

Escondido FY 2014-2015 CAPER DRAFT

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

In this fifth year of our Five Year Consolidated Plan, the city has made substantial progress toward meeting the goals of the Five Year Consolidated Plan's six identified CDBG priorities as well as addressing the obstacles to meeting the needs of the underserved. It is anticipated, based on the fifth year's progress, that each of the goals will be met or exceeded. See Table below for a summary of the city's annual progress. Given the unforeseen funding issues the City faced in the past two years, good progress was made toward meeting the goals of the Five Year Consolidated Plan's five HOME priorities, as seen in the Table below. Some goals were met or exceeded while others unexpectedly fell short. Loss of anticipated funding, specifically State Redevelopment funds, slowed progress on some of the goals after redevelopment agencies were dissolved in 2012, but it is hoped that additional funding sources will be found to continue meeting the city's affordable housing goals during the upcoming Consolidated Plan period. Although some of the goals were made utilizing HOME funds, others were accomplished with other affordable housing funding as detailed in the following sections.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Assist low-income renters with subsidies		CDBG: \$0 / HOME: \$0	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	295	171	57.97%	85	61	71.76%

Assist with rehabilitation of existing units		CDBG: \$0 / HOME: \$0	Homeowner Housing Rehabilitated	Household Housing Unit	110	37	33.64%	22	0	0.00%
Capital Improvements		CDBG: \$594383	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		30		%
Increase number of homeowners		CDBG: \$0 / HOME: \$514368	Homeowner Housing Added	Household Housing Unit	10	5	50.00%	2	0	0.00%
Increase number of homeowners		CDBG: \$0 / HOME: \$514368	Direct Financial Assistance to Homebuyers	Households Assisted	90	129	143.33%	18	4	22.22%
Provide additional affordable rental units		HOME: \$0	Rental units constructed	Household Housing Unit	115	152	132.17%	23	0	0.00%
Support adult education and job training		CDBG: \$22500	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		300	35	11.67%
Support education and recreation opportunities		CDBG: \$46000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		300	337	112.33%
Support Homeless Services		CDBG: \$33000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		40	78	195.00%

support programs providing services to youth		CDBG: \$10000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		50	83	166.00%
Support senior services		CDBG: \$106000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		1400	1576	112.57%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City of Escondido has made considerable progress in addressing the Youth and Families priority during this One-Year Action plan period. The city's strategy continued to include youth recreation and enrichment programs, safety/crime prevention programs, and nutrition programs.

The City remains committed to increasing economic opportunities as well as raising the median income for our residents. Our primary focus on the economic development strategy continued to combine various programs designed to increase employment opportunities, including job training, and resume writing assistance with our Workforce Assistance Program.

The City's strategy to develop a coordinated system to support the Senior Transportation priority included the continuation of a comprehensive transportation program for seniors linked to nutrition, social and independent living purposes. The City made significant progress during the FY 2014-2015 Action Plan period, and expects to continue to meet our target of assisting our Seniors Citizens.

The City continued to focus 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.

In addition, the City continued to provide comprehensive, 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.

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CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	1,266	1
Black or African American	56	0
Asian	97	0
American Indian or American Native	17	0
Native Hawaiian or Other Pacific Islander	20	0
Total	1,456	1
Hispanic	252	0
Not Hispanic	1,204	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

No housing activities resulting in beneficiaries were funded in whole or part with HOME funds in FY 14-15. One low-income beneficiary resulted from the use of recaptured HOME funds. While use of 14-15 HOME funds did not result in any assisted recipients in FY 14-15, other types of leveraged housing funding did result in 65 low income families assisted. Those beneficiaries consisted of: 42 White, 1 Black, 1 Asian, 15 Hispanic, and 6 Other. The City supports the County of San Diego (Housing Authority) as the administrator for Section 8 Housing Choice Vouchers for Escondido residents. There are currently 1,314 residents of Escondido receiving rental assistance through this program. Of these 371 are hispanic, 704 are non-hispanic white, 151 are black, 7 are native american, and 81 are asian and pacific islander. Racial and ethnic composition is collected from all beneficiaries of HOME funding.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG		1,452,348	632,365
HOME		470,406	0

