2 on (an. 29) Provided input on housing needs and affordable housing elements.</p>
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**Identify any Agency Types not consulted and provide rationale for not consulting**

As part of the Consolidated Plan development process, the City encourages maximum citizen and stakeholder participation from all areas and organizations. The city used a variety of outreach methods and excluded no agency during the process.

**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	San Diego County	The Regional Continuum of Care is a large cooperative community group consisting of representatives of the 18 cities within the county, nonprofit service providers and other interested parties. The RCCC meets quarterly to identify gaps in the homeless services, establish funding priorities, and to pursue an overall systemic approach to addressing homelessness. The City of Escondido's Strategic Plan identifies Homelessness as a priority and plans to continue to align its goals with the Continuum of Care.

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

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

**Narrative (optional):**

## **PR-15 Citizen Participation**

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

The City of Escondido conducted an extensive citizen participation process during the development of the Consolidated Plan. The outreach process included:

- Community and Stakeholder Meetings;
- Housing and Community Needs Assessment Survey;
- Public Hearings; and
- Public review of draft documents

Results and comments from stakeholders and community members were collected, analyzed, and considered by the City to affirm or adjust priorities and objectives in the five-year consolidated plan.

**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	Public Meeting	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing  Neighborhood Groups	30 attendees	No comments were received	All comments were accepted	

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)
2	Public Meeting	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	0 attendees	No comments were received	All comments were accepted	

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)
3	Public Meeting	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	0 attendees	No comments were received	All comments were accepted	

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)
4	Public Meeting	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	20 attendees	Youth was a major priority within the community focusing on alternative after school activities and programs geared towards gang prevention and mental health.	All comments were accepted.	

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)
5	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Stakeholder/Agency</p>	4 attendees	<p>More availability of affordable housing</p> <p>Increased affordable rental stock</p> <p>Emergency shelter overlay adjustments HUD should change the market rate formula</p>	All comments were accepted.	

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)
6	Public Meeting	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing  Stakeholder/Agency	5 attendees	More recreation activities especially right after school Mentoring systems Easier access to schools Churches to play a more active role Access to healthy nutrition; high levels of obesity and diabetes in the Mission Park area More gender specific activities such as girls club, boys club, etc. Access to transportation Access to health fruits and vegetables Activities to reduce obesity and diabetes in adults and children Successful role models for children and teens Transportation is a challenge Active Transportation Need to make Creek more viable route Increase education (and access to) bikes and rules of the road Community gardens Recreational opportunities Mentoring More mixed use development (access from residential to commercial, esp grocery stores) neighborhood improvement	All comments were accepted	
OMB Control No: 2506-0117 (exp. 07/31/2015)	Consolidated Plan	ESCONDIDO			19	

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)
7	Newspaper Ad	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	No responses were received	No comments were received	All comments and responses are accepted	

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)
8	Internet Outreach	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	No responses were received	No comments were received	All comments and responses are accepted	

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)
9	Survey	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	100 responses	No comments were received	All comments and responses are accepted	

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

During the development of the Consolidated Plan residents, community members, stakeholders, and agencies were asked to submit a housing and community needs assessment survey.

A total of 100 survey responses were received and among them the top 10 needs were identified:

- Recreation
- Education
- Abused/neglected children
- Transportation
- Food pantries
- Anti-crime programs
- Substance abuse
- Homeless shelters
- Domestic violence
- Veterans assistance

The needs identified through the survey are consistent with the comments received during the Community Meetings and Stakeholder Workshops held during the Consolidated Plan process, as well as being generally in line with the past FY 2010-2015 Consolidated Plan priorities.

During development of the 2015-2020 Consolidated Plan, a Needs Assessment was completed using the Consolidated Plan template.

The Housing Needs Assessment summarizes the types of households in Escondido, including income levels and household composition. The Assessment evaluated housing problems, including overcrowding, housing cost burden, and units lacking complete kitchen or plumbing facilities. Details are included in the following sections on the types of families most in need of housing assistance, the most common types of housing problems, the types of households that experience housing problems and severe housing problems, and the types of households that experience housing problems at a disproportionately greater rate than other households.

The Non-Homeless Special Needs Assessment summarizes the characteristics of the special needs populations of Escondido, including their housing and supportive service needs.

The City of Escondido is not a public housing authority and there are no public housing units in the City.

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

The Housing Needs Assessment summarizes the housing needs in Escondido according to family type, income level, and household type. There is an extensive need for affordable housing in Escondido. As defined by HUD in the Comprehensive Housing Affordability Strategy (CHAS) housing problems include substandard housing (no complete kitchen or bathroom), overcrowding, and housing cost burden (paying more than 30% or 50% of income toward housing costs). In Escondido, renters and seniors living alone make up a large group of those requiring housing assistance. Of the specified housing problems, housing cost burden is the most common in Escondido, and renter households, small households and low-income households are the groups most affected by it. The following tables and sections detail the housing needs of Escondido.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	133,559	142,573	7%
Households	43,870	44,918	2%
Median Income	\$42,567.00	\$50,597.00	19%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	7,630	7,200	10,350	4,740	15,000
Small Family Households *	2,860	3,030	4,585	2,425	8,240
Large Family Households *	1,065	1,200	1,785	700	1,850
Household contains at least one person 62-74 years of age	1,080	900	1,175	695	2,955
Household contains at least one person age 75 or older	1,380	1,325	1,125	510	940
Households with one or more children 6 years old or younger *	2,000	2,070	2,640	884	1,800
* the highest income category for these family types is >80% HAMFI					

**Table 6 - Total Households Table**

**Data Source:** 2007-2011 CHAS

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	80	35	60	0	175	10	15	0	0	25
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	290	195	305	100	890	10	75	65	10	160
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	760	605	575	80	2,020	150	115	270	205	740
Housing cost burden greater than 50% of income (and none of the above problems)	2,760	1,470	270	55	4,555	1,140	1,005	1,570	535	4,250
Housing cost burden greater than 30% of income (and none of the above problems)	335	2,170	2,495	440	5,440	195	395	1,270	950	2,810

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	660	0	0	0	660	480	0	0	0	480

**Table 7 – Housing Problems Table**

Data 2007-2011 CHAS

Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	3,885	2,310	1,210	230	7,635	1,315	1,205	1,905	750	5,175
Having none of four housing problems	665	2,590	4,555	1,685	9,495	620	1,095	2,675	2,070	6,460
Household has negative income, but none of the other housing problems	660	0	0	0	660	480	0	0	0	480

**Table 8 – Housing Problems 2**

Data 2007-2011 CHAS

Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	1,915	2,010	1,425	5,350	365	745	1,405	2,515
Large Related	725	820	245	1,790	230	205	710	1,145
Elderly	785	860	370	2,015	730	395	460	1,585

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	785	690	1,000	2,475	140	195	475	810
Total need by income	4,210	4,380	3,040	11,630	1,465	1,540	3,050	6,055

**Table 9 – Cost Burden > 30%**

Data 2007-2011 CHAS  
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	1,760	585	85	2,430	325	550	915	1,790
Large Related	600	340	35	975	230	150	330	710
Elderly	710	475	110	1,295	545	240	165	950
Other	710	300	80	1,090	140	170	275	585
Total need by income	3,780	1,700	310	5,790	1,240	1,110	1,685	4,035

**Table 10 – Cost Burden > 50%**

Data 2007-2011 CHAS  
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	960	600	575	145	2,280	125	135	280	165	705
Multiple, unrelated family households	85	170	280	10	545	25	55	60	45	185
Other, non-family households	0	30	25	25	80	10	0	0	0	10
Total need by income	1,045	800	880	180	2,905	160	190	340	210	900

**Table 11 – Crowding Information – 1/2**

Data 2007-2011 CHAS  
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

**Table 12 – Crowding Information – 2/2**

Data Source

Comments:

\*\*No information is available from ACS

**Describe the number and type of single person households in need of housing assistance.**

According to the 2010 Census, 9,528 households in Escondido (approximately 20 percent of households) were single-person households. Forty four percent of the single-person households were seniors living alone. 51 percent of seniors living alone are owners, while 49 percent are renters. Seniors living alone typically require assistance with rent or with repairs and maintenance and make up the typical single person household most in need of housing assistance.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

According to the 2008-2010 ACS data, approximately 10 percent of Escondido residents had a disability. It is difficult to determine how many persons with a disability living in Escondido, since a person can have multiple disabilities, so this figure may be underestimated. The ACS data also tallies the number of disabilities by type for residents with one or more disabilities in Escondido. The U.S. Administration on Developmental Disabilities estimates that 1.5 percent of the population is developmentally disabled. This equates to approximately 2,158 persons in Escondido with developmental disabilities. Developmental disabilities are not recorded in the Census. The San Diego Regional Center, which provides services for persons with developmental disabilities indicates that its North County office serves approximately 445 Escondido residents. The details on the numbers and types of disabled households are detailed in NA-45. In general, persons with disabilities require accessible and affordable housing, with easy access to different levels of supportive services and transportation services.

No specific data is available on the number of domestic violence, dating violence, sexual assault or stalking victims in Escondido. The 2011 San Diego County Report card on Children and Families reports a rate of 16 incidents of domestic violence per 1,000 households in San Diego County, with individual areas in North County generally ranging between 10 and 20 incidents per 1000. Researchers have estimated that anywhere from 3 to 10 million children are exposed to domestic violence per year in the United States. There is definitely a need for affordable and safe housing options and supportive services for domestic violence victims.

## **What are the most common housing problems?**

HUD's CHAS defines housing problems as either substandard housing, overcrowding, or housing cost burden. Of these housing problems, the most common in Escondido is housing cost burden. According to the 2007-2011 CHAS data, 51 percent of all Escondido households experience a cost burden. Among the city's renter households, about 59 percent of households experience a housing cost burden (paying more than 30% or more than 50% of household income for housing). Approximately 44 percent of owner households in Escondido have a cost burden. In contrast, only 8 percent of households experience overcrowding (more than one person per room). While 28 percent of households experience at least one of the housing problems, only 200 housing units are considered substandard (lacking complete kitchen or plumbing facilities). Substandard units, or units with physical defects, were the least common housing problem in the city.

## **Are any populations/household types more affected than others by these problems?**

Housing cost burden is typically linked to income levels. The lower the income, the larger percentage of a household's income is allotted to housing costs. Overall, renter households are more affected by housing cost burden than owner households. Housing cost burden, those paying more than 30% or more than 50% of their income on housing costs, impacts 59 percent of renter households in Escondido versus 44 percent of owner households. Small households and households earning less than 50% AMI also were most likely to be affected than other households by cost burden. Of the total households (rental and ownership) overpaying for housing, 43 percent were small households. 70 percent of those cost burdened have incomes of less than 50% AMI. In addition, the elderly are likely to be affected by cost burden. 21 percent of the households experiencing housing cost burden are elderly.

## **Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Extremely low-income households and those with a severe housing cost burden are more likely to lose their homes and become homeless, living in shelters or becoming unsheltered. They are more unstable and likely to be impacted by a job loss, medical emergency or other unexpected expense. Extremely low-income families with children are especially at risk of becoming homeless, since homelessness in children has been shown to impact health, language skills, education, and other important factors impacting future well-being. According to the 2007-2011 ACS data, the median income in Escondido is \$49,362, compared to \$62,962 in San Diego County. 18.7 percent of residents of Escondido were living in poverty compared to 14.4 percent of residents of San Diego County. According to 2009-2013 ACS data, approximately 12 percent of Escondido households had income less than \$15,000, while 23 percent earned less than \$25,000. 51 percent of Escondido households earn less than \$50,000 per

year. 30 percent AMI (currently \$23,650 for a family of four according to HUD) is considered extremely low income. Extremely low-income households cannot afford to rent or own market-rate housing in Escondido without assuming a housing cost burden. 17 percent of Escondido households have income less than or equal to 30% AMI and 39 percent of households with a housing cost burden have incomes of 30% AMI or less.

Single-parent households, particularly female-headed households with children, often require special consideration and assistance because of their greater need for affordable housing and supportive services. Female single-parent households are disproportionately affected by poverty. In 2010, there were 5,007 single-parent households (11 percent of all households) in the City of Escondido. Of these, 67 percent were female-headed households. These households are at a greater risk of becoming unsheltered, especially when they have a very-low or extremely low income.

In February 2009, the City of Escondido received \$709,782 in Homelessness Prevention and Rapid Re-Housing Program (HPRP) funds. The funds were intended to provide financial assistance and services to either prevent individuals and families from becoming homeless or to help those who recently became homeless or who are at-risk for homelessness due to sudden and unexpected job loss or other emergency situation to be quickly re-housed and stabilized. The City partnered with Interfaith Community Services (ICS) and provided financial assistance in the form of rent payments. Families were eligible for a maximum of 3 months' rent to a maximum of \$4,500 per family. Funds could be used to pay rent in arrears up to the \$4,500 maximum. Between 2009 and 2012, financial assistance, housing relocation and stabilization services were provided to assist 248 households (consisting of 788 individuals). This grant is closed out and folks are no longer receiving assistance through this program, so it is anticipated that a number of these households may again be in need, since this assistance was short term.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

Generally, households are at risk of becoming homeless if they have extremely low income with a severe housing cost burden (spending 50 percent or more of their income on housing). According to 2007-2011 CHAS data, 3,780 renter households (18 percent of all renter households) and 1,240 owner households (5 percent of all owner households) in Escondido have an extremely low income and a severe housing cost burden.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

Extremely low-income households with a severe housing cost burden are more likely to lose their homes and become homeless. They are more unstable and likely to be impacted by a job loss, medical

emergency or other unexpected expense. In the recent economy, unemployment and under employment are the primary reasons for families losing their homes and becoming homeless.

**Discussion**

See discussion above.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

A disproportionate housing need exists when the members of a racial or ethnic group at a given income level experience housing problems at a rate at least 10 percentage points higher than the category/income level as a whole. The housing problems identified are 1. Lacks complete kitchen facilities; 2. Lacks complete plumbing facilities; 3. More than one person per room; and 4. Cost burden greater than 30%.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,920	695	265
White	2,215	495	190
Black / African American	45	0	25
Asian	250	14	4
American Indian, Alaska Native	30	0	30
Pacific Islander	0	0	0
Hispanic	2,285	160	15

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,055	1,080	0
White	1,725	790	0
Black / African American	50	0	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	189	40	0
American Indian, Alaska Native	20	0	0
Pacific Islander	15	0	0
Hispanic	2,975	250	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,790	2,715	0
White	2,490	1,595	0
Black / African American	75	25	0
Asian	240	105	0
American Indian, Alaska Native	40	19	0
Pacific Islander	0	0	0
Hispanic	2,870	960	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,255	2,390	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	1,165	1,435	0
Black / African American	34	35	0
Asian	135	45	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	865	790	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

## Discussion

Among all Escondido Households with incomes up to 100% Area Median Income (AMI), Hispanic, Asian, American Indian and Pacific Islander households are the most likely to experience one or more housing problems. Specifically, 80 percent of Hispanic households and 80 percent of Asian households experiences at least one housing problem. 72 percent of all households in the whole income range experienced housing problems. The proportion of white households experiencing housing problems was lower than average at 64%. Escondido has very few Pacific Islander households where all 15 households experienced housing problems. In addition, 82% of American Indian/Alaska Native households (109 total) experienced housing problems. 70% of Black/African American households experienced housing problems.

Looking at individual income levels:

0%-30% AMI: There is a disproportionate need among the Black/African American population at this income level. At this level, 87% of the jurisdiction as a whole experienced one or more housing problems, while 100% of the black population at the same level experienced problems. 100% of the American Indian/Alaska Native population at this level also experienced at least one housing problem. However, the populations of these two groups at this income level are fairly low (30 American Indians/Alaskan Natives and 45 Blacks).

30%-50% AMI: There is a disproportionately greater need among Hispanic households at this income level. 82% of the jurisdiction as a whole experienced at least one housing problem. 92% of the Hispanic households at this income level experienced at least one housing problem. There is also a disproportionate need among the Black/African American population at this income level (100 percent experienced a problem). 100% of the Pacific Islander and American Indian/Alaska Native populations at

this level also experienced at least one housing problem. However, the number of households in Escondido of these groups at this income level are fairly low (20 American Indians, 50 African Americans, and 15 Pacific Islanders).

50%-80% AMI: There is no disproportionate need among households in this category. The percentage in each group with housing problems within this income range is within 7 percentage points of the jurisdiction as a whole.

80%-100% AMI: There is a disproportionate need among Asian households in this income range. 48% of the jurisdiction as a whole in this income range experiences a housing problem. Among the Asian population in this income range, 75% have one or more housing problems.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

A disproportionate housing need exists when the members of a racial or ethnic group at a given income level experience housing problems at a rate at least 10 percentage points higher than the income level as a whole. The Severe Housing problems identified are 1. Overcrowded households with more than 1.5 persons per room; 2. Households with Cost Burdens of more than 50% of income and 3. Lacking completed kitchen and/or plumbing facilities.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,505	1,110	265
White	1,975	735	190
Black / African American	45	0	25
Asian	195	65	4
American Indian, Alaska Native	30	0	30
Pacific Islander	0	0	0
Hispanic	2,170	275	15

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,420	2,715	0
White	1,175	1,345	0

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Black / African American	40	15	0
Asian	179	50	0
American Indian, Alaska Native	0	20	0
Pacific Islander	15	0	0
Hispanic	1,940	1,290	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

#### **50%-80% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	2,795	5,710	0
White	845	3,245	0
Black / African American	65	30	0
Asian	170	170	0
American Indian, Alaska Native	15	44	0
Pacific Islander	0	0	0
Hispanic	1,685	2,145	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

## 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,015	3,630	0
White	430	2,170	0
Black / African American	4	65	0
Asian	115	65	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	410	1,245	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## Discussion

At individual income levels:

0%-30% AMI: There is a disproportionate need among the Black/African American and American Indian/Alaska Native populations at this income level. At this level, 80% of the jurisdiction as a whole experienced severe housing problems, while 100% of the black population and 100% of the American Indian/Alaska Native population at the same level experienced severe problems. However, Escondido is home to very few households in these racial/ethnic categories at this income level, so the percentages may not be representative.

30%-50% AMI: There is a disproportionately greater need among Black/African American, Asian and Pacific Islander households at this income level. 56% of the jurisdiction as a whole at this income level experienced a severe housing problem. 73% of Black/African American households, 78% of Asian households and 100% of Pacific Islander households experienced a severe housing problem. Escondido is home to very few households in some of these racial/ethnic categories so the percentages may not be representative (15 Pacific Islanders and 55 African American households in this income category).

50%-80% AMI: There is a disproportionately greater need among Black/African American, Asian and Hispanic households at this income level. 33% of the jurisdiction as a whole in this income level experienced a severe housing problem. 68% of Black/African American households, 50% of Asian households and 44% of Hispanic households experienced a severe housing problem.

80%-100% AMI: There is a disproportionate need among Asian households in this income range. 22 percent of the jurisdiction as a whole in this income range experiences a severe housing problem. Among the Asian population in this income range, 64% have a severe housing problem.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

A disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a rate at least 10 percentage points higher than the income level at a whole. The following table illustrates the extent of Housing Cost Burden by race.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	21,350	10,815	10,055	310
White	13,880	5,655	4,580	190
Black / African American	325	125	165	25
Asian	1,145	455	645	4
American Indian, Alaska Native	210	44	45	30
Pacific Islander	70	0	15	0
Hispanic	5,400	4,460	4,445	60

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2007-2011 CHAS

### Discussion:

Overall, when looking at housing cost burden by race/ethnic categories, 49 percent of Escondido households in the jurisdiction as a whole had a cost burden (spent more than 30 percent of their gross household income on housing), according to CHAS data. Within that group, 48 percent (24 percent of the total) of the households had a severe cost burden (spent more than 50 percent of gross household income on housing). While there is not any racial or ethnic group experiencing a disproportionately greater need, Hispanic households were the group most likely to experience a housing cost burden. Thirty one percent of Hispanic households experienced a housing cost burden, while another 31 percent of Hispanic households experienced a severe housing cost burden. American Indian/Alaska Native households were least likely to experience a housing cost burden (15%) or a severe housing cost burden (15%), although the population is small in Escondido (only 329 of the total households). Black and Asian households also experience a fairly high rate of severe cost burden (27% and 28% respectively).

