

Expected Resources

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

Introduction

The City of Escondido is a HOME participating jurisdiction and a CDBG and ESG entitlement jurisdiction, and anticipates receiving approximately \$1,818,942 in CDBG funds, \$622,298 in HOME funds, and \$160,313 in ESG funds for FY 2020. Accordingly, the City anticipates receiving approximately \$9,000,000 in CDBG funds, \$3,000,000 in HOME funds, and \$775,000 in ESG funds over the next five years. Escondido does not receive funding under the Housing Opportunities for Persons with AIDS (HOPWA) program. Program income received from the repayment of CDBG-owned rental property will be reprogrammed for permitted activities. Any additional Program Income funds also will be reprogrammed into allowable programs or projects, as identified during the Action Plan process.

As part of a FY2020-2021 substantial amendment, the City will reprogram \$1,382,180 in CDBG funds to new/expanded projects.

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder 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 | 1,818,942 | 0 | 0 | 1,818,942 | 7,181,058 | It is estimated that the City will receive a CDBG allocation of approximately \$9,000,000 over the five years of the Consolidated Plan based on past and current funding. |
| HOME | public - federal | Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA | 622,298 | 100,000 | 0 | 722,298 | 2,377,702 | It is estimated that the City will receive a HOME allocation of approximately \$3,000,000 over the five years of the Consolidated Plan based on past and current funding. |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|-----------|---|---|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| ESG | public - federal | Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing | 160,313 | 0 | 0 | 160,313 | 614,687 | It is estimated that the City will receive an ESG allocation of approximately \$775,000 over the five years of the Consolidated Plan based on past and current funding. |

Table 1 - 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, community development and homeless needs far exceed the available HOME, CDBG and ESG funding. A variety of other non-federal funding sources, including grants and state funds, will be leveraged to meet as many needs in the City as possible.

The 100% match requirement for ESG funds will be satisfied with resources from service providers.

The HOME program requires that for every HOME dollar spent, the City must provide a 25 percent match with non-federal funds. The City currently has no match obligation since we been oversubscribed in our match obligation for several years.

Any match requirements for CDBG funds will be met with local or other funds.

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 of Escondido does not own any land or property that will be used to address housing-related needs during the term of the Consolidated 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 | Create and preserve affordable rental housing | 2020 | 2024 | Affordable Housing | City of Escondido | Creation/preservation of affordable rental housing | HOME: \$447,000 | Rental units rehabilitated: 4 Household Housing Unit |
| 2 | Affordable ownership opportunities | 2020 | 2024 | Affordable Housing | City of Escondido | Conservation/expansion afford homeowner opport | HOME: \$25,000 | Direct Financial Assistance to Homebuyers: 1 Households Assisted |
| 3 | Support homeless shelter and other services | 2020 | 2024 | Homeless | City of Escondido | Homelessness services | CDBG: \$45,000 | Homeless Person Overnight Shelter: 180 Persons Assisted |
| 4 | Prov access to food, water, shelter and sanitation | 2020 | 2024 | Homeless | City of Escondido | Basic needs | CDBG: \$166,700 | Other: 500 Other |
| 5 | Access to rec, ed and healthcare (inc mentl hlth) | 2020 | 2024 | Non-Housing Community Development | CDBG Eligible Areas City of Escondido | Health and human development | CDBG: \$477 ,900 | Public service activities for Low/Moderate Income Housing Benefit: 250 Households Assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|--|------------|----------|-----------------------------------|--|---|---|--|
| 6 | Improve the livability of neighborhoods | 2020 | 2024 | Non-Housing Community Development | Neighborhood Groups CDBG Eligible Areas | Neighborhood Revitalization | CDBG: \$1, 230 <u>200</u> ,534 | Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 15000 Households Assisted |
| 7 | Economic development | 2020 | 2024 | Non-Housing Community Development | CDBG Eligible Areas | Economic Development | CDBG: \$0 | Jobs created/retained: 0 Jobs Businesses assisted: 0 Businesses Assisted |
| 8 | Keep HH at risk from becoming homeless | 2020 | 2024 | Non-Homeless Special Needs | City of Escondido | Homelessness prevention | ESG: \$60,959 | Homelessness Prevention: 12 Persons Assisted |
| 9 | Temporarily house homeless residents | 2020 | 2024 | Homeless | City of Escondido | Emergency Shelter Essential services to shelter residents | ESG: \$0 | Homeless Person Overnight Shelter: 0 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 0 Beds |
| 10 | Basic needs and case mgt to residents in shelter | 2020 | 2024 | Homeless | City of Escondido | Emergency Shelter Essential services to shelter residents | ESG: \$87,441 | Homelessness Prevention: 200 Persons Assisted |
| 11 | Engage/assess homeless indiv/families on street | 2020 | 2024 | Homeless | City of Escondido | Engagement of homeless individuals and families | ESG: \$0 | Homelessness Prevention: 0 Persons Assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|---|------------|----------|----------|-------------------|---|----------|--|
| 12 | Provide perm hsg to homeless households | 2020 | 2024 | Homeless | City of Escondido | Rapid rehousing for homeless individuals/families | ESG: \$0 | Tenant-based rental assistance / Rapid Rehousing: 0 Households Assisted Homelessness Prevention: 0 Persons Assisted |