Table 3 - Resources Made Available

Narrative

In FY 2014-2015 the City of Escondido received a HOME allocation of \$470,406, although HUD de-obligated \$214,022 due to previous commitments. As program income is required to be expended first, \$0 of this allocation was expended in 14-15. See attached IDIS reports. All HOME funding spent by the Housing Division for affordable housing projects/programs in 14-15 was from 12-13 Program Income and Recapture. These funds were expended solely for projects and programs that address the Five-Year Consolidated Plan's housing priorities.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
MISSION PARK NEIGHBORHOOD			
Neighborhood Groups			
South Escondido Blvd			
WESTSIDE NEIGHBORHOOD			

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City focuses the use of CDBG funds throughout the City in CDBG-eligible census tracts for programs and projects that address the 5-year Consolidated Plan; no target areas have been identified.

No target areas have been identified for use of HOME funds. The City focuses the use of HOME funds throughout the City for programs and projects that address the 5-year Consolidated Plan housing priorities. The Priorities are: Increasing homeownership; Conserving the supply of existing ownership housing; Expanding the supply of affordable, well-designed rental housing; Promoting neighborhood stability by increasing the length of stay of renter households; and Expanding the supply of three- and four-bedroom rental units. Housing staff uses the RFP process to select developers to provide affordable housing using a combination of HOME and other leveraged funds.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

HOME grantees must match 25 cents for each dollar of HOME funds spent on affordable housing. It is the City of Escondido's practice to leverage federal housing funds with local, public and private funding sources when approving allocations to affordable housing projects. An evaluation of overall project development costs is conducted prior to seeking funding approval to determine that investment of funds into the project is no more than necessary to complete the affordable housing project. A combination of funding from various sources provides an opportunity to implement programs and projects targeted at low- and moderate-income households. The City has successfully assisted many developers over the past several years apply for and receive Low-Income Housing Tax Credits. Although a large funding source for affordable housing was lost during the current Consolidated Plan period when the State of California eliminated Redevelopment Agencies and the associated 20% tax increment set-aside funds, the City's Successor Housing Agency (SHA) has been able to use funding and "housing assets," based on rules for taking over housing functions from former Redevelopment Agencies (SB 341). Although this funding is limited and much less than what was available previously to the City for affordable housing, the continued funding source has allowed the City to continue to leverage funding and provide affordable housing. In addition, the City continues to seek additional funding sources for future affordable housing opportunities. The City recently received approval and funding from the State of California Department of Housing and Community Development (HCD) to re-establish a residential rehabilitation program for low-income homeowners, which will begin in 15-16.

The City of Escondido did not use any publicly owned land to address affordable housing needs in FY 14-15. The City of Escondido continues to be oversubscribed in HOME Match liability as seen in the following table.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	2,732,018
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	2,732,018
4. Match liability for current Federal fiscal year	42,848
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	2,689,170

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
2,230,613	498,084	2,265,451	0	463,246

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period

	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	

Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0

Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

	Total	Women Business Enterprises	Male
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Contracts			
Dollar Amount	0	0	0
Number	0	0	0

Sub-Contracts			
Number	0	0	0
Dollar Amount	0	0	0

Table 8 – Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

	Number	Cost
Parcels Acquired	0	0
Businesses Displaced	0	0
Nonprofit Organizations Displaced	0	0
Households Temporarily Relocated, not Displaced	0	0

Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	150	65
Number of Special-Needs households to be provided affordable housing units	0	0
Total	150	65

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	85	61
Number of households supported through The Production of New Units	25	0
Number of households supported through Rehab of Existing Units	22	0
Number of households supported through Acquisition of Existing Units	18	4
Total	150	65

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The HOME priorities are Increasing homeownership; Conserving the supply of existing ownership housing; Expanding the supply of affordable, well-designed rental housing; Promoting neighborhood stability by increasing the length of stay of renter households; and Expanding the supply of three- and four-bedroom rental units. Each of the household goals is tied to one or more Consolidated Plan Priorities. One issue in reaching the goal of providing rehabilitation assistance for existing owner units was the loss of State Redevelopment tax increment funding in the middle of the Consolidated Plan cycle. The ConPlan priorities were established with existing funding at the time in mind. Both the City's rehabilitation program for SFRs and mobilehomes and the rental subsidy program for extremely low-income seniors were funded using the tax increment monies. The rehabilitation program was suspended and the rental subsidy program was sharply reduced, although it continues on a reduced basis using SHA funds. It is anticipated that rehabilitation of existing units will be accomplished in

upcoming fiscal years either by providing assistance to an affordable housing developer through an RFP to rehabilitate existing units, or by re-establishing a homeowner rehabilitation program using funding from the State HCD. The rehabilitation program is expected to begin in FY 15-16. The City also anticipates the completion of several new rental and/or ownership units in the upcoming years based on funding that has been awarded.