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

### **Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

A disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a rate at least 10 percentage points higher than the income level as a whole. The Needs Assessment evaluates housing problems and severe housing problems and their prevalence among different ethnic categories and income categories. Among all households, Hispanics are most likely to experience one or more housing problems. However, in the 0%-30% AMI income category, there is a disproportionate need among the Black/African American households in housing problems and severe housing problems. The American Indian/Alaska Native population also experiences disproportionately greater need at this income level, although their numbers are very low in Escondido (30 total households in this income category). At the 30%-50% AMI income level, there is a disproportionately greater housing or severe housing need among Hispanic, Black/African American, Asian, Pacific Islander, and American Indian/Alaska Native households. However, the number of households in some of these categories in Escondido is fairly low at this income level (15 Pacific Islanders, 20 American Indian, 50 Black). In the 50%-80% AMI category, there is a disproportionately greater severe housing need among Black/African American, Asian and Hispanic households. In the 80% - 100% AMI category there is a disproportionate need among Asian households in both housing and severe housing needs.

There is no racial or ethnic group experiencing a disproportionate need with regards to housing cost burdens.

### **If they have needs not identified above, what are those needs?**

The needs are identified in this section. There are no known additional needs.

### **Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

## NA-35 Public Housing – 91.205(b)

### Introduction

The City of Escondido does not operate its own Housing Authority for public housing and Housing Choice Voucher programs. The Housing Authority of the County of San Diego (HACSD) administers the Housing Choice Voucher program and Public Housing for many jurisdictions within San Diego County, including the City of Escondido. There are no public housing projects within the City of Escondido boundaries. Both the Public Housing and Housing Choice Voucher programs provide rental assistance to eligible very low-income households. Eligible applicants include families with children, the elderly, veterans and the disabled with incomes less than 50 percent of the County AMI. The tables below summarize the data provided by the HACSD for public housing and the Housing Choice Voucher program. Data are for the entire HACSD jurisdiction, not specifically for Escondido.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	83	117	10,566	0	10,411	110	0	42

**Table 22 - Public Housing by Program Type**

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	12,491	18,844	15,253	0	15,270	13,174	0
Average length of stay	0	3	6	6	0	6	0	0
Average Household size	0	2	2	2	0	2	1	0
# Homeless at admission	0	0	2	3	0	3	0	0
# of Elderly Program Participants (>62)	0	18	47	3,465	0	3,432	14	0
# of Disabled Families	0	12	23	2,885	0	2,828	33	0
# of Families requesting accessibility features	0	83	117	10,566	0	10,411	110	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)

## Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	71	98	8,511	0	8,408	66	0	35
Black/African American	0	6	15	1,603	0	1,555	41	0	6
Asian	0	4	2	297	0	294	2	0	1
American Indian/Alaska Native	0	0	1	84	0	84	0	0	0
Pacific Islander	0	2	1	71	0	70	1	0	0
Other	0	0	0	0	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	24	73	3,644	0	3,619	17	0	8
Not Hispanic	0	59	44	6,922	0	6,792	93	0	34

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)

## **Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

The public housing needs of the City of Escondido are met by the Housing Authority of the County of San Diego. The HACSD does gather some information specific to the City of Escondido residents. There are currently a total of 11,786 Escondido residents on the waiting list for rental assistance. Of those, 2,578 are disabled (22%) and 1,256 (11%) are elderly. Both groups represent households who could be waiting specifically for an accessible unit.

There are no public housing units located in Escondido, although there are 117 public housing units within the HACSD jurisdiction. A large percentage of households requesting public housing request accessibility features.

### **Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

As of January 30, 2015, approximately 1,314 residents of Escondido are receiving Housing Choice Vouchers for rental assistance from the HACSD. 79 percent of those receiving vouchers are extremely low income households (<30% AMI). Thirty six percent of those receiving vouchers are elderly, with 28 percent extremely low-income elderly. Only 8 percent of voucher holders consist of families of five or more members. The immediate need of those residents holding vouchers appears to be rental assistance as they are more than likely housing cost burdened.

There are 41,558 households on the HACSD waiting list for public housing assistance. 85 percent of those on the waiting list have extremely low incomes (below 30% AMI). Approximately 25 percent of those on the waiting list have a disabled member, 56 percent are families with children and 7 percent are elderly. The waiting list of those in Escondido has 11,786 households. Of those on the waiting list in Escondido, 11 percent are elderly, 22 percent are disabled and 58 percent are families.

### **How do these needs compare to the housing needs of the population at large**

In general, the housing needs in the HACSD jurisdiction are very similar to those in Escondido alone. Also, the needs reflected in the population of those using vouchers is very similar to the Escondido population at large, although there are some differences. 48.9 percent of Escondido's population is Hispanic, while only 28 percent of those using vouchers on Escondido are Hispanic. 34 percent of the tenant based vouchers used in the entire HACSD jurisdiction are used by Hispanics. 39 percent of those on the HACSD waiting list are Hispanic. Only 2.5 percent of the population is Black/African American, while 11 percent of households using vouchers in Escondido are Black. 15 percent of those using tenant based vouchers in the HACSD are Black. 24 percent of those on the waiting list are Black, and the Black population is larger in rest of the County (4.7% of the County population). 36 percent of the voucher holders in Escondido are elderly, while 10.5 percent of the population in Escondido is elderly (older than 65).

Currently the wait for a voucher averages 8-10 years or longer, depending on HACSD funding levels.

**Discussion**

See above discussion.

## **NA-40 Homeless Needs Assessment – 91.205(c)**

### **Introduction:**

Homelessness is on the rise throughout the country. The rise in homelessness is attributed to a variety of factors, including a lack of affordable housing, increases in the number of persons whose income is below the poverty level, reductions in public subsidies to the poor, the deinstitutionalization of the mentally ill, as well as alcohol and substance abuse.

Researchers who provide homeless estimates acknowledge extreme difficulty in counting homeless persons, because they are often an invisible and shifting population. To provide estimates of homeless persons, local researchers use a range of methods and sources.

Periodic comprehensive point-in-time surveys, such as those coordinated by the Regional Task Force on the Homeless, consisting of street counts, shelter beds count and expert opinions (police departments, etc.), provide the best estimates of Escondido's homeless population. It is important to note that such point-in-time estimates do not include a count of persons who become homeless or who move into or out of homelessness during the year.

In the September 2014 Regional Homeless Profile estimated that a total of 554 homeless persons were located in Escondido at the point-in-time homeless count.

### **City of Escondido**

Sheltered Persons, 403 total persons

- Emergency Shelter, 122 persons  
Safe Haven, 9 persons  
Transitional Housing, 271 persons

Unsheltered Persons, 151 total persons

- Individuals, 86 persons
- Vehicles, 22 persons
- Hand-Built Structures, 18 persons

**\*No specific data is available to provide specific characteristics of the homeless population for the City of Escondido.**

**Homeless Needs Assessment**

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0
Chronically Homeless Individuals	151	403	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

**Table 26 - Homeless Needs Assessment**

**Data Source Comments:** According to the American Community Survey (ACS), 2009-2013, farm worker population in the City of Escondido is 1,772 which is 20.8% of San Diego County. The City of Escondido does not have data available to indicate the rural homeless population.

Indicate if the homeless population is:  Has No Rural Homeless

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	0	0
Not Hispanic	0	0

Data Source  
Comments:

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

Escondido has a variety of facilities and services to meet the needs of those who are homeless or threatened with homelessness, including emergency shelters, as well as transitional and permanent housing. Homeless facilities and services target a wide variety of groups, including families with children.

Community-based organizations in Escondido have developed a wide range of supportive services in conjunction with shelter and transitional housing to promote self-sufficiency among residents and to prepare them for permanent housing. Support services such as employment training and parenting classes are integrated with transitional housing programs for homeless families. Specialized programs with a similar range of services to promote self-sufficiency are also available for pregnant and parenting women, single men and women with alcohol/drug problems, women with their children fleeing domestic violence, veterans, and mentally ill adults.

Agencies generally report full occupancy with waiting lists for most programs. Community representatives emphasized the need for a full continuum of care for the homeless, the value of comprehensive transitional housing programs in achieving self-sufficiency, and the need for sustaining existing programs. The tables below identify the facilities and services that address the needs of homeless individuals and families who reside in Escondido. In addition to and inclusive of Escondido’s homeless programs, the San Diego Region, through a cooperative and comprehensive effort, has developed a system of coordinated services to address the needs of the homeless residing within its boundaries. Public agencies such as the City of Escondido, non-profit providers, and other organizations offering assistance to homeless persons work together to systematically plan and provide an effective

array of emergency, transitional, and permanent housing programs and support services commonly referred to as the continuum of care.

As part of the continuum, the Regional Continuum of Care Council (which consists of organizations, governmental jurisdictions including the City of Escondido, non-profit and advocate groups, and homeless individuals) was established to provide year round coordination of local efforts.

Specific information by jurisdiction is not available on the number and type of housing assistance needed. The following data is provided by the Alliance for Regional Solutions in North County San Diego (July 2014) for informational purposes:

- Of adult clients with veteran status information recorded, 8% indicated prior military service. This is down from the 10% in the previous 2012-2013 season (Alliance for Regional Solutions, June 2013).
- Over one-quarter (26%) of all clients entered as a part of a family group. Most (71%) of the families with children were headed by a single adult female, while only 5% were headed by a single adult male.

### **Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

Based on the regional percentages, most sheltered individuals were males (63%) and Non-Hispanic/Latino (73%). While the primary race of clients sheltered were White (72%) and Black/African American (20%).

### **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

Sheltered Persons, 402 total persons

- Emergency Shelter, 122 persons
  - Safe Haven, 9 persons
  - Transitional Housing, 271 persons
- Unsheltered Persons, 126 total persons
- Individuals, 86 persons
  - Vehicles, 22 persons
  - Hand-Built Structures, 18 persons

### **Discussion:**

Please see above for discussion based on the topics addressed.

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

This group is described as persons who are not homeless but who require housing or supportive services, including the elderly and frail elderly, persons with disabilities (mental, physical, and developmental), persons with alcohol or other drug addition, persons with HIVS/AIDS and their family, large households, and single parent households.

### **Describe the characteristics of special needs populations in your community:**

Certain segments of the population may have more difficulty in finding decent, affordable housing due to their special needs. These special circumstances may be related to one's employment, income, family characteristics, disability, and household characteristics, among other factors. These residents may experience higher incidences of housing cost burden, overcrowding or other housing problems. Census and Regional Task Force on the Homeless data provide information on the special needs groups in Escondido.

Seniors (those 65 years of age or older) are considered a special needs group due to their relatively low income, disabilities or limitations, and dependency needs. Almost 11 percent of the population of Escondido is age 65 or older, according to 2010 Census data. 11,028 households in Escondido (24%) included a senior; 9,253 households (20%) were headed by a senior; and 4,235 households (9%) consisted of a senior living alone. Of senior headed households, 66 percent are owners and 34 percent are renters. Of seniors living alone, 50 percent are owners and 49 percent are renters. A higher percentage of seniors have low-or moderate income compared to other residents. According to 2007-2011 CHAS data, 20 percent of households with one member at least 62 years of age have household income of less than 30% AMI. 21 percent of the households experiencing housing cost burden are elderly.

There are a total of approximately 13,562 disabled persons in Escondido according to 2009-2013 ACS data, or 9.4 percent of the population (with some type of disability, a person can have multiple disabilities). Among those with a disability, 22.8 percent had an ambulatory difficulty, the most prevalent disability. 22.5 percent had an independent living difficulty. 19.6 percent had a cognitive difficulty. The remaining categories are self-care difficulty (13.8%), hearing difficulty (11.5%), and vision difficulty (9.8%). The Census does not record developmental disabilities. Persons with disabilities have a wide range of housing needs, which vary depending on the type and severity of the disability. They often have limited incomes and extensive needs for services and accessible living units. The most recent available Census information indicated that 15 percent of persons with disabilities were living below the poverty level.

Single-parent households, particularly female-headed households with children, often require special consideration and assistance because of their greater need for affordable housing and supportive services. Female single-parent households are disproportionately affected by poverty. In 2010, there were 5,007 single-parent households (11 percent of all households) in the City of Escondido. Of these, 67 percent were female-headed households. In comparison, only nine percent of all households in San Diego County were single-parent households (72 percent of which were female-headed).

See discussion cont. below under Discussion

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

Discussions with service providers during the consultation process for the Consolidated Plan indicates that there is a need for additional supportive services in the City. Overall, the City has need for supportive services, including housing, emergency shelter services, youth and childcare services, recreational activities, senior services, health/medical care, counseling, employment, case management, transportation, and coordination and information referral.

### **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

Not required - HOWPA grantees only

#### **Discussion:**

Large households (those consisting of five or more members) comprise a special needs group because of the often limited supply of adequately sized and affordable housing units in a community. According to 2010 Census data, there are 9,410 large households in Escondido, almost 21 percent of all households. Regionwide only 14 percent of households were "large." Renter- households comprised the majority (58 percent) of all large households. Although severe overcrowding is not the greatest housing problem in the City of Escondido, it impacts large families. 76 percent of owner housing units have three or more bedrooms, while only 22 percent of renter units have three or more bedrooms.

The homeless population has special needs throughout the region, including Escondido. The homeless population is difficult to quantify and Census information is often unreliable. The population can include disabled veterans, those with mental illnesses, those having HIV/AIDS, domestic violence victims, among other social issues. According to the 2014 San Diego Regional Homeless Profile and Point in Time (PIT) count in San Diego County, a total of 554 homeless were counted in Escondido and a total of approximately 8,280 regionwide. 6.5 percent of the homeless in San Diego County were located in Escondido. 22 percent (1,403) of homeless adults with information available were victims of domestic violence at some point in the past. 846 of these adults were unsheltered on the date of the

count. Similarly, 17 percent of the homeless adults were identified as having HIV/AIDS. The majority of these adults were sheltered.

Farmworker housing – Farmworkers earn their living through seasonal agricultural work and may move periodically to different farming areas or communities. Permanent agricultural workers who do similar work but live in Escondido year-round are included in Escondido’s estimates of those needing assistance due to affordability. Migrant workers are difficult to gather information on due to their mobility and their reluctance to be interviewed. According to the most recent available Census information (2009-2013 ACS), approximately 1,772 individuals in Escondido were employed in the agricultural industry (20% of the County's total farmworkers). Estimates on the number of farmworkers vary depending on the growing season.

The San Diego region is home to a large share of current and former military personnel. According to 2005-2009 ACS data, 8 percent of the active duty U.S. military population lives in San Diego County, and 52% of California’s military personnel were stationed in the San Diego region. Veterans, disabled veterans and active duty military make up a large portion of population in need of housing assistance due to the proximity of military installations to Escondido, the number of recently separated veterans in need of services, and the region's high cost of living.

Typically students are low income and therefore impacted by housing affordability. Although not a large component of the groups needing housing assistance in Escondido, they are a special needs group.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction’s need for Public Facilities:**

The Community Needs Survey identified parks and recreation facilities, libraries, and homeless shelters as the highest priority community facility needs.

The survey identified a lack of parks and recreational facilities in targeted, low-income neighborhoods and further noted that there are not enough facilities for youth to gather, particularly for teens. Additional discrepancies were noted, such as the lack of integration of cultural groups into recreation programs.

During the needs assessment process, key informants and community representatives noted that most recreation programs and activities are fee-based, which prohibits many low- and moderate-income persons from participating in them. In addition, there are not enough recreational facilities in Escondido to meet the current demand, particularly facilities that are located in or near low-income areas.

Escondido has a need for a range of other public facilities such as libraries, fire stations, and other community facilities. As the population continues to grow, facilities must be upgraded, expanded or replaced to meet the needs of Escondido residents.

### **How were these needs determined?**

Public facility needs in the City were determined based on the following:

- Comments received during the community and stakeholder outreach process;
- Responses from the Housing and Community Development Needs Survey;
- Consultation with the City Community Services Department.

### **Describe the jurisdiction’s need for Public Improvements:**

The Community Needs Survey identified infrastructure improvements as the highest priority need. Infrastructure improvement priority needs include sidewalks, streets, curbs, gutters, street lighting, street beautification, street signs and traffic signals. Based on the success of the neighborhood improvement projects in the past period and strong resident support for similar efforts, additional low-

income areas are targeted for comprehensive infrastructure improvements during the new Consolidated Plan period.

**Street and Sidewalk Improvements:** Alleys located within the City's downtown area are currently deteriorated, have serious deficiencies, or are underutilized or blighted. Necessary upgrades include the reconstruction of irrigation, cross walks, lighting, and where applicable, ADA required improvements.

**Drainage Improvements:** As the City has made comprehensive street improvements in low-income CDBG eligible areas drainage deficits have been addressed in those neighborhoods. As part of the overall comprehensive street improvements proposed in new and existing CDBG eligible neighborhoods during the new Consolidated Plan period, drainage problems in those areas will also be addressed and resolved.

**Streetlights:** Lighting improvements are needed in the CDBG eligible areas. Existing light poles and fixtures in these neighborhoods as well as nearby parks and school are heavily corroded and are nearing the end of their useful life. During critical after school hours, local youth utilize these facilities for constructive activities which contribute to the overall health and wellness of the community. Improved lighting will provide the community with a sense of security and safety.

### **How were these needs determined?**

Public Improvement needs in the City was determined based on the following:

- Comments received during the community and stakeholder outreach process;
- Responses from the Housing and Community Development Needs Survey;
- Consultation with City Public Works Department.

### **Describe the jurisdiction's need for Public Services:**

Respondents to the Community Needs Survey identified crime prevention as a high priority need for Escondido. Community representatives suggested a continuing need for comprehensive approaches to

address violence-related issues particularly for low-income at-risk youth, with a focus on prevention and alternatives to gang influences. Key informants also indicated that counseling and diversion programs, as well as drug and alcohol prevention and treatment services, play an important role in the reduction of violence.

The Police Department developed the *Neighborhood Transformation Project* (NTP) in Escondido. Since its inception, the program has been based on the idea that the police and the community must work together to identify, prioritize, and solve problems such as crime, fear of crime, drugs, social and physical disorder, gangs, and neighborhood decay. Over the last year, Escondido's NTP area has expanded to address the City's priority to revitalize low-income neighborhoods through direct citizen involvement in improving the physical and social environment. With the same goals in mind the CDBG and NTP programs have worked together to improve low-income neighborhoods.

Given the City's diverse population and concentration of lower and moderate income population, the City has extensive need for a myriad of services. High priority service needs identified in the Community Needs Assessment also includes:

- Childcare services and recreational activities;
- Homeless and homeless prevention services;
- Fair housing and legal services;
- Senior services, including case management and advocacy, and services for homebound residents;
- Services for special needs groups (i.e. early release ex-offenders, veterans, substance abusers, victims of domestic violence, disabled, mentally ill)
- Employment services;
- Business and tourism support; and
- Coordination of services.