Table 2 – Goals Summary

Goal Descriptions

| | | |
|---|-------------------------|--|
| 1 | Goal Name | Create and preserve affordable rental housing |
| | Goal Description | Assist in the production of new, affordable rental housing through construction and acquisition/rehabilitation of existing rental units. Units would be affordable to extremely-low, very-low and low-income households. |
| 2 | Goal Name | Affordable ownership opportunities |
| | Goal Description | The City will provide direct assistance to first-time, low-income homebuyers for down payment or closing cost assistance. The City also will assist in the production of affordable ownership housing for lower income homebuyers. |
| 3 | Goal Name | Support homeless shelter and other services |
| | Goal Description | Provide shelter beds for homeless. |
| 4 | Goal Name | Prov access to food, water, shelter and sanitation |
| | Goal Description | Support basic needs, such as food, water, shelter, sanitation for homeless. |
| 5 | Goal Name | Access to rec, ed and healthcare (inc mentl hlth) |
| | Goal Description | Support educational and recreational activities and healthcare for all members of the community, including youth and seniors, as gaps in services are identified. |

| | | |
|----|-------------------------|---|
| 6 | Goal Name | Improve the livability of neighborhoods |
| | Goal Description | Work with neighborhood leaders to develop anti-crime programs and strategies, and provide neighborhood group support. Street improvements will be coordinated as specific needs are identified. |
| 7 | Goal Name | Economic development |
| | Goal Description | Support local economy to benefit low-mod employees and businesses. Support adult education and job training. |
| 8 | Goal Name | Keep HH at risk from becoming homeless |
| | Goal Description | Prevent families and individuals from becoming homeless. |
| 9 | Goal Name | Temporarily house homeless residents |
| | Goal Description | Improve the number and quality of emergency shelters for homeless individuals and families and help operate them. |
| 10 | Goal Name | Basic needs and case mgt to residents in shelter |
| | Goal Description | Improve the quality of emergency shelters for families and individuals. Provide case management for those in shelters to evaluate individual situations. |
| 11 | Goal Name | Engage/assess homeless indiv/families on street |
| | Goal Description | Outreach to homeless individuals and families on the street. |
| 12 | Goal Name | Provide perm hsg to homeless households |
| | Goal Description | Rapidly re-house homeless families and individuals. |

Projects

AP-35 Projects – 91.220(d)

Introduction

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

Projects

| # | Project Name |
|----|-----------------------------------|
| 1 | CDBG Admin |
| 2 | Fair Housing |
| 3 | Public Services |
| 4 | Capital Improvements |
| 5 | Neighborhood Revitalization |
| 6 | Home Administration |
| 7 | Homebuyer Entry Loan Program |
| 8 | Housing development |
| 9 | HESG 2020 |
| 10 | CHDO set-aside and administration |