The City made good progress in meeting the five-year consolidated plan housing goals. During the fifth year (FY 14-15) of the consolidated planning period 61 extremely low-income renters were assisted with subsidies where 85 were anticipated. At the beginning of the 5-year plan it was anticipated that 295 people would be assisted each year. The number of households assisted decreased each year to a total of 61 this year. During 14-15 we were not able to assist in any single-family or mobilehome rehabilitation loans, although 22 were anticipated, since funding was eliminated. 110 were anticipated for the five-year period where we have assisted in 37 in the five-year period. It was anticipated that we would assist 10 homeowners in 5 years by providing new affordable ownership housing and 90 new homeowners in 5 years by providing direct assistance. In 14-15 no new homeownership units were added for a total of 5 new ownership units in 5 years, and direct assistance was provided to 4 low-income homebuyers in 14-15 for a total of 129 in 5 years. In the fifth and final year of the consolidated plan the City did not provide any new affordable rental units, although a total of 152 were provided during the five-year period where the goal was 115 in five years.

Discuss how these outcomes will impact future annual action plans.

Although some of the City's affordable housing goals for the five-year Consolidated Plan period have been exceeded, some of the goals have fallen short in meeting the expected five-year amounts. Goals in the most recent five-year Consolidated Plan and one-year Action Plan (submitted to HUD May 2015) have been revised and developed to reflect changing goals and economic/local reality. The City anticipates some new upcoming funding possibilities, in addition to a recent grant to allow the city to offer a homeowner rehabilitation program again. The Housing Division has been actively seeking replacement funding for sources that were lost in the last few years, to be able to assist more low-income households and re-activate programs.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	0	61
Low-income	0	4
Moderate-income	0	0
Total	0	65

Table 13 – Number of Persons Served

Narrative Information

61 of the persons served in FY 14-15 were in the City's rental subsidy program, which is funded from other housing funds, rather than HOME funds. In addition, only one of the total Low-Income persons

served was through the HOME-funded HELP first-time homebuyer program. The funding was from recaptured HOME funds. The other 3 assisted households were low-income persons helped with a Mortgage Credit Certificate funded with other housing funds.

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CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)
Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The City continued to serve as an active partner in the development of a Regional Winter Shelter Plan for North San Diego County. A task force made up of North County social service agencies (known as the Alliance for Regional Solutions) and nine North County cities developed a regional system for managing homeless needs during the cold winter months. The mission is to provide safe, drug and alcohol free emergency shelters with intensive case management and support services.

Addressing the emergency shelter and transitional housing needs of homeless persons

During FY 13-14 the City of Escondido approved an amendment to the Zoning Code to allow emergency shelters by right within a 74-acre portion of the light industrial zoned area of the City, as provided for in the City's Housing Element. This will make it easier for a non-profit organization or other provider to establish a year round emergency shelter for the homeless. In FY 14-15 staff at the direction of the City Council re-affirmed the location of the Overlay. The City has been working with Interfaith Community Services, and they are anticipated to establish a year round shelter at their main location in Escondido during the 15-16 fiscal year.

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

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City of Escondido in FY 2014-2015 provided emergency shelter and case management services to ___ homeless individuals. The City is dedicated to the development and support of a continuum of care that addresses and prevents homelessness. The One-Year Action Plan identified the integration of services as key to filling gaps in Escondido's local continuum.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The City of Escondido is not a Public Housing Authority and there is no public housing in Escondido. The County of San Diego administers the Housing Choice Voucher Program (Section 8) to low-income Escondido residents in need of affordable housing. The City continues to support the County of San Diego's efforts to serve Escondido's residents with Housing Choice Vouchers.