### **How were these needs determined?**

Public service needs in the City were determined based on the following:

- Comments received during the community and stakeholder outreach process;
- Responses from the Housing and Community Development Needs Survey.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

Information on Escondido's housing market will be detailed in the following sections. According to 2007-2011 ACS data, Escondido's total housing stock is approximately 47,661 units. Slightly more than half (51 percent) of the City of Escondido's housing stock is comprised of detached single-family structures and multi-family units in properties with 5 or more units comprise 28 percent of the existing housing stock. 53 percent of the households are owners and 47 percent of Escondido households are renters. As far as the size of a unit, 76 percent of the ownership units contain three or more bedrooms, while only 22 percent of rental units contain three or more bedrooms. Twenty five percent of rental units contain only one bedroom, while only 2 percent of ownership units contain only one bedroom. Twenty-one percent of Escondido households are considered "large", with five or more members (according to the 2010 Census). The City of Escondido is an older community with an older housing stock. According to 2007-2011 CHAS data, 55 percent of the City of Escondido's housing stock was constructed prior to 1980, meaning that more than an half of the City's housing is more than thirty years of age, including 48 percent of the owner-occupied housing and 64 percent of the renter-occupied housing. Typically, housing over 30 years of age is more likely to have rehabilitation needs.

The current availability of housing units in Escondido does not meet the needs of the population, particularly the lower income population, as detailed in the Needs Assessment and Market Analysis. Currently the waiting period for Housing Choice Vouchers through the County Housing Authority is up to 8-10 years. Additionally, most if not all of the affordable, income-restricted projects in the city have waiting lists and very low vacancy rates. There is a need for larger (3 or more bedrooms) affordable units for renter and owner households due to the number of large households. Housing cost burden and affordability also are issues. There appears to be a large gap between the household income and the number of affordable units for households in the 0-50 percent AMI range, and a gap in affordable ownership units for households in the 30-80% AMI range. Additionally, the age of the housing stock indicates a need for rehabilitation of housing units and the possibility of lead based paint hazards within units.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

According to 2007-2011 ACS data, slightly more than half (51 percent) of the City of Escondido’s housing stock is comprised of detached single-family structures. Multi-family units in properties with 5 or more units comprise 28 percent of the existing housing stock. Eight percent of the residential units in Escondido consist of a mobilehome, boat, RV or van.

When it comes to the size of a unit, 76 percent of the ownership units contain three or more bedrooms, while only 22 percent of rental units contain three or more bedrooms. Twenty five percent of rental units contain only one bedroom, while only 2 percent of ownership units contain only one bedroom. This could explain the number of overcrowded rental versus ownership units seen in NA-10.

The City of Escondido is not built out. The City of Escondido has land available for both single-family and multi-family development, to include product for owners and renters. In the City’s most recent Housing Element, it was shown that the City can accommodate its regional share of 4,175 new units through 2020, including a variety of types for all economic segments of the population. Much of the potential multi-family development capacity is anticipated in the downtown area and the South Escondido Boulevard area, where higher density and mixed-use development is envisioned.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	24,172	51%
1-unit, attached structure	3,070	6%
2-4 units	3,218	7%
5-19 units	7,187	15%
20 or more units	6,230	13%
Mobile Home, boat, RV, van, etc	3,784	8%
<b>Total</b>	<b>47,661</b>	<b>100%</b>

**Table 27 – Residential Properties by Unit Number**

Data Source: 2007-2011 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	52	0%	851	4%
1 bedroom	406	2%	5,202	25%
2 bedrooms	5,401	23%	10,310	49%
3 or more bedrooms	18,094	76%	4,602	22%
<b>Total</b>	<b>23,953</b>	<b>101%</b>	<b>20,965</b>	<b>100%</b>

## Table 28 – Unit Size by Tenure

Data Source: 2007-2011 ACS

### **Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

With the dissolution of Redevelopment agencies in 2012 by the State of California, the City of Escondido lost a major source of funding for affordable housing. The City's annual HOME allocation has also been drastically reduced since fiscal year 2010-2011. The most effective use of available funds has been to accommodate funding gaps for affordable housing projects proposed by private developers. In addition, the city uses some of its funding to provide additional housing opportunities to lower income households. Funding, in addition to HOME funds, includes CalHome grants, Low Income Housing Tax credits (LIHTC), and Successor Housing agency funds. The following is a brief summary of what the City currently provides and expects to provide during the upcoming Consolidated Plan period:

The City suspended a successful owner occupied rehabilitation program for single-family residences and mobilehomes when redevelopment agencies were dissolved and funding was lost. The program benefitted very-low and low income households. The City has recently received a CalHome grant to administer an owner occupied rehabilitation program for mobilehomes and single-family residences, beginning in mid-2015. The City anticipates funding approximately 18-20 Rehabilitation Loans to Low Income households annually for approximately three years.

Approximately 50 Rental Subsidies for Extremely Low-Income seniors and the disabled in apartments and mobilehomes have been provided annually, and are expected be provided in the upcoming fiscal year, using Housing Successor Agency funds (after the dissolution of redevelopment agencies). The number of recipients was greater in the last several years, but has been reduced as funding has been reduced. It is anticipated that the number of recipients will again be decreased over the five years of the Consolidated Plan.

A combination of HOME funds and Housing Successor Agency funds are used to provide additional rental and/or ownership housing, either through new construction or acquisition/rehabilitation. Several affordable Rental/Ownership units have been provided over the last few years and there are several currently in the entitlement process, anticipated to provide rental and ownership residences for lower income households.

The City also utilizes its HOME allocation to fund a First-time homebuyer program for low income households. There has been an average of approximately 40 new loans annually since 2009. However, the number of new loans has fallen drastically in the last two years due to market conditions and HUD's maximum purchase price conditions. Three HELP loans were issued in 2013 and two were issued in 2014. In the future, the City expects to fund 1-2 loans annually, but would like to provide more loans.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

In the City of Escondido's 2013-2020 Housing Element, an evaluation of "at-risk" units was conducted. Six projects (containing 198 units) were identified as affordable, assisted, projects at-risk of losing their affordability between 2013-2023 for various reasons. Original funding sources include HUD Section 8, HUD Section 811, HOME, Tax credits and Redevelopment funding. There are several other affordable, assisted projects at risk for losing affordability after 2023 due to expiring affordability periods or Section 8 contracts. The City cannot anticipate which of these projects could lose affordability, but it does strive to assist in preserving any affordable housing stock. The City does not expect to lose the affordability of any of the units.

**Does the availability of housing units meet the needs of the population?**

The current availability of housing units in Escondido does not meet the needs of the population, particularly the lower income population. Currently the waiting period for Housing Choice Vouchers through the County Housing Authority is 8-10 years. Additionally, most if not all of the affordable, income-restricted projects in the city have waiting lists and very low vacancy rates. Approximately 51% of the households in Escondido are housing cost burdened, indicating a need for affordable units. In addition, according to 2007-2011 CHAS data, 55 percent of housing units in Escondido were constructed before 1980, leading to the potential need for rehabilitation/repairs of units. The extent of housing needs in the city greatly exceeds the resources available to address the needs.

**Describe the need for specific types of housing:**

The City of Escondido continues to have a great need for affordable housing units for lower income households, particularly low and very low income households, as seen in the evaluation and numbers for Housing Affordability in MA15 and Housing Cost Burden in NA15 and NA20. The majority, if not all, affordable residential projects in Escondido currently have waiting lists, and turn over vacancies quickly. In addition, there is a several-years-long waiting list for Housing Choice Vouchers for City of Escondido households. There is also a need for larger (3 or more bedrooms) affordable units for renter and owner households due to the number of large households. According to 2010 Census data, there are 9,410 large households in Escondido, almost 21 percent of all households. 76 percent of owner housing units (18,094) have three or more bedrooms, while only 22 percent of renter units (4,602) have three or more bedrooms. Also, 2,905 renter households and 900 owner households live in overcrowded conditions.

Seniors, the disabled and those at risk of becoming homeless also are in need of affordable, accessible, available housing. Transitional and supportive housing is needed to serve disabled residents, veterans, formerly homeless, and other special needs households.

**Discussion**

See above.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

As is the situation throughout much of the State of California, and particularly San Diego County, the median price of a single-family residence in Escondido has increased tremendously in the past 11 years, even factoring in the real estate downturn. The cost of housing can be directly related to housing problems such as overcrowding and housing cost burden.

The median sales price for a home in Escondido in 2011, according to the 2007-2011 ACS data, was \$367,300. This represents an increase of over 100 percent since 2000. This information is fairly accurate and current, since the actual median sales price in Escondido between October 2014 and January 2015 was \$394,000, according to DQnews.com CA Homes Sales Activity. Rental rates in Escondido vary based on the number of bedrooms. According to the 2007-2011 ACS data, more than 42 percent of rental units in Escondido had a contract monthly rent between \$1,000-\$1,499, with the median rent being \$1,071 in 2011. According to rental information on Craigslist.com and apartmentguide.com, market rental rates for apartments in Escondido range between \$865 and \$1000 for a studio to \$1,675 for a three-bedroom unit. Rental rates on a single-family home are higher (over \$2,000 for a 3- or 4-bedroom home) and there are some luxury apartments with higher rents. The average rent for a 2-bedroom apartment is \$1,361 a month. These rent levels are consistent with the Fair Market Rents (FMR) established by HUD for federal housing programs (Table 31).

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	178,000	367,300	106%
Median Contract Rent	693	1,071	55%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,361	6.5%
\$500-999	7,479	35.7%
\$1,000-1,499	8,977	42.8%
\$1,500-1,999	2,477	11.8%
\$2,000 or more	671	3.2%
<b>Total</b>	<b>20,965</b>	<b>100.0%</b>

Table 30 - Rent Paid

Data Source: 2007-2011 ACS

## Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	635	No Data
50% HAMFI	2,485	1,345
80% HAMFI	14,475	3,615
100% HAMFI	No Data	5,815
<b>Total</b>	<b>17,595</b>	<b>10,775</b>

**Table 31 – Housing Affordability**

Data Source: 2007-2011 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	959	1,054	1,382	2,009	2,448
High HOME Rent	900	967	1,167	1,340	1,475
Low HOME Rent	706	756	908	1,053	1,177

**Table 32 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

## Is there sufficient housing for households at all income levels?

There is not adequate housing in Escondido for all income levels, particularly at the lower income levels. According to 2007-2011 CHAS data, 17 percent of households (7,630) in the City of Escondido have a household income of 30 percent of Area Median Income (AMI) or less. There are only 635 units (rentals) affordable to households at that income level. Sixteen percent of households (7,200) have household incomes between 30 and 50 percent AMI, where there are only 2,485 rental units and 1,345 ownership units affordable to households in this income range (9 percent of the total number of units in Escondido). Twenty three percent of Escondido households (10,350) earn between 51 and 80 percent AMI, while there are 14,475 rental and 3615 ownership units affordable to those households in this income level. The number of available units appears to be sufficient at this and higher income levels, although this may not be the case in actuality, due to fluctuating rents and housing prices. There appears to be a large gap between the household income and the number of affordable rental units for households in the 0-50 percent AMI range, and a gap in affordable ownership units for households in the 30-80% AMI range.

## How is affordability of housing likely to change considering changes to home values and/or rents?

Estimates have home values and rents rising in San Diego County in the near future as they have in the past year, and interest rates are expected to rise, so affordability of housing is not likely to change by itself. In the 2013 Housing Element the City of Escondido designated areas in the Downtown and along the South Escondido Boulevard corridor as areas envisioned to support higher densities, including mixed-use developments, in areas with aging development in need of revitalizing. Both of these areas are near public transit and are expected to support transit oriented developments. This should increase available opportunities for housing development, especially multi-family development that could be more affordable to lower income households.

Unfortunately the funding available to the City to support affordable housing was greatly reduced with the dissolution of redevelopment agencies. In addition, the City's HOME funding allocation continues to decrease. The city continues to pursue additional funding sources to provide as many affordable housing opportunities to lower income households as possible.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

Based on rental information on Craigslist.com and apartmentguide.com, HUD's Fair Market Rents (FMR) are comparable for rental units of all bedrooms sizes, including apartments and single-family residences. Since FMR amounts are still unaffordable to a large percentage of Escondido residents, there is a need to produce and preserve affordable housing.

**Discussion**

See above discussion.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

The housing conditions in the table below are similar to the housing problems in the Needs Assessment section of this plan, and include 1) Lacks complete plumbing facilities; 2) lacks complete kitchen facilities; 3) more than one person per room; and 4) cost burden greater than 30%. 55 percent of renter-occupied units in Escondido have at least one of the conditions, while 44 percent of owner-occupied units have at least one of these conditions. Conversely, 35 percent of renter households have none of the conditions, while 53 percent of owner households have none of the housing conditions.

### Definitions

The City of Escondido uses the Health and Safety Code to define standard and substandard conditions of housing. As defined in the California Health and Safety Code (H&SC), section 17920.3, a substandard building is any building or portion thereof in which certain conditions exist to the extent that it endangers the health and safety of its occupants or the public. The conditions include inadequate sanitation; structural hazards; plumbing; faulty wiring; mechanical equipment; faulty weather protection; inadequate maintenance; inadequate exits; inadequate fire protection; and occupying portions of a building not intended to be occupied for such purpose, such as sleeping.

A standard condition is one that meets all above conditions of H&SC 17920.3. A substandard condition that is suitable for rehabilitation could include any and all of the above conditions unless it is determined by the Building Official to be not suitable for rehabilitation.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	10,565	44%	11,557	55%
With two selected Conditions	683	3%	2,083	10%
With three selected Conditions	0	0%	43	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	12,705	53%	7,282	35%
<b>Total</b>	<b>23,953</b>	<b>100%</b>	<b>20,965</b>	<b>100%</b>

Table 33 - Condition of Units

Data Source: 2007-2011 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,593	11%	935	4%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
1980-1999	9,701	41%	6,767	32%
1950-1979	10,877	45%	12,477	60%
Before 1950	782	3%	786	4%
<b>Total</b>	<b>23,953</b>	<b>100%</b>	<b>20,965</b>	<b>100%</b>

**Table 34 – Year Unit Built**

Data Source: 2007-2011 CHAS

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	11,659	49%	13,263	63%
Housing Units build before 1980 with children present	2,310	10%	2,170	10%

**Table 35 – Risk of Lead-Based Paint**

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

### Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 36 - Vacant Units**

Data Source: 2005-2009 CHAS

### Abandoned/Vacant

The City does not have any data available on the number of abandoned/vacant, REO or abandoned/REO properties. Since the real estate downturn in approximately 2008, the City has used code enforcement efforts and working with banks to greatly minimize the number of abandoned properties. According to the 2010 Census information, there were 2,560 vacant residential units in Escondido.

### Need for Owner and Rental Rehabilitation

Housing age is an indicator of general housing conditions within a community. The City of Escondido is an older community with an older housing stock. Housing is subject to gradual deterioration over time, which can depress neighborhood appearance and property values and impact quality of life.

According to 2007-2011 CHAS data, a majority of Escondido's housing stock was constructed prior to 1980. 55 percent of the City of Escondido's housing stock was constructed prior to 1980, meaning that more than an half of the City's housing is more than thirty years of age, including 48 percent of the owner-occupied housing and 64 percent of the renter-occupied housing. Typically housing over 30 years of age is more likely to have rehabilitation needs. This indicates that a significant portion of the City's housing stock may need some improvements/rehabilitation.

Another indicator of the need for rental and owner rehabilitation is the number of units with housing conditions. 55 percent of renter-occupied units and 44 percent of owner occupied units have at least one of the specified housing conditions. 10 percent of renter occupied units and 3 percent of owner occupied units have two of the conditions. This also indicates that a significant portion of the City's housing stock may be in need of some level of rehabilitation.

### **Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

Housing age is the key indicator used to estimate the number of housing units containing lead-based paint (LBP). Beginning in 1978, the federal government prohibited consumer use of paint containing lead and all residential uses. Nationwide it has been estimated that more than 34 percent of all housing units contain some LBP. Older homes are more likely to contain lead based paint. 24,922 housing units in Escondido may pose some LBP risk due to their age. Children under the age of six are most at risk of lead exposure. It has also been estimated that 34 percent of housing units where a child under the age of six resides have LBP.

According to 2007-2011 ACS/CHAS data, 49 percent of owner-occupied units (11,659) and 63 percent of renter-occupied units (13,263) in Escondido were constructed prior to 1980. According to the CDC, all housing units built prior to 1978 are likely to contain some LBP. In Escondido, 10 percent of owner-occupied housing and 10 percent of renter occupied housing are built prior to 1980 and contain children. 21 percent of Escondido households have at least on child 6 years old or younger. According to the 2010 Census, 42 percent of households have a child under the age of 18. 56 percent of units (25,180 units) in Escondido are occupied by households with income less than 80% AMI (low-income). 17 percent of units (7,630) have household income less than 30% AMI (extremely low income). 71 percent of households with children have household income of less than 80 percent AMI, and 21 percent of these households have an income of less than 30 percent AMI. A large number of housing units are occupied by low income families, and may contain lead based paint hazards. 56 percent of units are occupied by lower income households, and 55 percent of units were constructed before 1980 and possibly contain lead based paint.

According to the CHAS data, approximately ten percent of owner-occupied housing and ten percent of renter-occupied housing in Escondido are at risk of containing lead based paint hazards and have children present.

The above figures closely approximate the number of homes impacted. However, not all units with lead based paint have lead based paint hazards. In addition, some pre-1978 housing units may already have been remediated during remodeling or other actions.

## **Discussion**

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

The City of Escondido is not a Housing Authority with respect to public housing and Housing Choice Voucher programs. The Housing Authority of the County of San Diego is the Housing Authority that serves Escondido and administers the public housing and Housing Choice Voucher programs.

There are no public housing projects located in the City of Escondido. The table below summarizes the public housing and Housing Choice Voucher program administered by the HACSD. The information is not specific to the City of Escondido, but the areas served by the Housing Authority.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	87	121	10,905	0	10,905	1,031	0	432
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

**Describe the supply of public housing developments:**

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

There are no public housing developments/units located in the City of Escondido.

**Public Housing Condition**

Public Housing Development	Average Inspection Score

**Table 38 - Public Housing Condition**

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

N/A. There are no public housing developments/units located in the City of Escondido.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

N/A. The City of Escondido is not a Public Housing Agency and has no public housing within its jurisdiction.

**Discussion:**

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

Escondido has a variety of facilities and services to meet the needs of those who are homeless, including emergency shelters, as well as transitional and permanent housing. Homeless facilities and services target a wide variety of groups, including families with children. Programs are also available to meet the needs of homeless sub-populations, including the severely mentally ill, alcoholics and drug addicts, the dually diagnosed, persons with physical and developmental disabilities, victims of domestic violence, and persons with AIDS and related diseases. The Alliance for Regional Solutions (ARS) is an organization that responds to the issues regarding where to site emergency winter shelters for the homeless in North San Diego County. A total of 438 unique individual's received shelter from the six 2013-2014 North San Diego ARS Winter Shelters. Haven House in Escondido is one of four large Alliance North San Diego Shelters serving 384 individuals.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	0	0	0
Households with Only Adults	0	40	10	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	20	0	0
Unaccompanied Youth	0	0	0	0	0

**Table 39 - Facilities and Housing Targeted to Homeless Households**

Data Source Comments:

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

Community-based organizations in Escondido have developed a wide range of supportive services in conjunction with shelter and transitional housing to promote self-sufficiency among residents and to prepare them for permanent housing. Support services such as employment training and parenting classes are integrated with transitional housing programs for homeless families. Specialized programs with a similar range of services to promote self-sufficiency are also available for pregnant and parenting women, single men and women with alcohol/drug problems, women with their children fleeing domestic violence, veterans, and mentally ill adults.

