



# Annual Action Plan

For CDBG and HOME Programs

Fiscal Year 2015

**May 2015**

Prepared by:

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Neighborhood Services and Housing Division  
201 N. Broadway  
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## Expected Resources

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

#### Introduction

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

#### Anticipated Resources

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

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

Table 54 - Expected Resources – Priority Table

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

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

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

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

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

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

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

**Discussion**

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

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

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

Table 55 – Goals Summary

### Goal Descriptions

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

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



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

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

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

#### Projects

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

Table 56 – Project Information

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

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

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

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

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

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

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

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



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

**AP-50 Geographic Distribution – 91.220(f)**

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

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

**Geographic Distribution**

| Target Area         | Percentage of Funds |
|---------------------|---------------------|
| Neighborhood Groups |                     |

Table 57 - Geographic Distribution

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

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

**Discussion**

see above for discussion on above points

## Affordable Housing

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

#### Introduction

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

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

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

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

#### Discussion

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

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

### **Introduction**

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

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

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

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

N/A

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

N/A

### **Discussion**

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

### **Introduction**

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

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

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

Many homeless individuals come to the City Escondido because of the public services that are offered within the city. As a service hub in the North County area, Escondido participates in the Regional Continuum of Care, comprising of many other San Diego cities and the County of San Diego, non-profit service providers, and stakeholders. The Regional Continuum of Care coordinates and oversees the application process, and develops and vets programs to address issues regarding homelessness in the region. The Regional Continuum of Care also oversees the collection of regional homeless data (through a contract with the Regional Task Force on the Homeless which serves as a clearinghouse for regional information on homeless data and resources), identifies gaps in services, and leads strategic planning initiatives to move people from homelessness to permanent housing. The City will continue to work with the RCCC as staffing and resources allow to support services and apply for funding to address (and end) homelessness in our region. For FY 2015 - 2016, the City plans to continue to support the 25 Cities Initiative to support direct case management services, shelter beds, the provision of vouchers, referrals to other agencies or other direct assistance to permanent housing.

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

For FY 2015-2016, the City plans to allocate funding for the Regional Winter Shelter. This program serves the homeless population either through direct case management services, shelter beds, and referrals to other agencies or other direct assistance. The Emergency Shelter Program is expected to serve 78 persons during the cold winter months.

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

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

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

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

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

#### **Discussion**

See above for discussion points.

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

### **Introduction:**

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

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

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

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

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

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

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

**Discussion:**



## AP-85 Other Actions – 91.220(k)

### Introduction:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### **Discussion:**

Please see the above for further discussion.

## Program Specific Requirements

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

#### Introduction:

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

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

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

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

#### Other CDBG Requirements

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

#### HOME Investment Partnership Program (HOME)

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

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

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

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

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

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

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

None.

## **Discussion:**



## Attachments

Citizen Participation Comments

ATTACHMENT A

HOME / CDBG Outreach List

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



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

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

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

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

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

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

|  |                                 |
|--|---------------------------------|
|  | Escondido, CA<br>(760) 746-3315 |
|--|---------------------------------|

## ATTACHMENT B

### OUTREACH COMMENTS

#### Stakeholder Comment Jan. 22

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

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

#### Stakeholder Comment Jan. 29

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

- More recreation activities especially right after school

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

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

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

- Year round homeless shelters



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

## Grantee Unique Appendices

### APPENDIX – HOME Monitoring

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

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

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

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




Grantee SF-424's and Certification(s)