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

N/A

Actions taken to provide assistance to troubled PHAs

N/A

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CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

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. Land and construction costs are not controlled by the City. The City does have the ability to introduce actions to minimize the influence of governmental constraints on affordable housing, however, including monitoring local ordinances for negative impacts and streamlining processing. In FY 14-15 the City of Escondido continued plans 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. In 14-15 the resulting overlay language was re-evaluated to determine whether modifications were needed. It was decided to retain the overlay as it exists with no changes. Other Zoning Code amendments currently in progress would facilitate development of senior housing, by permitting senior housing by right where housing is permitted; 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. The last 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 is monitoring other existing policies and ordinances to determine if they need to be modified, and many sections of the Zoning Code will be reviewed and overhauled in the upcoming Con Plan period.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City of Escondido is committed to meeting the needs of the underserved population and makes it a priority in all its projects and activities.

Some obstacles to meeting underserved needs of affordable housing are not under local control, such as the number of properties for sale and the ability to qualify. Two of the obstacles faced by the city that there may be some control over are funding and the use of the City's first-time homebuyer program. Response to the City's first-time homebuyer program has generally been high, although the ability of first-time homebuyers to qualify has decreased recently. The Housing Division has been working to increase participation by active lenders who will work with low-income buyers, and is offering additional lender training in FY 15-16. The City reviewed the requirements of the program for appropriateness, and one change that should dramatically impact the number of new loans is the increased purchase price allowance by HUD. It is anticipated that a large portion of HOME funds will again go toward providing additional first-time homebuyer loans in FY 15-16 due to this change.

The other obstacle the Housing Division sees to meeting the affordable housing needs of the lower income population is funding. The Division has worked diligently to identify additional sources of funding to replace those that have been recently lost or reduced, in order to continue existing programs. The City obtained State grant funding in 14-15 for a rehabilitation loan program for homeowners, and anticipate re-establishing a program in 15-16. Since some of the lost funding supported some of the City's neediest residents, staff continues to pursue additional funding and in the meantime refers residents in need of immediate housing assistance to other available resources.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

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 follows disclosure and warning requirements about lead-based paint, including incorporation of the "Protect Your Family From Lead in Your Home" pamphlet, which is available to the public. The City conducts required lead-based paint related activities for all HOME funded activities under Title X regulations, such as paint testing, risk assessment, hazard reduction, or abatement and clearance. No residences were made "lead-free" during the fiscal year since no residences were rehabilitated. City staff will continue to attend meetings, seminars and training regarding lead-based paint hazard testing and reduction, when possible. Required testing and/or remediation is conducted for all HOME funded activities.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Housing and Community Development programs in the City of Escondido are implemented by an institutional structure that includes public institutions, nonprofit organizations and private industry. Joint collaboration will exceed the capacity of any individual agency. The capacity of individual agencies includes people and resources to assist in the development, implementation and monitoring of housing and community development programs. The City's Housing Division of the Community Development Department, has the primary responsibility of carrying out affordable housing programs and implementing HOME program requirements. The City's Neighborhood Services Division of the Public Works Department, has primary responsibility for administering the CDBG program. The City contracts with local nonprofit organizations to administer public service and fair housing activities, as well as administering some projects directly. Where applicable, contract agencies will be responsible for program administration. Contract performance will be monitored by the City of Escondido. The City also contracts with local housing developers and lending institutions to help implement proposed housing programs.

City development staff, including staff from the City's Engineering, Planning, Building, Code Enforcement, Fire and Utilities Departments, and the Housing and Neighborhood Services Division staff meet on a regular basis to discuss physical development of projects, coordination of funding and various programs, and the uses of HOME and CDBG funds. This provides an effective method of coordinating

the various departments, staff, programs, and funding sources to be used in the jurisdiction.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City works closely with other public and private agencies to implement and coordinate the objectives and programs for producing and preserving affordable housing and meeting community development needs.

The City consistently works with nonprofit organizations in Escondido that are certified as Community Housing Development Organizations (CHDOs), in addition to other affordable housing developers and providers. Currently the City is working with two certified CHDOs, Solutions for Change and Community HousingWorks. This relationship promotes better coordination of available HOME funds for development of affordable housing.