Agencies generally report full occupancy with waiting lists for most programs. Community representatives emphasized the need for a full continuum of care for the homeless, the value of comprehensive transitional housing programs in achieving self-sufficiency, and the need for sustaining existing programs. Public agencies such as the City of Escondido, non-profit providers, and other organizations offering assistance to homeless persons work together to systematically plan and provide an effective array of emergency, transitional, and permanent housing programs and support services commonly referred to as the continuum of care.

As part of the continuum, the Regional Continuum of Care Council (which consists of organizations, governmental jurisdictions including the City of Escondido, non-profit and advocate groups, and homeless individuals) was established to provide year-round coordination of local efforts.

Interfaith Community Services (ICS): ICS, formerly North County Interfaith Council (NCIC), is a religious non-profit organization comprised of a 72-member council and 275 supporting faith centers. ICS provides direct services to the homeless and very low-income persons through resolution of basic needs, case management and social work, and economic development services.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

According to key informants, services need to be coordinated and integrated to effectively deal with the complications presented by this clientele. Effective coordination should involve police, County Mental Health, health care providers, public health personnel, and providers of alcohol/drug services. In addition to a range of intervention, stabilization, and recovery services needed to effectively treat the mentally ill, providers also noted that this clientele requires facilities for placement on either a short- or long-term basis.

An issue related to alcohol and drug services in Escondido is the need to increase the availability of alcohol/drug-free housing. Providers suggested that more flexible zoning codes would facilitate the siting and development of this much-needed housing component.

### **Persons with Disabilities**

Employment opportunities and services were also identified as important needs for persons with disabilities. In addition, homelessness resulting from being disabled was noted as a common phenomenon. Disabled persons face additional challenges in accessing homeless programs or services. Homeless shelters are often not accessible and vouchers may not help if access does not exist. Moreover, many programs require participation in work programs, which may not be possible for a disabled person. Available services include: *Mountain Shadows Care Center and The United Cerebral Palsy Center.*

### **Seniors and Frail Elderly**

Because of their special needs, frail seniors require more individualized transportation to destinations such as the grocery store or the doctor's office. These services are currently offered by a few agencies; however, a coordinated system to support such basic living requirements has not been fully developed in Escondido.

Providers also indicated a need for complementary in-home services, such as home care and meal delivery, to maintain seniors' independence and to reduce demands for individualized transportation to meet daily living requirements. Available services include:

### **Veterans**

Key informants identified the need for employment training for veterans. They also indicated that homelessness remains a significant problem for veterans along with the problems related to or caused by homelessness: substance abuse and mental illness. Key informants indicated a continuing need for case management, referral and follow-up programs to address the needs of this population.

Key informants reported the continuing need for more education and employment-training programs offered on-site at shelters (life skills classes, parenting classes, job-hunting preparation, etc.) and on-site help with paperwork related to financial assistance and legal matters. There is also a need for more counseling services for women. Key informants identified the increased availability of transitional **Youth**

The City of Escondido currently operates a community center (East Valley Community Center) and a sports center. While these facilities are open to the public and house programs for residents of all ages, there are a very large number of youth activities and programs based at the two centers. In addition, the City's Recreation Division also operates after-school programs during the school year.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

In order to foster and maintain facilities and services, the City will continue to implement and coordinate objectives, programs and policies for producing and preserving resources. The Neighborhood Services Division and Housing Division will bring to the City Council recommended uses for the available funds within the parameters of federal regulations and the priorities of the Consolidated Plan when appropriate and feasible.

### **Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

There are many residential facilities in Escondido to provide long-term supportive housing for elderly, those with dementia-related illnesses, and other disabilities, including assisted living and residential care facilities. According to the State of California, Department of Social Services, Community Care Licensing, there are 177 licensed care facilities for special needs persons in Escondido, with a capacity of 3,901 beds. This is 27.1 beds per 1,000 Escondido residents.

For other targeted populations, there are several opportunities for, and providers of, supportive housing within the City of Escondido. Community Housing Works has developed and operates several rental communities in San Diego County, including several apartments with supportive services to serve the special needs population. Eight of the units in the new Avocado Court project are dedicated to chronically homeless disabled veterans with on-site services. They also operate Las Casitas, a residence for chronically homeless and disabled parents who are trying to reunite with their children. Interfaith Community Services offers several sites of supportive housing, including using for 6 functionally mentally ill adults living as a family (Fairweather Lodge), for low income mentally ill families at Harmony Place, and other sites in the city. They provide supportive housing and other supportive services to veterans in several locations, and are in the process of expanding a program of supportive services for veteran families for homeless prevention. North County Serenity Housing also provides 8 units of supportive housing and services for women recovering from addiction and their children. The Escondido Senior Center also provides support services for seniors. Even with the various providers, there are not adequate supportive housing facilities or services to support the identified need in Escondido.

### **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

Although there are other service providers in the area, Interfaith Community Services (ICS) is the largest provider of mental and physical supportive services in Escondido. They have a variety of supportive and

transitional residential units, and a variety of services throughout the city. They provide nutrition services and a food pantry; basic needs (laundry, phones); vocational development; emergency support services; self-sufficiency services; senior services; and addiction recovery services. In addition, ICS provides a variety of veterans' assistance programs, including housing to reintegrate into independent living; employment assistance; recuperative care; mental health services and other supportive services. Another agency providing housing and services for veterans is Veteran's Village of San Diego, New Resolve. They provide 44 beds for previously homeless vets in addition to supportive services, with plans to soon expand in Escondido.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

The City updated its Housing Element at the end of 2013. As part of the update the City must address several housing-related activities, including transitional and supportive housing for homeless and those with disabilities. Specifically, the City will amend the Zoning Code to define transitional and supportive units as specified in state law, and permit them where residential units are otherwise permitted. An additional amendment will add language permitting all senior housing by right where other housing is permitted.

The City is in the process of working with a provider to develop a new affordable rental project in Escondido, including several units for families at risk of homelessness (and formerly homeless). The program operated by Solutions for Change includes supportive services that equip families for success through skills and resources.

HOME funds are not proposed for additional services for the special needs population, such as TBRA. However, the City plans to utilize some remaining Successor Housing Agency funds to continue to operate a program providing a small amount of rental assistance to very low income seniors and disabled households living in apartments and mobilehomes.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

In FY 2015-2016 the City will address following services with respect to persons who are not homeless but have other special needs:

Specified in the Consolidated Plan is the priority to offer support services to seniors. This priority will continue to be supported in the FY 2015-2016 through the City's Older Adult Services Division which will provide low-cost and flexible transportation services, in-home meal service, as well as other supportive resources to the frail and elderly.

In FY 2015-2016 the City will identify ADA improvements to public facilities, when feasible, to address persons special needs in CDBG projects.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

**Land Use Controls** Land use policies and zoning requirements are often cited as a barrier to development, specifically affordable housing development.

**Residential Development Standards** Development standards, such as setbacks, building and parcel requirements, parking standards, and zone change/general plan requirements, can have an adverse impact on affordable residential development.

**Environmental Protection** The type of environmental review needed for a project can depend on the type of project as well as the type of financing involved. State and Federal regulations require environmental review of many projects, including new and rehabilitation of residential projects. The cost of an environmental review also varies depending on the level of review required and any studies required, but any cost resulting from the environmental review can add to the cost of housing.

**Permits and Processing Times** The processing time required to obtain approval of development permits is often cited as a contributing factor to the high cost of housing. Development processing time varies for different housing projects due to the complexity of the project, including types of financing; whether they are administrative or required a public hearing; what type of environmental review is required; and responsiveness of developers to staff comments.

**Lack of Affordable Housing Funds** The City, like many, faces significant challenges to continuing to provide affordable housing opportunities since many funding sources have been eliminated or reduced.

**Planning and Development Fees** The cost of development and permit fees paid to the City is often mentioned as a barrier to developers of housing. However, the fees are needed to maintain adequate public services.

**Building Codes and Enforcement** The City of Escondido has adopted the 2010 California Building Code and the 2010 Green Building Standards Code. Building codes could be considered to impact provision of affordable housing.

**Prevailing Wage Requirements** The State Department of Industrial Relations (DIR) expanded the kinds of projects that require the payment of prevailing wages. The prevailing wage is usually higher than competitive wages, raising the cost of housing production and rehabilitation activities.

**Land/Construction/Financing Costs** There are three main factors serving as a non-governmental constraint to affordable housing, which all have to do with cost. Although these are not regulated costs of building/development, they are certainly impacted and influenced by public policy. They include the cost of land, construction costs and financing costs.

**Public Opposition to Affordable Housing** Public opposition to all new development is common in Escondido as throughout California and the rest of the country. Public opposition to affordable housing projects is often based on a misperception of what affordable housing looks like or who lives in affordable housing. Such opposition can cause delays in the development review process and can lead to difficulty getting approval of a project or in a project being denied, which could cost developers a large amount of funding.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

Escondido has developed a four-pronged economic development strategy through both an internal planning process and through participation in regional economic development efforts. Revitalization, business retention and expansion, cultural clustering and regional partnerships form this comprehensive approach.

The City also communicates on an ongoing basis with regional and community-based agencies and organizations, businesses and residents through coalitions, neighborhood groups and other well known established networks of which the City is a member.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,184	313	3	1	-2
Arts, Entertainment, Accommodations	6,541	4,144	14	12	-2
Construction	3,378	4,616	7	13	6
Education and Health Care Services	6,388	5,837	14	16	2
Finance, Insurance, and Real Estate	3,081	1,806	7	5	-2
Information	1,188	874	3	2	-1
Manufacturing	5,790	3,022	13	8	-5
Other Services	2,630	2,272	6	6	0
Professional, Scientific, Management Services	5,360	3,006	12	8	-4
Public Administration	2	2	0	0	0
Retail Trade	6,619	8,010	14	23	9
Transportation and Warehousing	1,020	369	2	1	-1
Wholesale Trade	2,648	1,322	6	4	-2
Total	45,829	35,593	--	--	--

**Table 40 - Business Activity**

**Data Source:** 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	69,474
Civilian Employed Population 16 years and over	63,413
Unemployment Rate	8.72
Unemployment Rate for Ages 16-24	19.10
Unemployment Rate for Ages 25-65	5.62

**Table 41 - Labor Force**

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	12,329
Farming, fisheries and forestry occupations	2,576
Service	7,947
Sales and office	14,711
Construction, extraction, maintenance and repair	8,374
Production, transportation and material moving	3,728

**Table 42 – Occupations by Sector**

Data Source: 2007-2011 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	36,241	59%
30-59 Minutes	21,014	34%
60 or More Minutes	4,123	7%
<b>Total</b>	<b>61,378</b>	<b>100%</b>

**Table 43 - Travel Time**

Data Source: 2007-2011 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	12,715	1,207	6,077
High school graduate (includes equivalency)	10,737	1,022	3,726
Some college or Associate's degree	15,437	1,203	5,000

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	12,309	678	2,691

**Table 44 - Educational Attainment by Employment Status**

Data Source: 2007-2011 ACS

**Educational Attainment by Age**

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	771	3,195	3,808	4,119	1,893
9th to 12th grade, no diploma	2,688	3,141	3,208	2,528	881
High school graduate, GED, or alternative	5,308	5,348	4,275	5,997	3,697
Some college, no degree	4,610	4,067	3,700	6,338	3,244
Associate's degree	1,122	2,321	1,926	3,426	1,038
Bachelor's degree	902	2,650	2,498	6,048	2,341
Graduate or professional degree	27	712	1,328	2,505	1,392

**Table 45 - Educational Attainment by Age**

Data Source: 2007-2011 ACS

**Educational Attainment – Median Earnings in the Past 12 Months**

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,419
High school graduate (includes equivalency)	27,850
Some college or Associate's degree	35,481
Bachelor's degree	53,403
Graduate or professional degree	65,134

**Table 46 – Median Earnings in the Past 12 Months**

Data Source: 2007-2011 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

1. Retail Trade, 2. Arts, Education, Accommodations, 3. Education and Health Care Services

**Describe the workforce and infrastructure needs of the business community:**

- Business Attraction:** Economic Development staff and elected officials are actively working to expand existing businesses and attract new ones, with a specific focus on businesses that provide high paying jobs. The new Palomar Medical Center has attracted medical office uses nearby in the Escondido Research and Technology Center (ERTC). Stone Brewing Co., also in the ERTC, has expanded their operations with a new packaging hall. Bio-med, technology and life sciences businesses could also find the area to be a desirable location. A critical mass of these related and complementary businesses will bring high paying jobs to Escondido. Recently, a regional brand for economic development was launched called “Innovate 78.” The effort is co-managed by the five cities along the Highway 78 Corridor: Escondido, San Marcos, Vista, Oceanside and Carlsbad. Market information, business recruitment marketing packages, interdepartmental business assistance teams and site location assistance is provided by the City of Escondido and the other four cities along the 78 Corridor to expand existing businesses and attract new ones. Maps of residential projects that depict potential new market share, as well as maps of targeted commercial areas eligible for incentives, can be found on the City’s Web site at <https://www.escondido.org/business.aspx>. The City’s designated “targeted commercial areas” are often adjacent to residential areas that provide housing for low-income persons. Therefore, efforts to upgrade the business environment are paralleled by efforts to improve neighborhoods because their environments affect each other. The City has been actively revitalizing neighborhood infrastructure (curbs, sidewalks, better and more plentiful street lighting) with CDBG and Capital Improvement funds. As a result, there are safer and more pleasant neighborhoods where residents can walk to nearby shopping, work at nearby businesses and have the ability to influence positive change in their neighborhoods.
- Business Enhancement Zone:** The Escondido Business Enhancement Zone (BEZ) has been an economic development tool that has helped a number of businesses establish or expand in Escondido. Since the economy has started to recover, there is a renewed interest in development and new businesses wanting to locate in Escondido. BEZ incentives are available to all commercial-use properties in Escondido, provided they meet the public benefit criteria. Incentives are granted on a case-by-case basis. The Façade and Property Improvement Program (FPIP) provides matching grants of up to \$25,000 for exterior business and property improvements. The City has invested over \$1 million in this program since it started to improve the aesthetics of the business environment and encourage private business investment
- Transit Oriented Development:** In close proximity to the Mercado area is the Escondido Transit Center with full bus service and the Sprinter light rail line. The Sprinter provides an alternative mode of transportation from Oceanside to Escondido. Numerous stops along the Highway 78 corridor allow Escondido residents to get to places of employment and institutions of higher education

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect**

**job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

SANDAG, in collaboration with Caltrans, the cities of Carlsbad, Escondido, Oceanside, San Marcos, and Vista, the County of San Diego, and other key stakeholders, explored the feasibility of adding Express Lanes (HOV), Toll Lanes, or other congestion management alternatives to State Route (SR) 78 to address regional and local travel demand within the corridor.

Additionally, the five North County cities along the state Route 78 corridor: Carlsbad, Oceanside, Vista, San Marcos and Escondido are collaborating to attract more businesses and jobs – a branding campaign called “Innovate 78.” Asked about what North County’s economic goals should be, a group of leaders in a recent survey (conducted by the San Diego Regional Economic Development Corp.) said creating jobs is No. 1, along with investing in better transportation and leveraging higher education assets.

If the new additions of congestion management alternatives and the development of the business corridor continues to progress along the Route 78 the city expects businesses and job opportunities to grow.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

According to ACS Data for 2007-2011, more than half of the population (16 and older) and in the labor force are high school graduates (including equivalency) or have higher educational attainment such as some college. The skills of the current workforce correspond to the retail jobs available, the arts and entertainment, and accommodations in the downtown urban core which make-up most of the jobs that are available. The City of Escondido has been working regionally with other cities, educational institutions, private sector and the San Diego Regional EDC to better align educational offerings with emerging industries. The “Innovate 78” regional collaboration also opens up a larger pool of both jobs and skilled workers so the entire region can thrive.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

Possible activities to address identified needs include: Education and Skills Training (including post-secondary education, adult education, WIA job training and supports; Economic Development (including

assistance to businesses, customized skills training programs, micro-enterprise development and support, public infrastructure revitalization and development; Income Enhancements (including changes to tax structures, minimum wage adjustments, EITC, increase access to health care and childcare, unemployment benefits, workers' comp benefits, work protections: anti-discrimination policies and enforcement, FMLA, etc.) While some services exist to address these identified activities, such as the San Diego Workforce Partnership and others, resources to address all these needs are scarce and are not sufficient to support every possibility, leaving many working poor families without assistance.

*Palomar College System:* Contract education programs specializing in professional development for business, industry and government. These programs include assessment, customized curriculum, qualified instructors, and support services.

*North County Inland Career Center:* Provides information about job training programs sponsored by the following agencies: State Employment Development Department, California Trade and Commerce Agency, community colleges, Employment Training Panel, California Department of Industrial Relations, etc.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The City of Escondido completed its first CEDS in February 2013. The CEDS and its annual performance reports are available for review at <https://www.escondido.org/business.aspx> .

The three main focus areas of the CEDS are:

1. Expanding the City's organizational capacity to carry out economic development initiatives
2. Developing "core" economic development programs focused on creating jobs and expanding the City's tax base
3. Supporting activities that will serve to enhance the City's overall attractiveness to prospective businesses and their employees

Activities that support these areas include increased coordination with local educational institutions, increased marketing to attract businesses that provide high paying jobs and supporting key industries that have the greatest potential for growth of success in Escondido such as healthcare, specialty food and beverage manufacturing and professional services. These activities align with the goals of the Consolidated Plan in that they work toward creating jobs and providing a high quality of life for all the residents of Escondido.

## **Discussion**

See above for discussion points

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

There are not specific geographic areas in the City of Escondido where households with multiple housing problems are concentrated. However, housing problems impact lower income households more than moderate and above moderate income households. Areas with higher concentrations of lower income households are likely to have higher rates of housing problems. A low income (or moderate income) concentration is a census block group where at least 51 percent of the population is low income (or moderate income). Low and moderate income block groups cover more than half the city, while high concentrations of low and moderate income households are located in the central core of the City. Therefore, the majority of households with multiple housing problems are located in the City's central core.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

According to 2010 Census data, the racial/ethnic composition of Escondido was: 60.4% white, 6.1% Asian, 2.5% Black/African American, 0.2% Pacific Islander, 1.0% American Indian/Alaska Native, and 25.4% Other. Forty-nine percent of the population is Hispanic. A concentration of race/ethnicity is defined as a Census block group with a higher percentage than the regional average. Hispanics comprise the largest minority group in Escondido. In general, Hispanic households are concentrated in the central core of the City, similar to the concentration of low and moderate income households.

### **What are the characteristics of the market in these areas/neighborhoods?**

In Escondido, areas of low and moderate income concentrations and minority concentrations generally overlap in the central portion of the City. See attached map presenting the geographic concentration of the Hispanic population, the largest minority population in Escondido. There is also a map showing the median income concentrations in Escondido. Overall, low and moderate income block groups cover more than half of the City, with high concentrations of low and moderate income households in the central core of the City. These areas also correlate with a large area of multi-family and rental housing. As demonstrated in this report, lower income and renter households have greater housing needs in general.

### **Are there any community assets in these areas/neighborhoods?**

The City has a strong network of active and dedicated nonprofit organizations and community groups that work to address the housing and community development needs in the neighborhoods and the City at large. The following service agencies are located in lower and moderate income neighborhoods: Escondido Education COMPACT , YMCA, Boys and Girls Club, Interfaith Community Services, North County Serenity House, the Fellowship Center, the Salvation Army, and the Goodwill.

Other community assets include East Valley Community Center, Escondido Sports Center, Park Avenue Community Center, Escondido Libraries. While these facilities are open to the public and house programs for residents of all ages, there are a very large number of youth activities and programs based at the two centers. In addition, the City's Recreation Division also operates after-school programs at school sites during the school year and the POWER Mobile Recreation Program throughout the summer.