Table 3 - Project Information

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

AP-38 Project Summary

Project Summary Information

| | | |
|---|--|---|
| 1 | Project Name | CDBG Admin |
| | Target Area | Neighborhood Groups CDBG Eligible Areas City of Escondido |
| | Goals Supported | Support homeless shelter and other services Prov access to food, water, shelter and sanitation Access to rec, ed and healthcare (inc mentl hlth) Improve the livability of neighborhoods Economic development |
| | Needs Addressed | Homelessness services Basic needs Health and human development Neighborhood Revitalization Economic Development |
| | Funding | CDBG: \$328,788 |
| | Description | General Administration of the CDBG program. Staff costs for compliance, reporting, financial management and program monitoring. |
| | Target Date | 6/30/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | City of Escondido |
| | Planned Activities | Staff time, administration, compliance, reporting, financial management, and monitoring. |
| 2 | Project Name | Fair Housing |
| | Target Area | City of Escondido |
| | Goals Supported | Improve the livability of neighborhoods |
| | Needs Addressed | Neighborhood Revitalization |
| | Funding | CDBG: \$35,000 |

| | | |
|----------|--|--|
| | Description | Activities to affirmatively further fair housing. Provides accessible education and mediation services for Escondido tenants and landlords, ensuring equal opportunity in housing, increasing awareness of fair housing laws, and providing random fair housing testing. |
| | Target Date | 6/30/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | City of Escondido |
| | Planned Activities | Contract with provider for fair housing services, including landlord/tenant mediation and testing. |
| 3 | Project Name | Public Services |
| | Target Area | Neighborhood Groups CDBG Eligible Areas |
| | Goals Supported | Support homeless shelter and other services Prov access to food, water, shelter and sanitation Access to rec, ed and healthcare (inc mentl hlth) Improve the livability of neighborhoods Economic development |
| | Needs Addressed | Homelessness services Basic needs Health and human development Economic Development |
| | Funding | CDBG: \$319,620 527,865 |
| | Description | Public services in low-mod areas, provided by the City or local non-profit agencies and organizations. |
| | Target Date | 6/30/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | Citywide |

| | | |
|---|----------------------------------|--|
| | <p>Planned Activities</p> | <p>Most of the City's public services programs have COVID-19 implications (funds that will, non-exclusively, address the City's response to COVID/needs created or exacerbated by the pandemic). Senior Transportation (\$34,610), Senior Nutrition (\$56,110), Senior CARE (\$16,000), and Meals on Wheels (\$25,000) serve one of the City's most COVID at-risk populations. We are working to provide basic needs for folks who need to primarily shelter in place, or when it is necessary to go out, to be socially distanced. Alliance for Regional Solutions (\$45,000) services another highly at-risk population, homeless, providing shelter and the ability to shelter and monitor their health. Voices for Children (\$10,000) and Project UP (\$17,900) address the safety and mental health of children whose social safety nets have been dramatically cut during the COVID crisis.</p> <p>Some of the Neighborhood Improvement Planning Program projects (approx 30%) are anticipated to address planning for COVID-related projects (specific projects not yet determined). As health concerns and state guidance rapidly shifts, the City needs to be able to plan physical responses to allow our low-mod community to move about in a safe, socially distanced manner, to be able to participate in the economy and to be able to have access to healthy recreation without becoming sick. Having extra planning funds is critical to be able to respond to the rapidly shifting reality. \$77,000.</p> <p>This totals \$281,620<u>204,620</u>/\$1,818,942 = 15<u>11</u>%</p> <p>Public service programs that do not directly respond to COVID are Learn to Swim (\$15,000), Neighbor to Neighbor (\$45,000), San Diego Children's Museum (\$5,000). Operations will be modified, operations will be effected, but the programs themselves do not necessarily address COVID needs. Neighborhood Improvement Planning Program will include concept development and feasibility studies of projects that will address both COVID and non-COVID needs in our community (\$50,000). Approximately 70% of projects will not directly address the COVID response (\$181,245).</p> <p>This totals \$246,245<u>115,000</u>/\$1,818,942 = 14<u>6</u>%</p> |
| 4 | <p>Project Name</p> | <p>Capital Improvements</p> |
| | <p>Target Area</p> | <p>Neighborhood Groups CDBG Eligible Areas</p> |

| | | |
|---|--|---|
| | Goals Supported | Support homeless shelter and other services Prov access to food, water, shelter and sanitation Access to rec, ed and healthcare (inc mentl hlth) Improve the livability of neighborhoods Economic development |
| | Needs Addressed | Homelessness services Basic needs Health and human development Neighborhood Revitalization Economic Development |
| | Funding | CDBG: <u>\$552,289,170,000</u> |
| | Description | Capital or public street improvements |
| | Target Date | 6/30/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | City of Escondido |
| | Planned Activities | |
| 5 | Project Name | Neighborhood Revitalization |
| | Target Area | Neighborhood Groups CDBG Eligible Areas |
| | Goals Supported | Support homeless shelter and other services Prov access to food, water, shelter and sanitation Access to rec, ed and healthcare (inc mentl hlth) Improve the livability of neighborhoods Economic development |
| | Needs Addressed | Homelessness services Basic needs Health and human development Neighborhood Revitalization Economic Development |
| | Funding | CDBG: <u>\$375,000,175,180</u> |
| | Description | Improve the livability of neighborhoods through education, outreach, and the beautification/enhancement of neighborhoods. |