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

| Application for Federal Assistance SF-424  |                      |                                  |
|--|----------------------|----------------------------------|
| <p>* 1. Type of Submission:</p> <input type="checkbox"/> Preapplication<br><input checked="" type="checkbox"/> Application<br><input type="checkbox"/> Changed/Corrected Application |                      |                                  |
| <p>* 2. Type of Application:</p> <input checked="" type="checkbox"/> New<br><input type="checkbox"/> Continuation<br><input type="checkbox"/> Revision                               |                      |                                  |
| <p>* If Revised, select appropriate letter(s):</p> <input type="text"/><br><p>* Other (Specify):</p> <input type="text"/>  |                      |                                  |
| * 3. Date Received:  |                      | * 4. Applicant Identifier:       |
| <input type="text"/>   |                      | 415HC060542                      |
| 5a. Federal Entity Identifier:   |                      | 5b. Federal Award Identifier:    |
| <input type="text"/>   |                      | <input type="text"/>             |
| State Use Only:  |                      |                                  |
| 6. Date Received by State:   |                      | 7. State Application Identifier: |
| <input type="text"/>   |                      | <input type="text"/>             |
| <b>B. APPLICANT INFORMATION:</b>   |                      |                                  |
| * a. Legal Name: City of Escondido   |                      |                                  |
| * b. Employer/Taxpayer Identification Number (EIN/TIN):  |                      | * c. Organizational DUNS:        |
| 33-6600708   |                      | 0787272110000                    |
| * d. Address:  |                      |                                  |
| * Street1: 201 North Broadway  |                      |                                  |
| * Street2: <input type="text"/>  |                      |                                  |
| * City: Escondido  |                      |                                  |
| * County/Parish: San Diego County  |                      |                                  |
| * State: CA, California  |                      |                                  |
| * Province: <input type="text"/>   |                      |                                  |
| * Country: USA, UNITED STATES  |                      |                                  |
| * Zip/Postal Code: 92025-2798  |                      |                                  |
| * e. Organizational Unit:  |                      |                                  |
| Department Name:   |                      | Division Name:                   |
| Community Development  |                      | Housing                          |
| * f. Name and contact information of person to be contacted on matters involving this application:   |                      |                                  |
| Prefix:  | Mr.                  | * First Name: Barbara            |
| Middle Name:   | <input type="text"/> |                                  |
| * Last Name:   | Redlitz              |                                  |
| Suffix:  | <input type="text"/> |                                  |
| Title: Director of Community Development   |                      |                                  |
| Organizational Address:  |                      |                                  |
| City of Escondido  |                      |                                  |
| * Telephone Number: (760) 839-4673   |                      | * Fax Number: (760) 839-4333     |
| * Email: bredlitz@escondido.org  |                      |                                  |

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

| Application for Federal Assistance SF-424   |                            |
|---|----------------------------|
| 16. Congressional Districts Of:   |                            |
| * a. Applicant: 50th  | * b. Program/Project: 50CL |
| Attach an additional list of Program/Project Congressional Districts if needed.   |                            |
| <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>  |                            |
| 17. Proposed Project:   |                            |
| * a. Start Date: 07/01/2015   | * b. End Date: 06/30/2016  |
| 18. Estimated Funding (\$):   |                            |
| * a. Federal  | 428,182.00                 |
| * b. Applicant  |                            |
| * c. State  |                            |
| * d. Local  |                            |
| * e. Other  |                            |
| * f. Program Income   |                            |
| * g. TOTAL  | 428,182.00                 |
| * 19. Is Application Subject to Review By State Under Executive Order 12372 Process?  |                            |
| <input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/>   |                            |
| <input checked="" type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.  |                            |
| <input type="checkbox"/> c. Program is not covered by E.O. 12372.   |                            |
| * 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)   |                            |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |                            |
| If "Yes", provide explanation and attach:   |                            |
| <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>  |                            |
| 21. "By signing this application, I certify (1) to the statements contained in the list of certifications" and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances" and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001) |                            |
| <input checked="" type="checkbox"/> I AGREE   |                            |
| <small>** The list of certifications and assurances, or an Internet site where you may obtain this list, is contained in the announcement or agency specific instructions.</small>  |                            |
| Authorized Representative:  |                            |
| Prefix: Mr.   | * First Name: Clay         |
| Middle Name:  |                            |
| * Last Name: Phillips   |                            |
| Suffix:   |                            |
| * Title: City Manager   |                            |
| * Telephone Number: (760) 839-4631  | Fax Number: (760) 839-4578 |
| * Email: cphillips@esccondido.org   |                            |
| * Signature of Authorized Representative:    | * Date Signed: 5/5/15      |