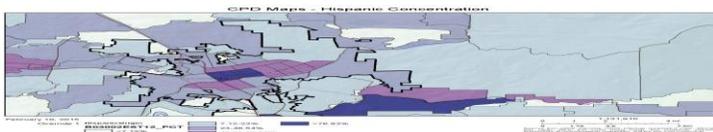
The City of Escondido has developed 11 neighborhood and community park sites totaling 170 acres, in addition to the shared use of 150 acres of school facilities .

### **Are there other strategic opportunities in any of these areas?**

The City will continue to collaborate with the agencies and surrounding communities in the North County area to ensure services and programs are delivered in a cost-effective manner and provide assistance to those who are most in need.



**Escondido Median Income**



**Escondido Hispanic concentration**

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Consolidated Plan provides a strategic course of action for revitalization. The City of Escondido's strategy builds on local assets and strives to develop coordinated responses to the needs of the community. The City has experienced tremendous growth over the last few decades. Adequate public services and facilities, crime, traffic congestion, water availability, air quality, environmental protection and housing costs are just some of the concerns associated with growth. Additionally, the City has experienced the same economic issues during the last few years as the rest of the nation. Foreclosure rates for single-family housing and rents for both single-family and multi-family housing have increased and unemployment has ballooned. The state has decreased funding for many basic community needs and the social service community cannot keep up with the numbers of newly homeless and individuals in need.

The Strategic Plan describes:

- General priorities for assisting households;
- Programs to assist those households in need; and
- Five-year objectives identifying proposed accomplishments.

The Strategic Plan also addresses the following areas:

- Anti-poverty strategy;
- Lead-based paint hazard reduction;
- Reduction of barriers to affordable housing; and
- Institutional Structure/Coordination among agencies.

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

Table 47 - Geographic Priority Areas

1	<b>Area Name:</b>	Neighborhood Groups
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Housing
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
2	<b>Area Name:</b>	City of Escondido
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Housing
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	

Are there barriers to improvement in this target area?	
--	--

**General Allocation Priorities**

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Escondido does not distribute HOME allocations for housing programs and projects geographically. Available allocations are spent citywide and geography does not play a part. There are areas of focus, including areas in the older, central core of the City, although no specific target areas have been established to focus the spending of HOME funds.

CDBG funds will be allocated in low-income census tracts and neighborhood groups as needs appear to be concentrated in those areas. The City's neighborhood revitalization strategy for FY 15-16 is based on past experiences and success and focuses on improvement efforts in identified low-income areas that are neighborhood-based and includes a high level of involvement by residents, property owners, and business owners.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 48 – Priority Needs Summary

1	<b>Priority Need Name</b>	Increasing homeownership opportunities
	<b>Priority Level</b>	High
	<b>Population</b>	Low Large Families Families with Children
	<b>Geographic Areas Affected</b>	City of Escondido
	<b>Associated Goals</b>	Increase number of homeowners
	<b>Description</b>	Providing opportunities for homeownership for low-income residents, including new ownership units and down payment assistance through a first-time homebuyer program.
	<b>Basis for Relative Priority</b>	Per the Needs Assessment, all 4 housing related needs are priorities. Available funding and timing will determine the actual priority of each need.
2	<b>Priority Need Name</b>	Conserve the supply of of existing owner housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Elderly
	<b>Geographic Areas Affected</b>	City of Escondido
	<b>Associated Goals</b>	Assist with rehabilitation of existing owner units
	<b>Description</b>	Assist in rehabilitation of existing, owner-occupied single-family and mobilehome housing.

	<b>Basis for Relative Priority</b>	Per the Needs Assessment, all 4 housing related needs are priorities. Available funding and timing will determine the actual priority of each need.
<b>3</b>	<b>Priority Need Name</b>	Expand stock of affordable rental housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children veterans
	<b>Geographic Areas Affected</b>	City of Escondido
	<b>Associated Goals</b>	Provide additional affordable rental units
	<b>Description</b>	Add new affordable housing, including 3- and 4-bedroom units, through new construction or acquisition/rehabilitation of existing structures.
	<b>Basis for Relative Priority</b>	Per the Needs Assessment, all 4 housing related needs are priorities. Available funding and timing will determine the actual priority of each need.
<b>4</b>	<b>Priority Need Name</b>	Increase length of stay in rental housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Families with Children Elderly
	<b>Geographic Areas Affected</b>	City of Escondido
	<b>Associated Goals</b>	Homeless prevention via rental assistance

	<b>Description</b>	Prevent homelessness and promote neighborhood stability by providing rental assistance to very-low income seniors and disabled households.
	<b>Basis for Relative Priority</b>	Per the Needs Assessment, all 4 housing related needs are priorities. Available funding and timing will determine the actual priority of each need.
5	<b>Priority Need Name</b>	Youth
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	Neighborhood Groups
	<b>Associated Goals</b>	Support education and recreation opportunities
	<b>Description</b>	Support educational and recreational opportunities
	<b>Basis for Relative Priority</b>	<b>Youth.</b> Youth was selected as a priority due to the growing youth population that is concentrated in Escondido's inner-core, where many priority issues identified by residents and providers exist.
6	<b>Priority Need Name</b>	Neighborhood Revitalization
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children
	<b>Geographic Areas Affected</b>	Neighborhood Groups
	<b>Associated Goals</b>	Improve the livability of neighborhoods
	<b>Description</b>	Improve the livability of neighborhoods

	<b>Basis for Relative Priority</b>	<b>Neighborhood Revitalization.</b> Neighborhood revitalization was identified as a high priority for inclusion in Escondido's community development strategy by a large number of community members and representatives across a variety of settings. Many community members find it an important priority that must be continued to revitalize, stabilize, and keep the local neighborhoods crime-free.
7	<b>Priority Need Name</b>	Senior Assistance
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Elderly Elderly Frail Elderly
	<b>Geographic Areas Affected</b>	Neighborhood Groups
	<b>Associated Goals</b>	Support senior services
	<b>Description</b>	Support senior services
	<b>Basis for Relative Priority</b>	<b>Senior Assistance.</b> Escondido's population of senior residents is expected to increase. Programs to assist Escondido's growing senior population continue to be high priority for community members and representatives. In Escondido, an area of current and future concern is transportation for the growing number of seniors, along with other core services that enable seniors to remain independent. Emphasis will continue to be placed on developing a coordinated transportation system.
8	<b>Priority Need Name</b>	Homelessness
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill veterans
	<b>Geographic Areas Affected</b>	Neighborhood Groups
	<b>Associated Goals</b>	Support homeless services
	<b>Description</b>	Support homeless shelter and other services when feasible
	<b>Basis for Relative Priority</b>	<b>Homelessness.</b> The goal of the comprehensive homeless service system is to provide a continuum of care that transitions homeless individuals and families to self-sufficiency and permanent housing. The City participates in the efforts of the Alliance for Regional Solutions and the 25 Cities project in the effort to end homelessness and support the efforts of the local Continuum of Care.
9	<b>Priority Need Name</b>	Economic Development
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Individuals veterans
	<b>Geographic Areas Affected</b>	Neighborhood Groups
	<b>Associated Goals</b>	Support adult education and job training
	<b>Description</b>	Support adult education and training

	<b>Basis for Relative Priority</b>	<b>Economic Development.</b> The economic recession of the last few years has greatly increased the need for economic strategies focused on workforce development, job creation and other efforts to help stimulate the local economy.
<b>10</b>	<b>Priority Need Name</b>	ADA Improvements
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Elderly Elderly Frail Elderly Persons with Physical Disabilities
	<b>Geographic Areas Affected</b>	Neighborhood Groups
	<b>Associated Goals</b>	Incorporate ADA assessable features
	<b>Description</b>	Incorporate ADA assessable features in all CDBG public facility needs as they are identified
	<b>Basis for Relative Priority</b>	<b>ADA Improvements.</b> The Community Survey identified a desire by residents and community representatives to continue to prioritize the need to upgrade existing facilities to meet ADA mandated requirements.

**Narrative (Optional)**

Priority needs established in the 2015-2019 Consolidated Plan will form the basis for establishing objectives and outcomes in the Strategic Plan and FY 2015-16 Annual Action Plan. The Needs Analysis conducted for the Consolidated Plan demonstrates that the housing assistance needs of Escondido households far exceed the resources that are projected to be available over the five-year time period of the Plan. The Needs Assessment identified a number of significant findings related to the housing assistance needs of lower income residents. This assessment led to development of the four housing-related Priority Needs: Increasing Homeownership Opportunities, Conserving the Supply of Existing Owner Housing, Expanding the Stock of Affordable Rental Housing, including 3- and 4-Bedroom Units, and Increasing the Length of Stay in Rental Housing.

Based on the compilation of needs data, community input and subsequent analysis, six priority areas were selected for community development strategy recommendations. Below are the rationale for the priorities chosen:

**Youth.** Youth was selected as a priority due to the growing youth population that is concentrated in Escondido's inner-core, where many priority issues identified by residents and providers exist.

**Economic Development.** The economic recession of the last few years has greatly increased the need for economic strategies focused on workforce development, job creation and other efforts to help stimulate the local economy.

**Senior Assistance.** Escondido's population of senior residents is expected to increase. Programs to assist Escondido's growing senior population continue to be high priority for community members and representatives. In Escondido, an area of current and future concern is transportation for the growing number of seniors, along with other core services that enable seniors to remain independent. Emphasis will continue to be placed on developing a coordinated transportation system.

**Neighborhood Revitalization.** Neighborhood revitalization was identified as a high priority for inclusion in Escondido's community development strategy by a large number of community members and representatives across a variety of settings. Many community members find it an important priority that must be continued to revitalize, stabilize, and keep the local neighborhoods crime-free.

**Homelessness.** The goal of the comprehensive homeless service system is to provide a continuum of care that transitions homeless individuals and families to self-sufficiency and permanent housing. The City participates in the efforts of the Alliance for Regional Solutions and the 25 Cities project in the effort to end homelessness and support the efforts of the local Continuum of Care.

**ADA Improvements.** The Community Survey identified a desire by residents and community representatives to continue to prioritize the need to upgrade existing facilities to meet ADA mandated requirements.

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City of Escondido expects to receive slightly more than \$400,000 in HOME funds in FY 15-16 and has received less than \$500,000 annually since 2012. 1,314 Escondido residents are currently receiving Housing Choice (rental assistance-Section 8) Vouchers from the San Diego County Housing Authority. Due to the City’s limited funding, the City does not plan to use HOME funds for TBRA, although there is a need for rental assistance.
TBRA for Non-Homeless Special Needs	The City of Escondido expects to receive slightly more than \$400,000 in HOME funds in FY 15-16 and has received less than \$500,000 annually since 2012. 1,314 Escondido residents are currently receiving Housing Choice (rental assistance-Section 8) Vouchers from the San Diego County Housing Authority. Due to the City’s limited funding, the City does not plan to use HOME funds for TBRA, although there is a need for rental assistance.
New Unit Production	A majority of the city’s low- and moderate-income households experience housing cost burden (as seen in the Needs Analysis). It is the most common housing problem in the City. The City plans to utilize a large amount of its HOME allocation to assist in the production of new rental and ownership units for lower income households.
Rehabilitation	55% of the city’s housing stock was constructed prior to 1980, meaning there is the possibility of lead based paint hazards in many units and that a significant portion of the housing stock may need some improvement/rehabilitation. Additionally, 55% of renter-occupied and 44% of owner-occupied units have at least one identified housing condition. The city expects to provide assistance to rehabilitate single-family and multi-family units.
Acquisition, including preservation	The city will strive to assist developers interested in acquisition/rehabilitation of existing multi-family housing to provide improved, affordable housing, due to the age and condition of the city’s multi-family stock. The city will also assist in preserving any identified units that are “at-risk” of losing affordability, when possible. Six projects (198 units) were identified as possibly at-risk in the next 10 years.

**Table 49 – Influence of Market Conditions**

**SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**

The City of Escondido is a CDBG entitlement jurisdiction and a HOME participating jurisdiction, and anticipates receiving approximately \$1,503,249 in CDBG funds and \$428,182 in HOME funds for FY 2015. City of Escondido does not receive funding under the Emergency Solutions Grant (ESG) or Housing Opportunities for Persons with AIDS (HOPWA) programs. Program income received from the repayment of Rehabilitation (CDBG) loans will automatically be re-programmed for activities for programs from which the funds were originally provided to the extent possible. If additional program income funds are received that are not automatically reprogrammed, specific projects will be identified during the Action Plan process. HOME program income will be used for HOME -eligible activities.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,503,249	0	0	1,503,249	5,476,751	It is estimated that a CDBG allocation of approximately \$7,000,000 will be received for the five years of the Consolidated Plan based on current and past funding.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	428,182	155,000	0	583,182	1,600,000	It is estimated that a HOME allocation of approximately \$400,000 per year will be received for the remaining years of the Consolidated Plan, based on current and recent funding. It is unknown what amount of program Income will be received over the next four years, but it will be addressed in each Action Plan and CAPER during that time period.

Table 50 - Anticipated Resources

**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 housing needs in Escondido far exceed available HOME funding. Many of the housing programs/projects to be undertaken by the City will be leveraged with a variety of funding sources, including State grants, Housing Successor Agency repayments, and other funding sources. The HOME program requires that for every HOME dollar spent, the City must provide a 25 percent match with non-federal funds. The City has no current match obligation since we have been oversubscribed in our match obligation for several years. The City still strives to obtain as much additional funding for housing projects as possible.

The City of Escondido became the Housing Successor Agency when redevelopment agencies were dissolved. No new funds will become available, but the HSA has responsibility for any assets and the housing loan portfolio, which may generate income as loans are paid. Currently it is anticipated that the City's rental subsidy program for very-low income seniors and disabled persons will continue to be funded with HSA funds. Future funding of the program is uncertain.

The City was recently awarded two CalHome grants, totaling \$1.9M, to establish an owner-occupied rehabilitation program beginning in 2015. The City is anticipating to fund this program for three years.

The City encourages and supports the use of Low Income Housing Tax Credits for developers of affordable housing utilizing new construction or acquisition/rehabilitation. Tax credits remain a substantial source of affordable housing funding.

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

The City does not own any land or property that will be used to address housing-related needs during the term of the Plan.

**Discussion**

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Escondido	Government	Economic Development Homelessness Non-homeless special needs neighborhood improvements public facilities public services	Jurisdiction
INTERFAITH COMMUNITY SERVICES	Subrecipient	Homelessness Non-homeless special needs	Jurisdiction

**Table 51 - Institutional Delivery Structure**

### Assess of Strengths and Gaps in the Institutional Delivery System

Housing, supportive services, and community development activities for residents in the City of Escondido are delivered by a large number of public agencies, nonprofit organizations, and private entities, as evidenced by the outreach list for this Consolidated Plan (see Attachment A) and based on discussions with service providers.

Several gaps exist in the delivery system: With the dissolution of redevelopment and reduced HOME allocations, the City Escondido is not in the position to maintain the staff capacity as in the past, limiting the implementation of housing programs. Coordination among organizations. Many residents are not aware of the programs and services available.

### Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Rental Assistance	X		
Utilities Assistance			
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse			
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS			
Life Skills			
Mental Health Counseling	X		
Transportation	X	X	
<b>Other</b>			

**Table 52 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

As previously discussed in the Needs Assessment and Housing Market Analysis sections, while services are available to the City of Escondido residents, the level of services available is not adequate to meet the needs.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

There are a variety of services for special needs population and persons experiencing homelessness in Escondido. However, major gaps in the service delivery system exist:

Inadequate funding to provide the level of services needed;

Lack of coordination among different agencies.

However, lack of funding is the most significant constraint.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase number of homeowners	2015	2019	Affordable Housing	City of Escondido	Increasing homeownership opportunities	HOME: \$125,000	Homeowner Housing Added: 11 Household Housing Unit  Direct Financial Assistance to Homebuyers: 5 Households Assisted
2	Provide additional affordable rental units	2015	2019	Affordable Housing	City of Escondido	Expand stock of affordable rental housing	HOME: \$1,700,364	Rental units constructed: 23 Household Housing Unit  Rental units rehabilitated: 53 Household Housing Unit
3	Assist with rehabilitation of existing owner units	2015	2017	Affordable Housing	City of Escondido	Conserve the supply of of existing owner housing	HOME: \$0	Homeowner Housing Rehabilitated: 45 Household Housing Unit
4	Homeless prevention via rental assistance	2015	2019	Affordable Housing	City of Escondido	Increase length of stay in rental housing	HOME: \$0	Homelessness Prevention: 180 Persons Assisted
5	Support education and recreation opportunities	2015	2019	Non-Housing Community Development	Neighborhood Groups	Youth	CDBG: \$34,500	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Support adult education and job training	2015	2019	Non-Housing Community Development	Neighborhood Groups	Economic Development	CDBG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
7	Support senior services	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	Neighborhood Groups	Senior Assistance	CDBG: \$112,500	Public service activities other than Low/Moderate Income Housing Benefit: 1300 Persons Assisted
8	Improve the livability of neighborhoods	2015	2019	Non-Housing Community Development	Neighborhood Groups	Neighborhood Revitalization	CDBG: \$967,600	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 300 Households Assisted
9	Support homeless services	2015	2019	Homeless Non-Homeless Special Needs	Neighborhood Groups	Homelessness	CDBG: \$108,000	Public service activities other than Low/Moderate Income Housing Benefit: 160 Persons Assisted
10	Incorporate ADA assessable features	2015	2019	Non-Housing Community Development	Neighborhood Groups	ADA Improvements	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted

Table 53 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Increase number of homeowners
	<b>Goal Description</b>	Provide direct assistance to first-time, low-income homebuyers for down payment or closing cost assistance. Provide new, affordable ownership housing for low-income homebuyers.
2	<b>Goal Name</b>	Provide additional affordable rental units
	<b>Goal Description</b>	Provide additional rental units including 3- and 4-bedroom units, through new construction or acquisition/rehabilitation of existing residential units. Units would be affordable to extremely-low, very-low and low-income households.
3	<b>Goal Name</b>	Assist with rehabilitation of existing owner units
	<b>Goal Description</b>	Assist in rehabilitation of owner-occupied single-family residences and mobilehomes for low-income households.
4	<b>Goal Name</b>	Homeless prevention via rental assistance
	<b>Goal Description</b>	Rental assistance payments to very low income seniors and disabled persons in apartments and mobilehomes.
5	<b>Goal Name</b>	Support education and recreation opportunities
	<b>Goal Description</b>	The City will continue to support educational and recreational activities for youth as needs and gaps in services are identified.
6	<b>Goal Name</b>	Support adult education and job training
	<b>Goal Description</b>	The City will continue to support the workforce programs and trainings when feasible. Both focus on training and job readiness.
7	<b>Goal Name</b>	Support senior services
	<b>Goal Description</b>	The City will continue to support much needed core senior services such as transportation, nutrition programs, and referral services.
8	<b>Goal Name</b>	Improve the livability of neighborhoods
	<b>Goal Description</b>	The City will continue to work with neighborhood leaders to develop anti-crime programs and strategies as well as provide street improvements and neighborhood group support.

9	<b>Goal Name</b>	Support homeless services
	<b>Goal Description</b>	The City will continue to support the Regional Winter Shelter and Interfaith Community Services associated with a veteran and non-veteran homeless care center.
10	<b>Goal Name</b>	Incorporate ADA assessable features
	<b>Goal Description</b>	The City will included ADA improvements in the design and construction of all capital improvement projects

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The 2015-1019 Consolidated Plan has established the following housing objectives:

- Provide rehabilitation assistance to 45 single-family and mobilehome units
- Provide first-time homebuyer assistance to 5 households;
- Provide Rental assistance to prevent homelessness for 180 seniors and disabled households;
- Expand the City’s affordable housing inventory by 76 rental units through construction or acquisition/rehabilitation; and
- Expand the City’s inventory of affordable ownership units by 11.