The City of Escondido has long been committed to fostering relationships with local community groups. Several nonprofit organizations in the community have been working with the City to manage projects and programs that assist lower income residents. A variety of support services in the areas of education, job-training, and assistance in obtaining permanent housing augment the City's efforts in these areas.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

During FY 14-15 the City of Escondido, as part of the San Diego Regional Alliance for Fair Housing, completed its Regional Analysis of Impediments to Fair Housing Choice. In the upcoming five years the city will be addressing all of the impediments related to Escondido, both individually and as part of the region.

The City continued to contract with North County Lifeline in FY14-15 to provide comprehensive fair housing services to its residents. The contract includes landlord/tenant counseling, information and assistance, mediation and education, and fair housing testing.

In accordance with the Con Plan submittal regulations of HUD, the City participated in a regional effort involving all 19 jurisdictions in San Diego County to update the San Diego Regional Analysis of Impediments to Fair Housing Choice (AI). This analysis identified constraints to reducing discrimination based on: race, color, national origin, ancestry, religion, gender, familial status (presence of children), physical or mental disability, age, sexual orientation, source of income, marital status, medical condition, or any other arbitrary factor. The AI serves as a working document to eliminate identified impediments to fair housing choice in San Marcos and throughout San Diego County.

The City is an active member of the San Diego Regional Alliance for Affirmatively Furthering Fair Housing and City staff serves as its Secretary. The San Diego Regional Alliance for Fair Housing (SDRAFFH), formerly the Fair Housing Resource Board, disseminates information about fair housing rights and responsibilities and promotes fair housing choice in the region. The jurisdictions who are members of the SDRAFFH are planning the production of the 2016-2021 AI.

The City of Escondido collaborates with the SDRAFFH to address the regional impediments and has implemented steps to address the regional impediments in the City of Escondido. The creation of the

SDRAFFH's website helps to address the first impediment listed regarding lack of outreach. The City of Escondido contracts with North County Lifeline for fair housing services and testing. This contract is administered by the Neighborhood Services Division. During FY 2014/2015, North County Lifeline assisted 106 residents with fair housing issues, of those 106 residents, 93 were low-to moderate-income residents (57 extremely low-income, 20 very low-income, and 16 moderate-income).

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CR-40 - Monitoring 91.220 and 91.230

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

During FY 204-2015, the City monitored all CDBG programs on a continual basis to facilitate program compliance, timely project completion and opportunities to provide technical assistance to subrecipients. Monitoring strategies were implemented consistent with those specified in the City's 2010-2015 Consolidated Plan and included telephone calls and e-mails, ongoing review of financial records and monthly invoices, review of quarterly agency performance reports, technical assistance and site visits. Site visits were performed on an alternating basis and not due to any concerns with agency performance. Overall, subrecipients made diligent efforts to comply with applicable federal requirements; projects progressed on schedule and, based on files and systems reviewed, were in compliance with regulations governing administrative record keeping systems. There were no findings or concerns for subrecipients in FY 2014-2015.

The City has incorporated the changes to the HOME Final Rule into our Policies and Procedures, particularly those related to monitoring of programs and development projects related to the use of our HOME allocation. The City's first-time homebuyer program is monitored annually and modified as needed to ensure compliance with the HOME Final Rule requirements. Individual projects are monitored at each step, including during project development and long-term, to ensure compliance with the HOME Final Rule.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

During all HOME and CDBG activities the City follows the policies and procedures of the Citizen Participation that was recently revised as part of the 2015 Consolidated Plan.

A draft of this 2014-2015 Consolidated Annual Performance Report (CAPER) was available for public review for a 15-day comment period beginning September 9. A notice was placed in English and in Spanish in the local newspaper and on the City website. A draft copy of the document was available for review at City Hall and on the City website on the Neighborhood Services and Housing pages. XX comments were received during the public review period. Should additional comments be received following the final submission of this CAPER, they will be addressed and forwarded to HUD.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

No changes were made to the city's CDBG program objectives.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?	No
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[BEDI grantees] Describe accomplishments and program outcomes during the last year.