| | | |
|---|--|--|
| | Target Date | 6/30/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | Citywide |
| | Planned Activities | <p>CDBG-funded Code Enforcement <u>(\$170,000); address maintenance and Code violations in CDBG eligible areas</u></p> <p>Grants to Blocks <u>(\$75,000);-address neighborhood projects and livability issues in CDBG eligible areas</u></p> <p>Graffiti Removal <u>(\$157,500); graffiti removal on private property in CDBG eligible neighborhoods</u></p> <p>Project NEAT <u>(\$45,000) address maintenance and appearance issues in CDBG eligible areas</u></p> <p><u>Playground Equipment (\$780,000) replace playground equipment in 4 parks in CDBG eligible neighborhoods: Jesmond Denes, Westside, El Norte, and Washington Parks-</u></p> <p><u>Jesmond Dene Parking Lot Lights (\$150,000) add lighting in park used by youth at dusk to address safety concerns</u></p> <p><u>PACC Courtyard Improvements (\$200,000) improve outside ADA accessibility at community center to meet the needs of seniors and increasing COVID-safer congregate meal settings</u></p> <p><u>History Center Reroof (\$30,000) reroof the Historic Hoffman House to allow the continued use as a museum frequented by 3rd graders as part of the local history curriculum</u></p> <p><u>Urban Corps Rehab (\$100,000) assist local non-profit in the rehabilitation of their building to allow better job training of at-risk young adults</u></p> |
| 6 | Project Name | Home Administration |
| | Target Area | City of Escondido |
| | Goals Supported | Create and preserve affordable rental housing Affordable ownership opportunities |
| | Needs Addressed | Creation/preservation of affordable rental housing Conservation/expansion afford homeowner oppor <u>tunities</u> |

| | | |
|----------|--|---|
| | Funding | HOME: \$72,229 |
| | Description | HOME administration costs |
| | Target Date | 6/30/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | City of Escondido |
| | Planned Activities | Administrative support of HOME programs funds. |
| 7 | Project Name | Homebuyer Entry Loan Program |
| | Target Area | City of Escondido |
| | Goals Supported | Affordable ownership opportunities |
| | Needs Addressed | Conservation/expansion afford homeowner opport |
| | Funding | HOME: \$25,000 |
| | Description | Provide a low-interest loan which can be used toward the down payment or closing costs for first time homebuyers. |
| | Target Date | 6/30/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | One low-moderate income household. |
| | Location Description | Citywide |
| | Planned Activities | Provide down payment or closing cost assistance to low-income first time homebuyers. |
| 8 | Project Name | Housing development |
| | Target Area | City of Escondido |
| | Goals Supported | Create and preserve affordable rental housing Affordable ownership opportunities |
| | Needs Addressed | Creation/preservation of affordable rental housing Conservation/expansion afford homeowner opport |
| | Funding | HOME: \$531,724 |

| | | |
|----------|--|--|
| | Description | Provide affordable rental and owner housing development through new construction or acquisition/rehabilitation. |
| | Target Date | 6/30/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | Citywide |
| | Planned Activities | New rental or owner housing. Acquisition/rehabilitation of rental or owner housing. |
| 9 | Project Name | HESG 2020 |
| | Target Area | City of Escondido |
| | Goals Supported | Keep HH at risk from becoming homeless Temporarily house homeless residents Basic needs and case mgt to residents in shelter Engage/assess homeless indiv/families on street Provide perm hsg to homeless households |
| | Needs Addressed | Homelessness prevention Emergency Shelter Essential services to shelter residents Engagement of homeless individuals and families Rapid rehousing for homeless individuals/families |
| | Funding | ESG: \$160,313 |
| | Description | Funds for emergency shelter, homeless prevention, and rapid rehousing. |
| | Target Date | 6/30/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | Citywide |