Overall, 317 extremely low, low and moderate income households will benefit from the City’ affordable housing activities over five years. This includes 256 renters and 61 homeowners.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

The City of Escondido has no Section 504 Voluntary Compliance agreement. There are no public housing units in Escondido.

### **Activities to Increase Resident Involvements**

No public housing units are located in Escondido.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

N/A

### **Plan to remove the ‘troubled’ designation**

N/A

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

**Land Use Controls** Land use policies and zoning requirements are often cited as a barrier to development, specifically affordable housing development.

**Residential Development Standards** Development standards, such as setbacks, building and parcel requirements, parking standards, and zone change/general plan requirements, can have an adverse impact on affordable residential development.

**Environmental Protection** The type of environmental review needed for a project can depend on the type of project as well as the type of financing involved. State and Federal regulations require environmental review of many projects, including new and rehabilitation of residential projects. The cost of an environmental review also varies depending on the level of review required and any studies required, but any cost resulting from the environmental review can add to the cost of housing.

**Permits and Processing Times** The processing time required to obtain approval of development permits is often cited as a contributing factor to the high cost of housing. Development processing time varies for different housing projects due to the complexity of the project, including types of financing; whether they are administrative or required a public hearing; what type of environmental review is required; and responsiveness of developers to staff comments.

**Lack of Affordable Housing Funds** The City, like many, faces significant challenges to continuing to provide affordable housing opportunities since many funding sources have been eliminated or reduced.

**Planning and Development Fees** The cost of development and permit fees paid to the City is often mentioned as a barrier to developers of housing. However, the fees are needed to maintain adequate public services.

**Building Codes and Enforcement** The City of Escondido has adopted the 2010 California Building Code and the 2010 Green Building Standards Code. Building codes could be considered to impact provision of affordable housing.

**Prevailing Wage Requirements** The State Department of Industrial Relations (DIR) expanded the kinds of projects that require the payment of prevailing wages. The prevailing wage is usually higher than competitive wages, raising the cost of housing production and rehabilitation activities.

**Land/Construction/Financing Costs** There are three main factors serving as a non-governmental constraint to affordable housing, which all have to do with cost. Although these are not regulated costs of building/development, they are certainly impacted and influenced by public policy. They include the cost of land, construction costs and financing costs.

**Public Opposition to Affordable Housing** Public opposition to all new development is common in Escondido as throughout California and the rest of the country. Public opposition to affordable housing projects is often based on a misperception of what affordable housing looks like or who lives in affordable housing. Such opposition can cause delays in the development review process and can lead to difficulty getting approval of a project or in a project being denied, which could cost developers a large amount of funding.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The City of Escondido works to review requirements and remove any barriers to affordable housing whenever possible, without negatively impacting the health and safety of all residents.

The City will continue to amend the Zoning Code to better facilitate development of affordable and special needs housing, including addressing emergency shelters, senior housing, transitional housing and supportive housing. The City also will adopt area plans to better facilitate higher density residential development in the central core, potentially including affordable residential development, multi-family and mixed-use development. Additionally, the City's most recent Housing Element shows that there is adequate land in Escondido that has been zoned to meet the fair share of regional housing needs for various income categories through 2020.

The City will continue to streamline the environmental review process for affordable developments when possible, while following state and federal requirements.

The City has reduced the number of steps in the development review process by eliminating a separate Design Review Board, shortening the timeframe. The city will continue to explore ways to streamline the process of applications for housing developments. An evaluation was conducted of the City's processes and processing times and the City maintains comparatively short processing times compared with the rest of the county.

The City of Escondido was greatly impacted, like other jurisdictions in California, by the dissolution of redevelopment agencies. Redevelopment tax increment funds were the City's largest source of affordable housing funding. Funding at the Federal level has also continued to decrease. The City faces significant challenges to continuing to provide affordable housing opportunities since some funding sources have been eliminated or reduced. The city continues to pursue any and all sources of funding to provide opportunities to lower and moderate income households.

In a fee comparison of other north San Diego County cities conducted in conjunction with the recent Housing Element, it was determined that Escondido's fees fall within the average when compared to other jurisdictions. The City conducts an annual review of fees to ensure they reflect current impacts. The City revised its fee deferral policy in 2012 which allows residential developers to defer fees

until occupancy (rather than at the time a permit is issued), which helps affordable housing developers. The City fees have not been found to act as a constraint to developing housing in Escondido.

The City of Escondido has adopted the 2010 California Building Code and the 2010 Green Building Standards Code. There are no local amendments. The City has no local ability to waive provisions of the State building codes.

## **SP-60 Homelessness Strategy – 91.215(d)**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The strategic plan for homelessness includes comprehensive, integrated service systems to transition local homeless families and individuals, to permanent or residential housing and self-sufficiency.

#### **Specific Objectives**

- Actively participate in the 25 cities pilot project
- Assure that a fair share number of emergency shelter beds are available in the community.

### **Addressing the emergency and transitional housing needs of homeless persons**

The City uses a portion of its CDBG public service dollars to provide emergency shelter for the homeless. In addition, the City may consider addressing the facility needs of homeless service providers through CDBG funding allocation set aside for community facilities.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

<p align="LEFT">The City participates in the Alliance for Regional Solutions and the 25 Cities Initiative in the efforts to end chronic homelessness. The Alliance for Regional Solutions (ARS) coordinates services and funding for the homeless during the cold winter months while the 25 Cities Initiative goal is to move people from homelessness to permanent housing. Chronically homeless persons require rehabilitation services, employment training and placement, health services, and case management to move from homelessness to transitional housing, and then to supportive/permanent housing. The Continuum of Care Strategy coordinated by the Alliance for Regional Solutions offers a full range of services and facilities. The City supports the ARS' strategy and the 25 Cities Initiative for placing persons in temporary or transitional housing facilities and other opportunities that help chronically homeless persons to a stable housing situation and to receive supportive services that would improve their employment skills.</p>

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

<p align="LEFT">Key elements to homeless prevention are employment development and mental health. The goal is enhance a person's ability to obtain and keep a job so that they are able to make an adequate income to be selfsufficient while sustaining their mental health. These resources are described in detailed under workforce training initiatives in Section MA-45 Non-Housing Community Development Assets and MA-30 Homeless Facilities and Services of this Consolidated Plan. The City also works diligently to expand and conserve its affordable housing inventory, especially affordable rental housing that benefits the extremely low and low income households who are most at risk of becoming homeless.</p><p align="LEFT"></p>

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

According to the CDC, there are at least 4 million households in the United States that have children living in them exposed to high levels of lead. There are also approximately a quarter of a million U.S. children ages 1-5 with blood levels at which the CDC recommends public health actions be initiated. Due to their age, 24,922 housing units in Escondido may pose some LBP risk. 49 percent of owner occupied units (11,659) and 63 percent of renter occupied units (13,263) were constructed prior to 1980. A more complete evaluation of lead poisoning risk in Escondido's housing units is found in the Market Analysis (MA-20). Since the use of lead-based paint was banned in 1978, actions to address LBP hazards impact homes constructed prior to 1978. There is no level of lead in a child's body that the CDC considers safe.

In San Diego County lead poisoning is addressed by the San Diego County Health and Human Services Agency's Childhood Lead Poisoning Prevention Program (CLPPP). Their services include increasing awareness, reducing lead exposure, and increasing assessment and testing of children.

All units/projects assisted with HOME funds will comply with Title X of the 1992 Housing and Community Development Act, including HUD's defined approaches to addressing lead based paint.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

Lead based paint exposure negatively affects children's physical and emotional health. According to the San Diego County CLPPP, the number of new cases of blood lead poisoning in children under 21 years of age in San Diego has decreased since 2006, although the danger of lead based paint and lead poisoning still exists. Education has been the key to public awareness and reducing the number of lead poisoning case.

### **How are the actions listed above integrated into housing policies and procedures?**

When public funds (HOME funds) are used in programs and projects impacting housing, lead based paint is a concern. Due to the nature of the age of housing units, the number of rental units and the location of older units in the central core of the City, some of the programs/projects that the city undertakes could be affected by lead based paint regulations. It is assumed that lower income households would have a more difficult time covering the costs of remediating lead based paint hazards.

Lead based paint actions are included in the housing policies and procedures related to HOME-funded ownership and rental projects. Notification and testing for lead based paint are the most common requirements. Notification is required for all programs and projects; owners, occupants and purchasers receive written disclosure information on LBP, a seller's disclosure regarding presence of LBP, and a "Protect your Family from Lead in your Home" pamphlet. If LBP is identified through a visual

assessment in a pre-1978 property, or when surfaces are to be disturbed, lead hazard reduction and clearance is required in conformance with 24 CFR Part 35.

For rehabilitation programs, including assistance of acquisition/rehabilitation of existing multi-family projects and any future owner-occupied rehabilitation program, the purpose of the requirements is to remove any lead based paint hazards. Notification is also required. Lead based paint remediation will be included in any owner occupied project, where applicable, over and above other rehabilitation work needed. The City will require a lead hazard evaluation and risk assessment for properties constructed prior to 1978. Lead based paint remediation will be handled by certified contractors. Ongoing maintenance may be required.

First-time homebuyer program – The City requires that a home be free from LBP hazards. Required notifications are made. A visual inspection is made and remediation is required if a LBP hazard is found.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The 2000 Census indicates that 14 percent of Escondido's population is living below poverty level. Female-headed families with children under 18 years of age represented a significant portion of those living below the poverty line. In one low-income census tract, more than 38 percent of the total population was determined to be living in poverty.

A strategy for elevating the income levels of those living below the poverty line requires a two-way approach. At the macro level, efforts need to be focused on strengthening the City's economic base through economic development strategies, job creation and business retention, expansion and attraction. At the individual level, efforts need to be made to provide education, job skills training and counseling, as well as to connect individuals to the larger economy by increasing access to training opportunities and jobs.

The City of Escondido, however, has little control over many of the important macro-level economic forces that cause some households to live in poverty. The current recession has created an exceptionally difficult climate for those looking for any type of employment. This has resulted in an increase in the number of persons who are looking for work, who work full-time but remain poor and those who have accepted part time employment to meet very basic needs. As a result, there is an even greater impact on those with limited education and training.

Additionally, affordable housing opportunities continue to be out of reach for more and more working families in Escondido who are struggling to earn a "living wage," a wage which allows them to, at a minimum, pay the costs associated with a basic budget (rent, utilities, food, transportation, health care, clothing and other personal items, and taxes). Therefore, improving the quality of jobs and people's access to them are important efforts needed to reduce the number of persons existing below the poverty line.

The City's main goals for reducing poverty and increasing the median income are education, job creation, livability and alternative transportation. The City coordinates its efforts with other public and private organizations providing education and job training programs, including Escondido Education Compact.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

Expanding and preserving affordable housing opportunities will reduce the housing cost burden of households living in poverty. Therefore, a portion of the disposable income may be used to pursue

other educational or career goals, as well as for other daily necessities.

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

**HOME Projects/Programs:** Any sub-recipients or CHDOs are evaluated as part of the pre-award assessment, in conformance with HOME Final Rule requirements. Prior to disbursement of HOME funds to any entity, the city shall enter into a written agreement with the entity, which remains in effect for the length of affordability, ensuring compliance with all applicable statutes and regulations. All CHDOs, sub-recipients, projects/programs funded by HOME are monitored during project phases to ensure they are in compliance with all requirements, the HOME Final Rule and the City's HOME monitoring procedures. Please see appendix for detailed information on HOME monitoring.

**Monitoring Standards for CDBG Projects and Program.** Recipients of CDBG funds (sub recipients) are required to enter into written agreements with the City prior to receipt of CDBG funds. The agreements govern the activities of sub recipients and specify regulations and conditions under which funds will be provided. Additionally, agreements define the purpose and nature of services and projects and where they will be provided, the tasks to be performed, the level of service to be offered in quantifiable units, performance measurements and a project implementation schedule within a defined contract period.

The City will monitor all CDBG project and program activities on an ongoing basis to ensure compliance with HUD regulations and City policies, facilitate timely completion of projects and provide opportunities for dialogue with sub recipients. Monitoring strategies will include on-site field visits, telephone calls, monthly review of financial records, quarterly review of agency performance reports and the provision of technical assistance as needed. Annual site visits will be conducted for all sub recipients new to the CDBG program, those with previous compliance or performance problems and those carrying out multiple or high-risk CDBG activities.

## Expected Resources

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

#### Introduction

The City of Escondido is a CDBG entitlement jurisdiction and a HOME participating jurisdiction, and anticipates receiving approximately \$1,503,249 in CDBG funds and \$428,182 in HOME funds for FY 2015. City of Escondido does not receive funding under the Emergency Solutions Grant (ESG) or Housing Opportunities for Persons with AIDS (HOPWA) programs. Program income received from the repayment of Rehabilitation (CDBG) loans will automatically be re-programmed for activities for programs from which the funds were originally provided to the extent possible. If additional program income funds are received that are not automatically reprogrammed, specific projects will be identified during the Action Plan process. HOME program income will be used for HOME -eligible activities.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,503,249	0	0	1,503,249	5,476,751	It is estimated that a CDBG allocation of approximately \$7,000,000 will be received for the five years of the Consolidated Plan based on current and past funding.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	428,182	155,000	0	583,182	1,600,000	It is estimated that a HOME allocation of approximately \$400,000 per year will be received for the remaining years of the Consolidated Plan, based on current and recent funding. It is unknown what amount of program Income will be received over the next four years, but it will be addressed in each Action Plan and CAPER during that time period.

Table 54 - 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 housing needs in Escondido far exceed available HOME funding. Many of the housing programs/projects to be undertaken by the City will be leveraged with a variety of funding sources, including State grants, Housing Successor Agency repayments, and other funding sources. The HOME program requires that for every HOME dollar spent, the City must provide a 25 percent match with non-federal funds. The City has no current match obligation since we have been oversubscribed in our match obligation for several years. The City still strives to obtain as much additional funding for housing projects as possible.

The City of Escondido became the Housing Successor Agency when redevelopment agencies were dissolved. No new funds will become available, but the HSA has responsibility for any assets and the housing loan portfolio, which may generate income as loans are paid. Currently it is anticipated that the City's rental subsidy program for very-low income seniors and disabled persons will continue to be funded with HSA funds. Future funding of the program is uncertain.

The City was recently awarded two CalHome grants, totaling \$1.9M, to establish an owner-occupied rehabilitation program beginning in 2015. The City is anticipating to fund this program for three years.

The City encourages and supports the use of Low Income Housing Tax Credits for developers of affordable housing utilizing new construction or acquisition/rehabilitation. Tax credits remain a substantial source of affordable housing funding.

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

The City does not own any land or property that will be used to address housing-related needs during the term of the Plan.

**Discussion**

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase number of homeowners	2015	2019	Affordable Housing	City of Escondido	Increasing homeownership opportunities	HOME: \$25,000	Homeowner Housing Added: 2 Household Housing Unit Direct Financial Assistance to Homebuyers: 1 Households Assisted
2	Provide additional affordable rental units	2015	2019	Affordable Housing	City of Escondido	Expand stock of affordable rental housing	HOME: \$340,072	Rental units constructed: 4 Household Housing Unit Rental units rehabilitated: 11 Household Housing Unit
3	Assist with rehabilitation of existing owner units	2015	2017	Affordable Housing	City of Escondido	Conserve the supply of of existing owner housing	HOME: \$0	Homeowner Housing Rehabilitated: 15 Household Housing Unit
4	Homeless prevention via rental assistance	2015	2019	Affordable Housing	City of Escondido	Increase length of stay in rental housing	HOME: \$0	Homelessness Prevention: 50 Persons Assisted
5	Support education and recreation opportunities	2015	2019	Non-Housing Community Development	Neighborhood Groups	Youth	CDBG: \$34,500	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Support senior services	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	Neighborhood Groups	Senior Assistance	CDBG: \$112,500	Public service activities other than Low/Moderate Income Housing Benefit: 1300 Persons Assisted
7	Improve the livability of neighborhoods	2015	2019	Non-Housing Community Development	Neighborhood Groups	Neighborhood Revitalization	CDBG: \$967,600	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted
8	Support adult education and job training	2015	2019	Non-Housing Community Development	Neighborhood Groups	Economic Development	CDBG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
9	Support homeless services	2015	2019	Homeless Non-Homeless Special Needs	Neighborhood Groups	Homelessness	CDBG: \$108,000	Public service activities other than Low/Moderate Income Housing Benefit: 160 Persons Assisted

Table 55 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Increase number of homeowners
	<b>Goal Description</b>	Provide direct assistance to first-time, low-income homebuyers for down payment or closing cost assistance. Provide new, affordable ownership housing for low-income homebuyers.

2	<b>Goal Name</b>	Provide additional affordable rental units
	<b>Goal Description</b>	Provide additional rental units including 3- and 4-bedroom units, through new construction or acquisition/rehabilitation of existing residential units. Units would be affordable to extremely-low, very-low and low-income households.
3	<b>Goal Name</b>	Assist with rehabilitation of existing owner units
	<b>Goal Description</b>	Assist in rehabilitation of owner-occupied single-family residences and mobilehomes for low-income households.
4	<b>Goal Name</b>	Homeless prevention via rental assistance
	<b>Goal Description</b>	Rental assistance payments to very low income seniors and disabled persons in apartments and mobilehomes.
5	<b>Goal Name</b>	Support education and recreation opportunities
	<b>Goal Description</b>	Develop subsidized and related youth education/recreational opportunities.
6	<b>Goal Name</b>	Support senior services
	<b>Goal Description</b>	Develop and implement a flexible, integrated transportation system in Escondido to support the individual needs of frail, low-income seniors. Provide core senior services, such as in-home care and meal delivery, to reduce transportation needs.
7	<b>Goal Name</b>	Improve the livability of neighborhoods
	<b>Goal Description</b>	Prioritize needs and complete phased infrastructure improvements based on input from residents, property owners and business owners. Respond and complete minor neighborhood revitalization projects based on resident requests. Increase resident participation in property enhancement and beautification strategies.
8	<b>Goal Name</b>	Support adult education and job training
	<b>Goal Description</b>	Develop and implement business training programs for areas residents to increase family income. Explore and develop a youth employment-training class. Explore and develop programs for employers and/or employees to increase residents' access to livable wage jobs in Escondido.

9	<b>Goal Name</b>	Support homeless services
	<b>Goal Description</b>	Develop and maintain active partnerships with public and private agencies, and other local policy makers to explore options for expanding/improving transportation services and other related senior services in Escondido and the region, particularly for seniors.

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The City of Escondido Neighborhood Services Division will serve as the lead agency in the administration of all CDBG projects proposed in this plan. The City will contract with local nonprofit agencies and organizations to administer public services and fair housing activities in addition to administering some projects directly. Contract agencies (subrecipients) will be responsible for program implementation. Contract performance will be monitored by the City of Escondido. The City of Escondido Housing Division will serve as the lead agency in the administration of HOME funds. The majority of projects will be administered by City staff directly.

### Projects

#	Project Name
1	CDBG Admin
2	Public Services
3	Street Improvements
4	Neighborhood Revitalization
5	Fair Housing
6	Homebuyer Entry Loan Program
7	CHDO Set-aside and Administration
8	HOME Administration 2015
9	Housing Development

**Table 56 – Project Information**

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

The main obstacle to addressing underserved needs is reduced funding sources. Allocation priorities for HOME funds is made based on the Housing Needs Assessment and Market Analysis in the Consolidated Plan.