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CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

In FY 14-15 several on-site inspections of affordable rental housing projects were conducted. On-site inspections were previously scheduled and conducted according to previous HOME requirements (which have now been revised): 1-4 units = every 3 years, 5-25 units= every 2 years, and over 25 units = annually. The HOME Final Rule section 92.504(d) now requires an on-site inspection during the first 12 months after project completion and at least once every three years thereafter. The City now follows this requirement. HOME funded properties inspected during 14-15: Juniper Senior Village was inspected in September 2014. This project is a 61-unit, affordable, senior rental project which was constructed in 2010. It is located at 215 East Washington Avenue. Ten units were inspected, in addition to the exterior and interior common areas, tenant files and project paperwork. Everything was in good condition. Serenity Village was inspected in July 2014. The project consists of 8 units at 619-643 E 2nd Avenue. The City is responsible for four of the units, which were all inspected, in addition to common area, and project paperwork. Tenant files were also reviewed. The property is in compliance with HOME requirements. An inspection will occur again in FY 15-16. Sonoma Court (508 E Mission Ave) was inspected in June 2015. The project consists of 60 affordable units. Ten units were inspected, along with the common area, tenant files and project paperwork. A large scale rehabilitation of the project site was recently completed, including all units and the common area. The project is in compliance. Other rental projects, not funded through HOME, that were inspected in FY 14-15 include Cobblestone Village, a 44-unit project located at 360 E. Washington Avenue. Staff inspected 8 units in July 2014. The common area, tenant files and project paperwork also were inspected. Everything was in good condition and the project is in compliance. The Crossings is a 55-unit project located at 735 Mission Grove Place. 10 units, common area, project documents and tenant files were inspected in August 2014. Las Ventanas is an 80-unit project located at 1404 S. Escondido Boulevard. 12 units, in addition to the common area, tenant files and project paperwork was inspected in November 2014. Lastly, Via Roble was inspected in December 2014. It is a 71-unit project located at 1553 S. Escondido Boulevard. Each of these projects is in compliance.

Many of these projects have more than 25 units and have been historically inspected annually. Several additional projects are smaller and previously have been inspected every two or three years. No HOME projects are overdue for inspections. Emerald Gardens, Orange Place Villas, Las Casitas I and II, Avocado Court and Aster Street are expected to be inspected either during FY 15-16 or FY 16-17. Solutions for Change is a 32-unit project in Vista (not in Escondido) to which Escondido contributed HOME funds. A site visit inspection was made of the project by San Diego County HOME monitoring staff during 13-14. Additional non-monitoring visits have occurred in the last two years. All of the city's HOME funded projects are on schedule with inspections. Housing staff will continue to follow the HOME Final Rule

when coordinating inspections of affordable housing projects.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units.

92.351(b)

The City requires all HOME-funded developments to have an Affirmative Fair Housing Marketing Plan including procedures, which is verified during annual site visits. The City also confirms that each project manager/owner collects data regarding affirmative marketing and race/ethnicity, and that Fair Housing information is included in any advertisements and on-site. In addition, data is collected on beneficiaries at initial lease-up of any new projects. These requirements are contained within our HOME policies and procedures. No issues have been found in affirmative marketing and advertising of projects since waiting lists are maintained in the majority of existing HOME rental projects, fair housing posters are displayed as required, records are kept related to marketing of units, and projects are following their procedures.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

\$1,957,030 of previous Program Income resulting from the repayment of previous match obligation was committed and used for an acquisition project (UHC). \$315,032 of 13-14 Program Income was committed and used, leaving a balance of \$14,970 plus \$448,276 of 14-15 Program Income. As required FY 13-14 PI was expended before 14-15 PI. As permitted, 10 percent was used for administrative costs.

In FY 14-15 there were no contracts or sub-contracts completed on HOME-funded projects that utilized minority- or female-owned businesses. One HOME-funded construction project is continuing. Direct beneficiaries are anticipated in 15-16. The City continues to ensure that documentation indicates racial/ethnic or gender character of HOME beneficiaries.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing).

91.320(j)

When the period of affordability of an existing affordable housing project is nearing the end, the City tries working with the owners to maintain the affordable housing stock using whatever resources are available. In recent years the City has assisted the owners of Sonoma Court, a 61-unit affordable, residential development previously developed using HOME funds to re-syndicate, and then obtain 4% tax credits, which allowed the affordability period to be extended. Although we are currently assisting other property owners of affordable projects in this process, none were completed in FY 14-15.