| Application for Federal Assistance SF-424   |   |  |
|---|---|--|
| * 1. Type of Submission<br><input type="checkbox"/> Preapplication<br><input checked="" type="checkbox"/> Application<br><input type="checkbox"/> Changed/Corrected Application | * 2. Type of Application<br><input type="checkbox"/> New<br><input checked="" type="checkbox"/> Continuation<br><input type="checkbox"/> Revision | * If Revision, select appropriate letter(s):<br><input type="text"/><br>* Other (Specify):<br><input type="text"/> |
| * 3. Date Received:<br><input type="text"/>   | 4. Applicant Identifier:<br><input type="text"/>  |  |
| 6a. Federal Entity Identifier:<br><input type="text"/>  | 5b. Federal Award Identifier:<br><input type="text"/>   |  |
| State Use Only:   |   |  |
| 6. Date Received by State: <input type="text"/>   | 7. State Application Identifier: <input type="text"/>   |  |
| 5. APPLICANT INFORMATION:   |   |  |
| * a. Legal Name: <input type="text" value="City of Escondido"/>   |   |  |
| * b. Employer/Taxpayer Identification Number (EIN/TIN):<br><input type="text" value="95-600078E"/>  | * c. Organizational DUNS:<br><input type="text" value="076727211000C"/>   |  |
| d. Address:   |   |  |
| * Street1:<br><input type="text" value="201 N. Broadway"/>  | Street2:<br><input type="text"/>  |  |
| * City:<br><input type="text" value="Escondido"/>   | County/Parish:<br><input type="text"/>  |  |
| * State:<br><input type="text" value="CA: California"/>   | Province:<br><input type="text"/>   |  |
| * Country:<br><input type="text" value="USA: UNITED STATES"/>   | * Zip / Postal Code:<br><input type="text" value="92025-2798"/>   |  |
| e. Organizational Unit:   |   |  |
| Department Name:<br><input type="text" value="Department of Public Works"/>   | Division Name:<br><input type="text" value="Neighborhood Services"/>  |  |
| f. Name and contact information of person to be contacted on matters involving this application:  |   |  |
| Prefix:<br><input type="text" value="Mr."/>   | * First Name:<br><input type="text" value="Ed"/>  | * Last Name:<br><input type="text" value="Dominguez"/>   |
| Middle Name:<br><input type="text"/>  | Suffix:<br><input type="text" value="P. H."/>   |  |
| Title:<br><input type="text" value="Director of Public Works"/>   |   |  |
| Organizational Affiliation:<br><input type="text" value="City of Escondido"/>   |   |  |
| * Telephone Number:<br><input type="text" value="(760) 839-4813"/>  | Fax Number:<br><input type="text"/>   |  |
| * Email:<br><input type="text" value="Edominguez@ci.escondido.ca.us"/>  |   |  |

| Application for Federal Assistance SF-424   |  |
|---|--|
| <p>* 9. Type of Applicant 1: Select Applicant Type:</p> <p>C: City or Township Government</p> <p>Type of Applicant 2: Select Applicant Type:</p> <p>Type of Applicant 3: Select Applicant type:</p> <p>* Other (specify):</p>   |  |
| <p>* 10. Name of Federal Agency:</p> <p>Department of Housing and Urban Development</p>   |  |
| <p>11. Catalog of Federal Domestic Assistance Number:</p> <p>14-215</p> <p>CFDA Title:</p>  |  |
| <p>* 12. Funding Opportunity Number:</p> <p>* Title:</p>  |  |
| <p>13. Competition Identification Number:</p> <p>Title:</p>   |  |
| <p>14. Areas Affected by Project (Cities, Counties, States, etc.):</p> <p><input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/></p>     |  |
| <p>* 15. Descriptive Title of Applicant's Project:</p> <p>CDBG Program</p>  |  |
| <p>Attach supporting documents as specified in agency instructions.</p> <p><input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/></p> |  |



**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant:  \* b. Program/Project:

Attach an additional list of Program/Project Congressional Districts if needed.

**17. Proposed Project:**

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

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

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

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes  No

If "Yes", provide explanation and attach

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001)**

\*\* I AGREE

\*\* The list of certifications and assurances, or an Internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:


\* Last Name:

Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative:  \* Date Signed:

## CERTIFICATIONS

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

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

**Anti-displacement and Relocation Plan --** It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

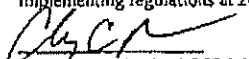
**Anti-Lobbying --** To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction --** The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

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

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

  
Signature/Authorized Official

Date 5/5/15

### Specific CDBG Certifications

The Entitlement Community certifies that:

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

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

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

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

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) ~~10/1/17 to 12/31/18~~ (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

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

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

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

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

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

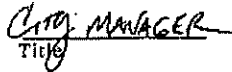
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

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

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

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

 5-5-15  
Signature/Authorized Official                      Date

  
Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

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


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

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

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

  
Signature/Authorized Official

5-5-15  
Date

  
Title

## Appendix - Alternate/Local Data Sources

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