**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	CDBG Admin
	<b>Target Area</b>	Neighborhood Groups
	<b>Goals Supported</b>	Support education and recreation opportunities Support adult education and job training Support senior services Improve the livability of neighborhoods Support homeless services
	<b>Needs Addressed</b>	Youth Neighborhood Revitalization Senior Assistance Homelessness Economic Development ADA Improvements
	<b>Funding</b>	CDBG: \$267,104
	<b>Description</b>	Administration of the CDBG grant
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	201 N. Broadway, Escondido
	<b>Planned Activities</b>	CDBG Grant Admin
<b>2</b>	<b>Project Name</b>	Public Services
	<b>Target Area</b>	Neighborhood Groups
	<b>Goals Supported</b>	Support education and recreation opportunities Support adult education and job training Support senior services Support homeless services
	<b>Needs Addressed</b>	Youth Senior Assistance Homelessness Economic Development
	<b>Funding</b>	CDBG: \$180,000

	<b>Description</b>	The City will contract with local nonprofit agencies and organizations to administer public services in low income areas in addition to administering some projects directly.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimated number of persons that will benefit from the proposed activities 1,000-1,190
	<b>Location Description</b>	Learn-to-Swim Program: James A Stone Pool / Washington Park Pool 131 West Woodward Avenue / 501 N. Rose St.  Exceptional Promise Scholarship: Kit Carson Park, 3333 Bear Valley Pkwy, Escondido, CA 92025  Senior Services: Park Avenue Community Center , 210 E Park Ave, Escondido, CA 92025  (Senior Nutrition, Senior Transportation, Senior CARE, In-Home Meal Delivery Service, and Angels Depot Meal Service)  Winter Shelter for Homeless: Haven House 550 W. Washington Ave. Escondido, CA 92025
	<b>Planned Activities</b>	Learn-to-Swim Program.  Exceptional Promise Scholarship.  Senior Services: Senior Nutrition, Senior Transportation, Senior CARE, In- Home Meal Delivery Service, and Angels Depot Meal Service.  Winter Shelter for Homeless.
<b>3</b>	<b>Project Name</b>	Street Improvements
	<b>Target Area</b>	Neighborhood Groups
	<b>Goals Supported</b>	Improve the livability of neighborhoods
	<b>Needs Addressed</b>	Neighborhood Revitalization
	<b>Funding</b>	:
	<b>Description</b>	Comprehensive street improvement projects consisting of new curbs, gutters, street surfaces, retaining walls, ADA improvements, sidewalks and lights.
	<b>Target Date</b>	6/30/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	n/a
	<b>Location Description</b>	CDBG eligible neighborhood groups
	<b>Planned Activities</b>	CDBG eligible neighborhood street improvements
<b>4</b>	<b>Project Name</b>	Neighborhood Revitalization
	<b>Target Area</b>	Neighborhood Groups
	<b>Goals Supported</b>	Improve the livability of neighborhoods Support homeless services
	<b>Needs Addressed</b>	Neighborhood Revitalization Homelessness Economic Development ADA Improvements
	<b>Funding</b>	CDBG: \$1,042,600
	<b>Description</b>	Neighborhood revitalization is identified as one of the city's key community development priorities in the FY 2010-2015 Consolidated Plan and is intended to improve low income areas. The City of Escondido's revitalization strategy focuses on efforts that are neighborhood based with a high level of involvement by residents, businesses and human service agencies.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	CDBG eligible areas/ low-mod income neighborhood groups
	<b>Planned Activities</b>	Code enforcement, Grants to Blocks, Interfaith Community Services, Project NEAT, Graffiti Removal, Multi-Neighborhood Street Lighting Project
<b>5</b>	<b>Project Name</b>	Fair Housing
	<b>Target Area</b>	Neighborhood Groups

	<b>Goals Supported</b>	Homeless prevention via rental assistance
	<b>Needs Addressed</b>	Increase length of stay in rental housing
	<b>Funding</b>	CDBG: \$33,545
	<b>Description</b>	The City of Escondido has made a strong commitment to the provision of fair housing in it's community.The goal of the City's fair housing program is to afirmatively further fair housing through specific education, outreach and monitoring activitied.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	70-100
	<b>Location Description</b>	North County Lifeline, Fair Housing Services  200 Michigan Ave Vista, CA
	<b>Planned Activities</b>	Fair Housing Services: Outreach, education, tenant lanlord mediation.
6	<b>Project Name</b>	Homebuyer Entry Loan Program
	<b>Target Area</b>	City of Escondido
	<b>Goals Supported</b>	Increase number of homeowners
	<b>Needs Addressed</b>	Increasing homeownership opportunities
	<b>Funding</b>	:
	<b>Description</b>	Provide a low interest loan which can be used toward the down payment or closing costs for first time homebuyers.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 low income household
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Provide down payment or closing cost assistance to low income first-time homebuyers.

7	<b>Project Name</b>	CHDO Set-aside and Administration
	<b>Target Area</b>	City of Escondido
	<b>Goals Supported</b>	Increase number of homeowners Provide additional affordable rental units
	<b>Needs Addressed</b>	Increasing homeownership opportunities Conserve the supply of of existing owner housing Expand stock of affordable rental housing Increase length of stay in rental housing
	<b>Funding</b>	:
	<b>Description</b>	Mandatory CHDO set-aside and administrative costs associated with potential new project development.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Unknown-possibly administration funding only.
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Mandatory CHDO set-aside and administrative costs associated with potential new project development.
8	<b>Project Name</b>	HOME Administration 2015
	<b>Target Area</b>	City of Escondido
	<b>Goals Supported</b>	Increase number of homeowners Provide additional affordable rental units
	<b>Needs Addressed</b>	Increasing homeownership opportunities Conserve the supply of of existing owner housing Expand stock of affordable rental housing Increase length of stay in rental housing
	<b>Funding</b>	:
	<b>Description</b>	HOME Administration Costs
	<b>Target Date</b>	6/30/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Admin support of program only.
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Administrative support of HOME program funds, including staffing.
9	<b>Project Name</b>	Housing Development
	<b>Target Area</b>	City of Escondido
	<b>Goals Supported</b>	Increase number of homeowners Provide additional affordable rental units
	<b>Needs Addressed</b>	Increasing homeownership opportunities Expand stock of affordable rental housing
	<b>Funding</b>	:
	<b>Description</b>	Affordable rental and owner housing development
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	17 low-income families
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Affordable rental housing development, including new construction and/or acquisition/rehabilitation.

## **AP-50 Geographic Distribution – 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 of Escondido does not distribute HOME allocations for housing programs and projects geographically. Available allocations are spent citywide and geography does not play a part. There are areas of focus, including areas in the older, central core of the City, although no specific target areas have been established to focus the spending of HOME funds.

### **Geographic Distribution**

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

**Table 57 - Geographic Distribution**

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

Available CDBG allocations are spent citywide in CDBG eligible areas, neighborhood groups, and low to moderate income persons. There are areas of focus, including areas in the older, central core of the City such as the neighborhood groups, although no specific target areas have been established to focus the spending of CDBG funds.

### **Discussion**

see above for discussion on above points

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	83
Special-Needs	0
Total	83

**Table 58 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	50
The Production of New Units	6
Rehab of Existing Units	26
Acquisition of Existing Units	1
Total	83

**Table 59 - One Year Goals for Affordable Housing by Support Type**  
**Discussion**

In the first year of the Consolidated Plan, the City plans to construct 6 new affordable units (4 for rental households and 2 for owners), complete the rehabilitation of 11 existing units to provide new affordable units, assist 15 existing lower income homeowners to rehabilitate their units, provide an amount of rental assistance to 50 very-low income seniors/disabled persons, and provide down payment assistance to one first-time homebuyer.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

There is no public housing located in the City of Escondido.

### **Actions planned during the next year to address the needs to public housing**

The public housing needs in the City of Escondido are addressed by the Housing Authority of the County of San Diego.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

N/A

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

N/A

### **Discussion**

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

Homeless and homeless prevention services are identified as a high priority need in the FY 2015 - FY 2019 Consolidated Plan. The City anticipates expending approximately \$33,000 of its public service cap (up to 15 percent of the CDBG annual allocation) on homeless and homeless prevention services. Additional CDBG funds may also be used to support further homeless opportunities for the at-risk homeless through the Regional Continuum of Care.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Many homeless individuals come to the City Escondido because of the public services that are offered within the city. As a service hub in the North County area, Escondido participates in the Regional Continuum of Care, comprising of many other San Diego cities and the County of San Diego, non-profit service providers, and stakeholders. The Regional Continuum of Care coordinates and oversees the application process, and develops and vets programs to address issues regarding homelessness in the region. The Regional Continuum of Care also oversees the collection of regional homeless data (through a contract with the Regional Task Force on the Homeless which serves as a clearinghouse for regional information on homeless data and resources), identifies gaps in services, and leads strategic planning initiatives to move people from homelessness to permanent housing. The City will continue to work with the RCCC as staffing and resources allow to support services and apply for funding to address (and end) homelessness in our region.

For FY 2015 - 2016, the City plans to continue to support the 25 Cities Initiative to support direct case management services, shelter beds, the provision of vouchers, referrals to other agencies or other direct assistance to permanent housing.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

For FY 2015-2016, the City plans to allocate funding for the Regional Winter Shelter.

This program serves the homeless population either through direct case management services, shelter beds, and referrals to other agencies or other direct assistance. The Emergency Shelter Program is expected to serve 78 persons during the cold winter months.

#### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to**

**permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Please see discussion above for helping homeless persons make the transition into permanent housing. Also see Section SP-Homeless Strategy for additional discussion. Further, the City will continue to provide feasible in-kind support for community based organizations and local non-profit agencies that serves the homeless when possible.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

<p align="LEFT">Key elements to homeless prevention is employment development and mental health. The goal is enhance a person's ability to obtain and keep a job so that they are able to make an adequate income to be selfsufficient while sustaining their mental health. These resources are described in detailed under workforce training initiatives in Section MA-45 Non-Housing Community Development Assets and MA-30 Homeless Facilities and Services of this Consolidated Plan. The City also works diligently to expand and conserve its affordable housing inventory, especially affordable rental housing that benefits the extremely low and low income households who are most at risk of becoming homeless.</p>

## **Discussion**

See above for discussion points.

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

### **Introduction:**

In Escondido as in much of the rest of the State, the greatest barrier to affordable housing continues to be cost. Although the recent drop in home prices opened up some owner and rental opportunities, recent rising prices of ownership housing and rising rents have again impacted the affordability of housing in Escondido. The homeownership rate and the rate of housing cost burden identified earlier in this report demonstrate the need for affordable housing opportunities in Escondido. The city plans to use available funding to provide assistance to first-time homebuyers and provide additional affordable housing to help mitigate some of the barriers to affordable housing. In addition, amendments to the Zoning Code to implement state law and facilitate affordable and special needs housing are planned.

### **Actions it 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**

The City of Escondido continues to experience barriers to affordable housing as identified in the Consolidated Plan, including governmental constraints, market conditions, lack of funding sources, and land and construction costs. Many barriers to affordable housing are not controlled by the City, including land and construction costs and state/federal government constraints. The City does have the ability to introduce actions to minimize the influence of local governmental constraints on affordable housing, however. In FY 15-16 the City of Escondido plans to continue to amend the Zoning Code in several ways to implement goals in the recently adopted Housing Element, consistent with State law. Each of the proposed Zoning Code amendments will remove a barrier to affordable housing. The first amendment was completed in FY 13-14 and permits year round homeless shelters by right, without discretionary review, in at least one zoning designation. During FY 15-16 the City plans to revisit the overlay to determine if the area should be expanded. Another Zoning Code amendment is proposed to facilitate development of senior housing, by permitting senior housing by right where housing is permitted. Another proposed Zoning Code amendment would differentiate transitional/supportive housing operated as group quarters versus a regular housing development. Such uses will be permitted and only subject to those restrictions that apply to other residential uses of the same type in the same zone. Another proposed Zoning Code amendment would amend the City's Density Bonus Ordinance to be consistent with the state density bonus law, providing additional opportunities for low and moderate income households.

The City also plans to adopt an area plan in the central portion of the City to better facilitate higher density residential development, potentially including affordable residential development, multi-family and mixed-use development.

The City plans to use its HOME allocation to provide for more accessible, affordable housing, through

assistance to first-time homebuyers and provision of additional affordable units, leveraging it when possible with additional sources of funding.

The City continues to review the development process, including environmental requirements and fees, to discover any ways to further streamline the process, particularly for residential developments.

**Discussion:**

## AP-85 Other Actions – 91.220(k)

### Introduction:

Priority Needs established in the FY 2015 - FY 2019 Five-Year Consolidated Plan, which establishes the objectives and outcomes in the FY 2015-16 One-Year Action Plan, are:

- Support education and recreation opportunities
- Neighborhood revitalization
- Homeless services
- ADA improvements
- Support senior services
- Economic Development
- Increasing homeownership opportunities
- Conserving the supply of existing owner housing
- Expanding the stock of affordable rental housing
- Increasing length of stay in rental housing

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

The major obstacle to meeting the underserved needs in Escondido is funding. Since the loss of the City's main affordable housing funding source, redevelopment funds, the number of beneficiaries of the housing programs has been reduced. To meet the goals of assisting as many low-income households as possible, the City will continue to seek alternative funding sources where possible to replace those lost or reduced and continue as many programs as possible.

The City's first-time homebuyer program is an important tool in increasing homeownership among lower income households. Response to the program has generally been good, although the ability of homebuyers to qualify has decreased recently, even with the recent housing downturn. Requirements of the program are periodically reviewed to ensure participation and responsible use of the funds. It appears that the HUD maximum purchase price of a single-family residence in the area is increasing, which should positively affect the number of new loans.

The City will continue to use CDBG funding to support neighborhood activities, senior programs, and projects that assist these populations.

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

When the affordability period of an existing affordable housing project is nearing the end, the City works with the owners of the project to try to extend the regulatory agreements and affordability period, maintaining the City's affordable housing stock. The city has several options available to preserve affordability, including refinancing an existing mortgage and providing incentives to the owner. In addition, the City will encourage owners completing their Section 236 loan to convert project-based voucher assistance to tenant-based voucher assistance.

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

The City of Escondido is committed to addressing lead-based paint hazards. Federal law requires lead-based paint disclosure and education prior to leasing, renting, selling or purchasing most pre-1978 housing. The City will follow disclosure and warning requirements about lead-based paint, including incorporation of the "Protect Your Family from Lead in Your Home" pamphlet in all applicable housing programs. The City will conduct required lead-based paint related activities for all HOME funded activities under Title X regulations, such as notification, paint testing, risk assessment, hazard reduction or abatement and clearance. City staff will continue to attend training regarding lead-based paint hazard testing and reduction, when possible.

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

The City will continue to implement its five-year strategy to help reduce the number of poverty-level families. The anti-poverty strategy utilizes existing job training and social service programs to increase employment marketability, household income, and housing options. In the past, the City's anti-poverty strategy also included direct economic development activities that focus on job creation and retention, particularly in the downtown area. In addition to implementing the five-year strategy and focusing development activities in the urban core, the City of Escondido will continue its efforts to coordinate a unified effort with other agencies and non-profits to reduce the number of poverty-level families through economic development and job training programs.

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

Housing and community development programs in the City of Escondido will be implemented by an institutional structure that includes public institutions, nonprofit organizations and private industry. The insitutional capacity of these agencies include people and resources to assist in the development, implementation and monitoring of housing and community development programs. The City's Housing Division has the primary responsisbility of carrying out affordable housing programs and implmenting HOME program requirements. The City's Neighborhood Services Division administers the CDBG programs.

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

In order to enhance coordination between all parties, HOME and CDBG staff have been working on updating a current list of public agencies, non-profit groups, housing providers, community and neighborhood groups, and affordable housing advocates. After completing this Consolidated Plan we will continue to consult with the various providers, groups and other stakeholders to discuss needs, activities, and progress. In addition, staff will continue to be involved in various community groups involved in all aspects of community development, services and housing.

### **Discussion:**

Please see the above for further discussion.

## Program Specific Requirements

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

#### Introduction:

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	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
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.00%

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:  
  
None.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City of Escondido imposes recapture requirements that comply with the HOME Final Rule, 24 CFR 92.254. If a property that is assisted with HOME funds is no longer owner-occupied, is refinanced or is sold during the first ten years, the homeowner is responsible for repaying the entire principal amount plus interest to the City. Interest is forgiven after ten years, but repayment of principal is still required. Recapture funds are re-invested by the City into the HELP first-time homebuyer program, a HOME-eligible activity.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The City of Escondido imposes recapture requirements that comply with the HOME Final Rule, 24 CFR 92.254. If a property that is assisted with HOME funds is no longer owner-occupied, is refinanced or is sold during the first ten years, the homeowner is responsible for repaying the entire principal amount plus interest to the City. Interest is forgiven after ten years, but repayment of principal is still required. Recapture funds are re-invested by the City into the HELP first-time homebuyer program. Since the maximum amount loaned in the first-time homebuyers program is the lesser of \$25,000 or 5 percent of the purchase price, the required affordability period of 24 CFR 92.254(a)(4) is ensured.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

None.

## **Discussion:**



## Attachments

Citizen Participation Comments

ATTACHMENT A

HOME / CDBG Outreach List

Community HousingWorks	Anne Wilson Community HousingWorks 2815 Camino del Rio South Ste 350 San Diego, CA 92108 & 1820 S Escondido Boulevard Escondido, CA 92025 <a href="mailto:awilson@chworks.org">awilson@chworks.org</a> <a href="mailto:smartinez@chworks.org">smartinez@chworks.org</a>
RMG Properties	Ari Majer Las Ventanas Village Partners, L.P. Enhanced Affordable Dev. Co. 4221 Wilshire Blvd., Suite 260 Los Angeles, CA 90010 <a href="mailto:arim@rmgprop.com">arim@rmgprop.com</a>
Solutions for Change	Chris Megison Solutions for Change 722 West California Avenue Vista, CA 92084 <a href="mailto:chris@solutionsforchange.org">chris@solutionsforchange.org</a>
Solari Enterprises	Sabrina Lattimore Solari Enterprises, Inc.