| | | |
|-----------|--|---|
| | Planned Activities | Administrative: \$12,013 Emergency shelter operations: \$87,441 Homeless prevention via rental assistance: \$60,859 |
| 10 | Project Name | CHDO set-aside and administration |
| | Target Area | City of Escondido |
| | Goals Supported | Create and preserve affordable rental housing Affordable ownership opportunities |
| | Needs Addressed | Creation/preservation of affordable rental housing Conservation/expansion afford homeowner opport |
| | Funding | HOME: \$93,345 |
| | Description | Mandatory CHDO set-aside and administrative costs associated with potential new project development. |
| | Target Date | 6/30/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | Citywide |
| | Planned Activities | Mandatory CHDO set-aside and administrative costs associated with potential new project development. |

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

HOME: The City of Escondido does not distribute HOME allocations for housing programs and projects geographically. Available allocations are spent citywide. 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: The City of Escondido currently has 18 priority Neighborhood Groups, 17 of which are located in low-to-moderate income, CDBG-eligible census tracts. They are generally older areas and are either in or around the central core of the City. CDBG funds are directed to these 17 Neighborhoods and to other CDBG eligible areas within the City.

ESG: The City of Escondido does not distribute ESG allocations for programs and projects geographically. Funds are spent on clients within the City that are homeless or at risk of homelessness.

Geographic Distribution

| Target Area | Percentage of Funds |
|---------------------|---------------------|
| Neighborhood Groups | |
| CDBG Eligible Areas | |
| City of Escondido | 100 |

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

See above discussion.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

In addition to federal funding, the City will continue to seek additional funding sources in order to support as many Escondido families as possible.

| One Year Goals for the Number of Households to be Supported | |
|---|-------|
| Homeless | 1,142 |
| Non-Homeless | 5 |
| Special-Needs | 0 |
| Total | 1,147 |

Table 56 - One Year Goals for Affordable Housing by Support Requirement

| One Year Goals for the Number of Households Supported Through | |
|---|---|
| Rental Assistance | 0 |
| The Production of New Units | 0 |
| Rehab of Existing Units | 4 |
| Acquisition of Existing Units | 1 |
| Total | 5 |

Table 67 - One Year Goals for Affordable Housing by Support Type

Discussion

The City will leverage additional funding, including State funds, tax credits, and grants in order to assist as many additional households as possible.

AP-60 Public Housing – 91.220(h)

Introduction

There are no public housing units located in the City of Escondido and the City is not a public housing authority. The Housing Authority of the County of San Diego (HACSD) is the housing authority which administers public housing and the Housing Choice Voucher Program for Escondido residents.

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 (HACSD). The City supports the HACSD in their efforts to address the needs of low-income households in Escondido

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

Although the City of Escondido is not a public housing authority, the HACSD represents residents of Escondido. The HACSD has established a public housing resident advisory board for county public housing developments and the Housing Choice Voucher Program participants. The board meets regularly to discuss program issues and recommendations.

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

N/A. The HACSD is not designated as troubled.

Discussion

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

Introduction

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

Although the majority of homeless individuals in Escondido lived in Escondido before becoming homeless, a number of homeless individuals come to the City Escondido because of the public services offered within the city. As a service hub in the North County area, Escondido participates in the Regional Continuum of Care (now known as the Regional Task Force for the Homeless), comprised of many other San Diego cities and the County of San Diego, non-profit service providers, and stakeholders. The RTFH coordinates and oversees the application process, and develops and vets programs to address issues regarding homelessness in the region. The RTFH also oversees the collection of regional homeless data, 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 RTFH as staffing and resources allow to support services and apply for funding to address (and end) homelessness in our region.

Addressing the emergency shelter and transitional housing needs of homeless persons

For FY 2020-21, the City plans to allocate CDBG funding to the Bridge Housing Network. Through a regional collaboration (Alliance for Regional Solutions), the Bridge Housing Network provides safe shelter, working with community members to secure safe, sustainable housing, while simultaneously offering a comprehensive array of support services to pave a concrete pathway towards self-sufficiency and stable housing. To accomplish such goals the Bridge Housing Network will provide:

- A safe environment for homeless individuals
- Access to a Case Manager to work on housing and income goals
- Access to support services to enhance the ability to be self sufficient
- Participant referrals to the CoC Coordinated Entry System which connects the most vulnerable to available rapid re-housing and permanent housing resources.

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

The City's one year goal and actions for ending homelessness include expending Emergency Solutions Grant Funds towards helping homeless persons transition to permanent housing and independent living.

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.

Key elements to homeless prevention include employment development and mental health. The goal is to enhance a person's ability to obtain and keep a job so that they are able to make an adequate income to be self-sufficient while sustaining their mental health. In addition, the City works diligently to expand and conserve its affordable housing inventory, especially affordable rental housing that benefits the extremely low-income and low-income households who are most at risk of becoming homeless.

Discussion

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

Introduction:

Both market and governmental factors can pose constraints to the provision of adequate and affordable housing. Two of the greatest barriers to affordable housing continue to be cost and supply. As demonstrated in this Consolidated Plan, there is a great need for affordable housing in Escondido. The City of Escondido will continue to remove any barriers to affordable housing possible by implementing a Housing Element in conformance with State law, and by reducing development and cost constraints to developing housing when possible. The City will continue to use available funding to mitigate some barriers to affordable housing as much as possible.

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 does 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 of the barriers are not controlled by the City, such as land and construction costs and state/federal constraints.

The City of Escondido will be updating its Housing Element in 2021. The City will follow up on any governmental constraints to housing development that are identified in the Housing Element, including appropriate amendments to the Zoning Code. In the meantime, the City continues to monitor zoning and development regulations, environmental requirements, and development processes, and will implement the streamlined permit process required by State law. The City will also continue to use available funding, including its HOME allocation, to provide assistance to first time homebuyers and provide additional affordable housing help to mitigate some barriers to affordable housing.

Discussion:

See discussion above.

AP-85 Other Actions – 91.220(k)

Introduction:

This section discusses the City’s underserved needs and institutional structure for delivering housing and community development activities, as identified in this Consolidated Plan.

Actions planned to address obstacles to meeting underserved needs

The City hopes to meet the goal of assisting in as many new/rehabilitated rental units and new affordable ownership units as possible. Something preventing this goal from being reached in the past is low participation in the first-time homebuyer program. The City will use every available resource to get stronger participation, including evaluating program requirements. The City also will hold additional lender training to try to increase participation.

The City will coordinate with private developers to leverage financing to provide as many affordable housing opportunities as possible.

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 the affordability period, to maintain the City’s affordable housing stock. The City has several options available to assist in preserving affordability, including refinancing an existing mortgage, providing incentives to the owner, and assisting in obtaining additional financing such as tax credits. The City also will encourage owners of existing projects with project-based vouchers, where loan terms are expiring, to convert to tenant-based voucher assistance.

Actions planned to reduce lead-based paint hazards

HUD requires all CDBG and HOME funded activities be in compliance with HUD’s lead-based paint regulations. 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. All abatement activities will be performed by a certified professional. The City will also send staff to EPA-compliance lead based paint hazard training, when possible.

Actions planned to reduce the number of poverty-level families

The City will implement its 5-year Strategic Plan, including a strategy to reduce the number of poverty-level families. The anti-poverty strategy includes economic development programs to increase business opportunities, employment marketability and household income. It also includes an increase of housing options, rapid re-housing, and homelessness prevention programs. Activities will be focused in the urban core, but also in the remainder of CDBG-eligible areas in the City. Efforts will be coordinated with other agencies and non profit organizations as much as possible.

Actions planned to develop institutional structure

The City's Housing and Neighborhood Services Division will ensure compliance with HUD entitlement grants. It will develop and implement ways to increase operational efficiencies of HUD programs through enhanced coordination, technical assistance and effective oversight. The Housing and Neighborhood Services Division will continue to work on a consistent basis with other departments within the City, other government agencies, non-profit groups, and private industry, in addition to the Regional Taskforce on the Homeless (the CoC), to coordinate provision of improvements, housing and services to the City's residents, while administering the HOME, CDBG and ESG programs.

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

The City will continue to update its list of interested non-profits, affordable housing advocates, CHDOs, public agencies and community and neighborhood groups in order to facilitate the best coordination of services. During the Consolidated Plan period the City will continue to reach out to stakeholders to update progress and any new or changing needs. The City coordinates with many regional groups, including SANDAG, the Regional Task Force on the Homeless (RTFH), and the San Diego Regional Alliance for Fair Housing (SDRAFFH). The City will continue to be involved with various community groups involved with all aspects of community development, services and housing, and will assist them in the provision of affordable housing and services to help achieve the goals of the Consolidated Plan.