	<p>1572 N. Main Street  Orange, CA 92867  <a href="mailto:Sabrina@solari-ent.com">Sabrina@solari-ent.com</a></p>
National CORE	<p>Monique Felix  National Community Renaissance  9065 Haven Ave. Ste. 100  Rancho Cucamonga, CA 91730  <a href="mailto:mfelix@nationalcore.org">mfelix@nationalcore.org</a></p>
Urban Housing Communities	<p>Mark Irving  Urban Housing Communities  2000 E 4<sup>th</sup> Street # 205  Santa Ana, CA 92705  <a href="mailto:mirving@uhcllc.net">mirving@uhcllc.net</a></p>
San Diego Habitat for Humanity	<p>Ken Kosman  San Diego Habitat for Humanity  10222 San Diego Mission Rd  San Diego, CA 92108  <a href="mailto:kenk@sdhfh.org">kenk@sdhfh.org</a></p>
CFI San Diego	<p>Kathleen Schearing  CFI San Diego  10951 Sorrento Valley Rd Ste 2A  San Diego, CA 92121  <a href="mailto:kschearing@cfisandiego.com">kschearing@cfisandiego.com</a></p>
Affirmed Housing	<p>Affirmed Housing Group  Jim Silverwood</p>

	<p>13520 Evening Creek Dr. North  San Diego, CA 92128  <a href="mailto:jim@affirmedhousing.com">jim@affirmedhousing.com</a></p>
Trinity Housing	<p>Trinity Housing Group  Trinity Pacific Investments  Steve Kuptz  P.O Box 2946  Del Mar, CA 92014  <a href="mailto:skuptz@trinityhg.com">skuptz@trinityhg.com</a></p>
North County Lifeline	<p>Kelly Matthews  North County Lifeline  200 Michigan Avenue  Vista, CA 92084  <a href="mailto:kmatthews@nclifeline.org">kmatthews@nclifeline.org</a></p>
The John Stewart Co.	<p>Linda Ramirez  The John Stewart Co.  9948 Hibert St. Suite 207  San Diego CA 92131  <a href="mailto:lramirez@jsco.net">lramirez@jsco.net</a></p>
ConAm Management Co	<p>ConAm Management Corp  3990 Ruffin Rd. Ste.100  San Diego, CA 92123  <a href="mailto:ccapua@conam.com">ccapua@conam.com</a></p>
San Diego Housing Federaton	<p>Bruce Reznik, Executive Director  San Diego Housing Federation</p>

	<p>110 W C St Ste 1811  San Diego, CA 92101  <a href="mailto:bruce@housingsandiego.org">bruce@housingsandiego.org</a></p>
The Hyder Company	<p>Lauren Beach  Hyder &amp; Co.  1649 Capalina Rd #500  San Marcos, CA 92069-1226  <a href="mailto:lbeach@hyderco.com">lbeach@hyderco.com</a></p>
Affordable Housing Advocates	<p>Catherine Rodman  Affordable Housing Advocates  4305 University Avenue, Suite 520  San Diego, CA 92105  <a href="mailto:crodman@affordablehousingadvocates.org">crodman@affordablehousingadvocates.org</a></p>
AmCal Housing	<p>Frank Chang  AmCal Housing  2082 Michelson Drive, Ste. #306  Irvine, CA 92612  <a href="mailto:fchang@amcalhousing.com">fchang@amcalhousing.com</a></p>
Hitzke Development	<p>Ginger Hitzke  Hitzke Development  251 Autumn Dr #100  San Marcos, CA 92069  <a href="mailto:ginger@hitzkedevlopment.com">ginger@hitzkedevlopment.com</a></p>
San Diego County SER/Jobs for Progress	<p>San Diego County SER/Jobs for Progress  4700 N River Rd, Ste A  Oceanside, CA 92057</p>

	<a href="mailto:jesuspadron@verizon.net">jesuspadron@verizon.net</a>
North County Serenity House	Shaina Zura North County Serenity House 130 S Fig St Escondido, CA 92025 <a href="mailto:Shaina.zura@ncsh.org">Shaina.zura@ncsh.org</a>
Avanath Affordable Housing	Ron Juskiewicz Avanath Affordable Housing 17901 Von Karman Ave, Ste 150 Irvine, CA 92614 <a href="mailto:rjuskiewicz@avanath.com">rjuskiewicz@avanath.com</a>
Western National Property Management	Western National Property Management 8 Executive Cir Irvine, CA 92614 <a href="mailto:gsantiago@wng.com">gsantiago@wng.com</a>
The Trimble Company	Kent Trimble 2165 Kurtz St SD, CA 92110 <a href="mailto:kent@trimblecompany.net">kent@trimblecompany.net</a>
Wakeland Housing	Tricia Tasto Levien 1230 Columbia St, Ste 950 SD, CA 92101 <a href="mailto:tlevien@wakelandhdc.com">tlevien@wakelandhdc.com</a>
Escondido Education Compact / CAFÉ	Patricia Huerta <a href="mailto:Phuerta@ci.escondido.ca.us">Phuerta@ci.escondido.ca.us</a> 220 S Broadway Escondido, CA

	(760) 839-4515
Habitat for Humanity	<p>President/CEO:</p> <p>Lori Holt Pfeiler  Main: 619-283-4663 x107  Direct: 619-906-4480  <a href="mailto:lorip@sdhfh.org">lorip@sdhfh.org</a></p>
Interfaith	<p>Executive Director, Greg Anglea</p> <p><a href="mailto:ckosec@interfaithservices.org">ckosec@interfaithservices.org</a></p> <p>550 W. Washington Ave.  Escondido, CA 92025  Phone: (760) 489-6380  Fax: (760) 740-0837</p>
Mental Health Systems	<p>'Celica Garcia-Plascencia'</p> <p><a href="mailto:cegarcia@mhsinc.org">cegarcia@mhsinc.org</a></p> <p>125 W Mission Ave # 103  Escondido, CA  (760) 747-3424</p>
North County Lifeline	<p>Kelly Matthews <a href="mailto:kmatthews@nclifeline.org">kmatthews@nclifeline.org</a></p> <p>200 Michigan Avenue, Vista, CA 92084</p> <p>Tel: 760-726-4900  Fax: 760-726-6102</p>
ECCDC	<p><a href="mailto:pcavanaugh@eccdc.com">pcavanaugh@eccdc.com</a></p> <p>2269 E Valley Pkwy  Escondido, CA  (760) 737-8880</p>
Meals on Wheels	<p>Heidi Kone <a href="mailto:hkone@meals-on-wheels.org">hkone@meals-on-wheels.org</a></p> <p>Charlotte Fan <a href="mailto:cfan@meals-on-wheels.org">cfan@meals-on-wheels.org</a></p> <p>930 Boardwalk # C, San Marcos, CA 92078  (760) 736-9900</p>
Angels Depot	<a href="mailto:food4seniors@theangelsdepot.org">food4seniors@theangelsdepot.org</a>

	Philip Stutzman - Angel's Depot - Grants Office <food4seniors@theangelsdepot.org>
San Diego Food Bank	'vfranco@sandiegofoodbank.org  Jacobs & Cushman San Diego Food Bank 9850 Distribution Avenue San Diego, California 92121
Neighborhood Healthcare	425 N. Date Street Escondido, California 92025 Phone: (760) 520-8372 Fax: (760) 737-2024
Assistance League of Inland North County	<a href="mailto:judy631d@yahoo.com">judy631d@yahoo.com</a>  Assistance League of Inland North County McLaughlin Chapter House 2068 East Valley Parkway Escondido, CA 92027 Call : (760) 746-7532
Escondido Library / Recreation	<a href="mailto:csmith@ci.escondido.ca.us">csmith@ci.escondido.ca.us</a>  201 N. Broadway,  Escondido
Escondido Senior Programs	<a href="mailto:Ashipley@ci.escondido.ca.us">Ashipley@ci.escondido.ca.us</a>  201 N. Broadway,  Escondido
Escondido Unified School District YouthCare	kisrael@eusd.org
The Fellowship Center info@thefellowshipcenter.org	The Fellowship Center <a href="mailto:info@thefellowshipcenter.org">info@thefellowshipcenter.org</a>  737 E Grand Ave, Escondido, CA 92025 (760) 745-8478
Boys and Girls Club	calto@sdyouth.org  115 Woodward Ave

	Escondido, CA (760) 746-3315
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## ATTACHMENT B

### OUTREACH COMMENTS

#### Stakeholder Comment Jan. 22

**Attendees:** Meals on Wheels, North County Assistance League, City of Escondido Recreation, City of Escondido Senior Program, City of Escondido Library, Interfaith Community Services, Alliance for Regional Solutions, Habitat for Humanity, City of Escondido Public Works

- More availability of affordable housing
- Increased affordable rental stock
- Emergency shelter overlay adjustments
- HUD should change the market rate formula

#### Stakeholder Comment Jan. 29

**Attendees:** Hitzke Development, Education Compact, Urban Housing Communities

- More recreation activities especially right after school

- Mentoring systems
- Easier access to schools
- Churches to play a more active role
- Access to healthy nutrition; high levels of obesity and diabetes in the Mission Park area
- More gender specific activities such as girls club, boys club, etc.
- Access to transportation
- Access to health fruits and vegetables
- Activities to reduce obesity and diabetes in adults and children
- Successful role models for children and teens
- Transportation is a challenge
  - Private vehicles and buses
  - Active Transportation
  - Need to make Creek more viable route
  - Increase education (and access to) bikes and rules of the road
- Easier access to services & Additional information regarding existing services
- Community gardens
- Recreational opportunities
- Mentoring
- More mixed use development (access from residential to commercial, esp grocery stores)
- Affordable housing near schools (rather than TOD)
- Activities for children, extended hours due to parents working – rec programs, especially in long summer months (component of older kids coaching younger kids – providing mentoring and keeping both brackets out of danger)
- Homebuyer preparation
- Additional affordable rental housing
- Concentrating on project which are catalytic – neighborhood improvement

### **Stakeholder Comment Feb. 20**

**Attendees:** Mental Health Systems, Neighborhood Healthcare, Escondido Unified School District, Goodwill, Escondido Police Department, Compact Education,

- Year round homeless shelters

- Environmental changes that promote safety
  - I.e., more lighting, fencing, use of school facilities to promote after school activities
- Provide more affordable housing; even affordable housing isn't really affordable
- Substance abuse
- Safer Streets/gang intervention
- Access to mental health and psych services; disparity of services and funding for youth with mental problems
- Better education for people living in crime free multi-housing complexes and making sure they know it's a crime free area
- Addiction/facility treatment for youth; no facilities currently for youth in Escondido
- City recreation activities are not affordable
- Need for mentor programs for youth
  - i.e., activities and programs must be age and location appropriate
  - more intermural sports and beginning at the middle school age
- Youth services, programs, and activities are school appropriate meaning that it's important for schools to play an active role
- Kids needs to have the perception of having more choices and opportunities for their future
- Trade school as an option for kids not on the path towards college
- Businesses to bring kids in as interns for job training
- Communication of resources that are already available; most parents don't know that there is support in the community
- Improved cultural competencies
- Community within the community
- DARE program
- Ordinances against signs that promote drugs and illegal activities
- Housing complexes and apartments promoting more kid friendly activity
- Immigration assistance in the community at affordable rate

## APPENDIX – HOME Monitoring

**HOME Projects/Programs:** Any sub-recipients or CHDOs are evaluated as part of the pre-award assessment, in conformance with HOME Final Rule requirements. Prior to disbursement of HOME funds to any entity, the city shall enter into a written agreement with the entity ensuring compliance with all applicable statutes and regulations. Agreements will remain in effect for the length of affordability. All CHDOs and sub-recipients are monitored during project phases to ensure they are in compliance with all requirements. All projects/programs funded by HOME will be monitored in conformance with the HOME Final Rule and the City's HOME monitoring procedures.

**Rental:** During the period of affordability, the City will perform on-site inspections of HOME-assisted rental housing to determine compliance with the property standards and to verify the information submitted by the owners. Timing, requirements, and follow-up of the inspections will be in accordance with the inspection procedures in the City's Monitoring Policies and Procedures (and the HOME Final Rule). The City shall verify tenant rent and income in each rental project annually through the online submittal of an income/rent report. The City shall review and verify management plan, property insurance, tenant re-certifications and other required documents needed to ensure compliance with regulations and written agreements as part of the on-site inspection of the project, or annually as part of the desk review. The financial condition of all projects with 10 or more HOME units (constructed after 2013) will be evaluated annually and the city will take corrective action when feasible. The property owner must annually certify to the City that each building and all HOME-assisted units in the project are suitable for occupancy, taking into account State and local health, safety, and other applicable codes, ordinances, and requirements, and the ongoing property standards established by the participating jurisdiction to meet the requirements of §92.251.

**Ownership:** Owner Occupancy is verified annually through a review of public records, which include tax assessor and County Recorder documents, and City water billing records. In the event the city receives information that the owner is no longer occupying the residence, a notice is sent to the owner reminding them of the owner occupancy requirement and requiring repayment of principal (and interest if within ten years). In the event a Notice of Default or Notice of Foreclosure is received, the City continues to monitor until the default is resolved or a trustee's sale has occurred. Should a foreclosure occur and surplus funds are available, the City will pursue recapture of HOME funds. If a short sale is requested, negotiation of loan reduction and approval is provided through the City Attorney's Office.

**Minority Business Outreach:** The City of Escondido will ensure the inclusion, to the maximum extent possible, of entities owned by minorities and women, in all contracts entered into by the City with such persons or entities, in order to facilitate the activities of the City to provide affordable housing. In addition, in the procurement or property or services related to the provision of affordable housing, the City and/or sub-recipient shall take all necessary affirmative steps to assure that minority firms, women's business enterprises, and labor surplus area firms are used, when possible. These standards for minority and women business outreach shall be included in written agreements when receiving HOME funds.



# Grantee SF-424's and Certification(s)

OMB Number: 4040-0004  
Expiration Date: 8/31/2016

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: M15MC060542	
5a. Federal Entity Identifier: _____	5b. Federal Award Identifier: _____	
State Use Only:		
6. Date Received by State: _____	7. State Application Identifier: _____	
<b>B. APPLICANT INFORMATION:</b>		
* a. Legal Name: City of Escondido		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 55-000700	* c. Organizational DUNS: 0787272110000	
<b>d. Address:</b>		
* Street1: 201 North Broadway	Street2: _____	
* City: Escondido	County/Parish: San Diego County	
* State: CA: California	Province: _____	
* Country: USA: UNITED STATES	* Zip / Postal Code: 92025-2798	
<b>e. Organizational Unit:</b>		
Department Name: Community Development	Division Name: Housing	
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
Prefix: Ms.	* First Name: BARBARA	Middle Name: _____
* Last Name: Redlitz	Suffix: _____	
Title: Director of Community Development		
Organizational Affiliation: City of Escondido		
* Telephone Number: (760) 839-4671	Fax Number: (760) 839-4313	
* Email: <a href="mailto:bradlitz@escondido.org">bradlitz@escondido.org</a>		

Application for Federal Assistance SF-424	
<b>* 9. Type of Applicant 1: Select Applicant Type:</b> <input type="text" value="C: City or Township Government"/>	
Type of Applicant 2: Select Applicant Type: <input type="text"/>	
Type of Applicant 3: Select Applicant Type: <input type="text"/>	
* Other (specify): <input type="text"/>	
<b>* 10. Name of Federal Agency:</b> <input type="text" value="United States Department of Housing and Urban Development"/>	
<b>11. Catalog of Federal Domestic Assistance Number:</b> <input type="text" value="14-239"/>	
CFDA Title: <input type="text" value="HOME Program"/>	
<b>* 12. Funding Opportunity Number:</b> <input type="text"/>	
^ Title: <input type="text"/>	
<b>13. Competition Identification Number:</b> <input type="text"/>	
Title: <input type="text"/>	
<b>14. Areas Affected by Project (Cities, Counties, States, etc.):</b> <input type="text"/> <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <span>Add Attachment</span> <span>Delete Attachment</span> <span>View Attachment</span> </div>	
<b>* 15. Descriptive Title of Applicant's Project:</b> <input type="text" value="HOME program 2015-2016"/>	
Attach supporting documents as specified in agency instructions. <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <span>Add Attachments</span> <span>Delete Attachments</span> <span>View Attachments</span> </div>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: 50th	* b. Program/Project: 50LJ
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
17. Proposed Project:	
* a. Start Date: 07/01/2015	* b. End Date: 06/30/2016
18. Estimated Funding (\$):	
* a. Federal	428,182.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	428,182.00
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/>	
<input checked="" type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach:	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="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 28, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE	
<small>** 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.</small>	
Authorized Representative:	
Prefix: Mr.	* First Name: Clay
Middle Name:	
* Last Name: Phillips	
Suffix:	
* Title: City Manager	
* Telephone Number: (760) 839-4631	Fax Number: (760) 839-4570
* Email: cphillips@escondido.org	
* Signature of Authorized Representative: 	* Date Signed: 5/5/15

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 type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text"/>	
6a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>	
<b>State Use Only:</b>		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
<b>8. APPLICANT INFORMATION:</b>		
* a. Legal Name: <input type="text" value="City of Escondido"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="95-600070E"/>	* c. Organizational DUNS: <input type="text" value="07572721100DC"/>	
* d. Address:		
* Street1: <input type="text" value="201 N. Broadway"/>	Street2: <input type="text"/>	
* City: <input type="text" value="Escondido"/>	County/Parish: <input type="text"/>	
* State: <input type="text" value="CA: California"/>	Province: <input type="text"/>	
* Country: <input type="text" value="USA: UNITED STATES"/>	* Zip / Postal Code: <input type="text" value="92025-2798"/>	
* e. Organizational Unit:		
Department Name: <input type="text" value="Department of Public Works"/>	Division Name: <input type="text" value="Neighborhood Services"/>	
* f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text" value="Mr."/>	* First Name: <input type="text" value="Ed"/>	Middle Name: <input type="text"/>
* Last Name: <input type="text" value="Dominguez"/>	Suffix: <input type="text" value="P.R."/>	
Title: <input type="text" value="Director of Public Works"/>		
Organizational Affiliation: <input type="text" value="City of Escondido"/>		
* Telephone Number: <input type="text" value="(760) 839-4813"/>	Fax Number: <input type="text"/>	
* Email: <input type="text" value="Edominguez@ci.escondido.ca.us"/>		

Application for Federal Assistance SF-424	
<p><b>* 9. Type of Applicant 1: Select Applicant Type:</b></p> <input type="text" value="C: City or Township Government"/>	
<p>Type of Applicant 2: Select Applicant Type:</p> <input type="text"/>	
<p>Type of Applicant 3: Select Applicant Type:</p> <input type="text"/>	
<p>* Other (specify):</p> <input type="text"/>	
<p><b>* 10. Name of Federal Agency:</b></p> <input type="text" value="Department of Housing and Urban Development"/>	
<p><b>11. Catalog of Federal Domestic Assistance Number:</b></p> <input type="text" value="14-218"/>	
<p>CFDA Title:</p> <input type="text"/>	
<p><b>* 12. Funding Opportunity Number:</b></p> <input type="text"/>	
<p>* Title:</p> <input type="text"/>	
<p><b>13. Competition Identification Number:</b></p> <input type="text"/>	
<p>Title:</p> <input type="text"/>	
<p><b>14. Areas Affected by Project (Cities, Counties, States, etc.):</b></p> <input type="text"/> <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> </div>	
<p><b>* 15. Descriptive Title of Applicant's Project:</b></p> <input type="text" value="CDBG Program"/>	
<p>Attach supporting documents as specified in agency instructions.</p> <div style="display: flex; justify-content: space-around;"> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/> </div>	

**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.

**17. Proposed Project:**

\* a. Start Date:  \* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="1,523,249.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="1,523,249.00"/>

**\* 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

**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 218, 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:

## CERTIFICATIONS

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

**Affirmatively Further Fair Housing --** The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**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, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

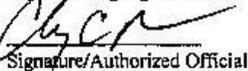
**Anti-Lobbying --** To the best of the jurisdiction's knowledge and belief:

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-L.L.L., "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.

**Consistency with plan --** The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3 --** It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

  
Signature/Authorized Official

Date 5/5/15

### Specific CDBG Certifications

The Entitlement Community certifies that:

**Citizen Participation** – It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** – Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan** – It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds** – It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) ~~2015-2016~~ <sup>2015-2016</sup> (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** – It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

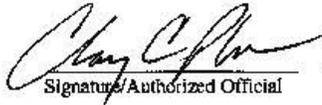
jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

**Compliance With Anti-discrimination laws** – The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint** – Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K, and R;

**Compliance with Laws** – It will comply with applicable laws.

 5-15-15  
Signature/Authorized Official                      Date

CITY MANAGER  
Title

**Specific HOME Certifications**

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

**Eligible Activities and Costs** -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

**Appropriate Financial Assistance** -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

  
Signature/Authorized Official

5-5-15  
Date

CITY MANAGER  
Title

## Appendix - Alternate/Local Data Sources

<b>1</b>	<b>Data Source Name</b> Maplebrook
	<b>List the name of the organization or individual who originated the data set.</b> City of Maplebrook
	<b>Provide a brief summary of the data set.</b> The city conducted a neighborhood planning study of the community.
	<b>What was the purpose for developing this data set?</b> To determine existing community needs.
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> Data is from entire neighborhood.
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> 2013-2014 time period
	<b>What is the status of the data set (complete, in progress, or planned)?</b> The data set is complete.