The Housing and Neighborhood Services Division will work closely with the City's Economic Development Division to coordinate economic development goals with private industry, social service

agencies, and businesses.

The Division also will continue to be involved with various community and neighborhood groups to coordinate provision of community facilities and services.

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 |
| Total Program Income: | 0 |

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. | 100.00% |

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 does not currently have any projects with recapture restrictions. The City would impose recapture requirements that comply with 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, the HOME loan becomes due. Recapture provisions limit the amount to be recaptured to the net proceeds of the sale (sales price minus loan repayment – other than HOME funds – and closing costs). This applies to all units regardless of nature of sale. Recapture funds are re-invested by the City into HOME-eligible activities.

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. Since the maximum amount loaned in the first-time homebuyer 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. 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, housing development, or other HOME-eligible activities.

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.

Emergency Solutions Grant (ESG) Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

Written standards for providing ESG assistance is provided as an attachment in the “Unique

Appendices” section.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The San Diego Continuum of Care, known as the Regional Taskforce on the Homeless (RTFH), uses a coordinated assessment system as directed by HUD. The system uses an assessment tool that scores individuals based on their needs and vulnerability to ensure that regional programs give priority to chronically homeless individuals and families who are at-risk for remaining un-housed.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The City conducts an open and competitive Request for Proposal (RFP) process for making awards. RFPs are publically announced on the City website and through email to members of the City’s mailing list.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The City does not have any homeless or formerly homeless people on its City Council, which is the final approval authority for the City. However, the City does consult with the Regional Continuum of Care which has formerly homeless individuals as members. Subcontractors who administer the shelters and the homeless prevention programs have formerly homeless individuals in their organizations who help shape policies and make decisions about services and programs that receive ESG funding.

5. Describe performance standards for evaluating ESG.

See attachment in Unique Appendices.

Housing Trust Fund (HTF)
Reference 24 CFR 91.220(I)(5)

1. Distribution of Funds

- a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).

- b. Describe the jurisdiction's application requirements for eligible recipients to apply for HTF funds.

- c. Describe the selection criteria that the jurisdiction will use to select applications submitted by eligible recipients.

- d. Describe the jurisdiction's required priority for funding based on geographic distribution, which is a description of the geographic areas of the State (including areas of low-income and minority concentration) in which it will direct assistance during the ensuing program year.

- e. Describe the jurisdiction's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner.

- f. Describe the jurisdiction's required priority for funding based on the extent to which rents for units in the rental project are affordable to extremely low-income families.

- g. Describe the jurisdiction's required priority for funding based on the financial feasibility of the project beyond the required 30-year period.

- h. Describe the jurisdiction's required priority for funding based on the merits of the application in meeting the priority housing needs of the jurisdiction (such as housing that is accessible to transit or

employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations).

i. Describe the jurisdiction's required priority for funding based on the location of existing affordable housing.

j. Describe the jurisdiction's required priority for funding based on the extent to which the application makes use of non-federal funding sources.

2. Does the jurisdiction's application require the applicant to include a description of the eligible activities to be conducted with HTF funds?

3. Does the jurisdiction's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements?

4. Performance Goals and Benchmarks. The jurisdiction has met the requirement to provide for performance goals, consistent with the jurisdiction's goals established under 24 CFR 91.215(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

5. Rehabilitation Standards. The jurisdiction must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The jurisdiction's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The jurisdiction must attach its rehabilitation standards below. If the jurisdiction will not use HTF funds for the rehabilitation of housing, enter "N/A".

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

6. Resale or Recapture Guidelines. Below, the jurisdiction must enter (or attach) a description of the

guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

7. HTF Affordable Homeownership Limits. If the jurisdiction intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

8. Limited Beneficiaries or Preferences. Describe how the jurisdiction will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the jurisdiction will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter "N/A."

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the jurisdiction must not limit or give preferences to students. The jurisdiction may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303 only if such limitation or preference is described in the action plan.

9. Refinancing of Existing Debt. Enter or attach the jurisdiction's refinancing guidelines below. The guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The jurisdiction's refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the jurisdiction will not refinance existing debt, enter "N/A."

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Discussion:

