

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.

Fiscal Year 2015-2016 is the first year of the five-year strategic plan. In 15-16 the City of Escondido received \$428,182 in HOME funds and \$1,503,249 in Community Development Block Grant (CDBG) funds. Using these federal funds, the City funded a variety of housing, homeless, and community development activities.

Given the unforeseen funding issues the City faced in recent years, good progress was made during FY 15-16 toward meeting the five-year Consolidated Plan's HOME priorities/goals, as seen in the table below. After the previous Consolidated Plan period, goals and projects were re-evaluated in response to the loss of a major funding source in 2012. The City expects to be able to meet or exceed all HOME goals during this five-year period either by utilizing HOME funds or other affordable housing funds as detailed in this document.

This report summarizes the actions undertaken during FY 2015-2016 in the City of Escondido and the progress toward achieving the five year goals.

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 with rehabilitation of existing owner units	Affordable Housing	HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	45	0	0.00%	15	0	0.00%

Homeless prevention via rental assistance	Affordable Housing	HOME: \$	Homelessness Prevention	Persons Assisted	180	51	28.33%	50	51	102.00%
Improve the livability of neighborhoods	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	300	0	0.00%			
Improve the livability of neighborhoods	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		300	0	0.00%
Incorporate ADA assessable features	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
Increase number of homeowners	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	11	11	100.00%	2	11	550.00%
Increase number of homeowners	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	5	4	80.00%	1	4	400.00%
Provide additional affordable rental units	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	23	0	0.00%	4	0	0.00%

Provide additional affordable rental units	Affordable Housing	HOME: \$	Rental units rehabilitated	Household Housing Unit	53	44	83.02%	11	44	400.00%
Support adult education and job training	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100	0	0.00%			
Support education and recreation opportunities	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	300	198	66.00%	300	198	66.00%
Support homeless services	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	160	430	268.75%	160	430	268.75%
Support senior services	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1300	1615	124.23%	1300	1615	124.23%

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.

All of the goals and objectives relating to Housing have been given equal priority, with none ranked in importance higher than others. It was determined that the best use of HOME funds during the year was development of new affordable housing, either rental or ownership, and either new or rehabilitated. Additionally, creating new homeowners through direct financial assistance to buyers was a successful use of HOME funds.

During the year CDBG funds were invested for projects that provided benefit primarily to low and moderate income individuals and households in the City. Projects/activities that address priorities and specific objectives included:

- the design and planning phase of the Multi Street Lighting Project that will provide new LED street lights to the city's neighborhood groups
- meal delivery services, transportation assistance, and other related services for homebound and low-income seniors
- emergency shelter year round serving homeless individuals and families
- swim classes and scholarships to youth who would not be able to afford recreation or educational activities

Additionally, the City continued to provide comprehensive, coordinated activities such as street improvements, Project NEAT, smaller beautification projects and community engagement efforts (clean-ups and block parties) target for revitalization; all focusing on high level of resident involvement.

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	ESG
White	1,471	42	0
Black or African American	45	0	0
Asian	89	1	0
American Indian or American Native	18	0	0
Native Hawaiian or Other Pacific Islander	11	0	0
Total	1,634	43	0
Hispanic	377	39	0
Not Hispanic	1,257	4	0

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

Narrative

Two affordable residential developments were completed in FY 15-16 which were funded in whole or in part with HOME funds. Those beneficiaries (HOME units only) consisted of: 2 White, 1 Asian and 36 Hispanic households. Four first-time homebuyers were assisted with HOME funds, including 3 Hispanic and 1 White household. Additionally, other types of leveraged housing funding resulted in low income families assisted, specifically through a rental subsidy program for seniors in apartments and mobilehome parks. Those beneficiaries consisted of: 36 White, 1 Black, 1 American Indian, 1 Asian, 9 Hispanic, and 3 other households.

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 1,259 residents of Escondido receiving rental assistance through this program. Of these 358 are Hispanic, 674 are Non-Hispanic White, 144 are Black, 6 are Native American, and 77 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		1,503,249	822,665
HOME		1,600,000	115,297

Table 3 - Resources Made Available

Narrative

In FY 2015-2016 the City of Escondido received a HOME allocation of \$428,182. In FY 2015-16, the 2013 and 2014 HOME allocations, in addition to the 2015 CHDO reserve obligation were committed to a CHDO developer for the acquisition and rehabilitation of 10 rent restricted units by Community HousingWorks (the units are not yet complete). All HOME funds for the 2013 and 2014 allocations were spent by the Housing Division for affordable housing projects/programs after all pre-2015 program income, post-2015 program income and recaptured had been expended. All funds were expended solely for projects and programs that address the Five-Year Consolidated Plan's housing priorities, as described in this report.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Neighborhood Groups			

Table 4 – Identify the geographic distribution and location of investments

Narrative

No target areas have been identified for use of HOME funds. The City focuses the use of HOME funds throughout the City, as needed for programs and projects that address the 5-year Consolidated Plan housing priorities. Housing staff uses the RFP process to select developers to provide affordable housing using a combination of HOME and other leveraged funds.

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.

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 previous 5-year 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 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 began in FY 15-16. The City continues to seek additional funding sources for future affordable housing opportunities.

The City of Escondido did not use any publicly owned land or property to address affordable housing needs in FY 15-16. 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	2,689,170
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	2,689,170
4. Match liability for current Federal fiscal year	200,000
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	2,489,170

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 begin-ning 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 \$
463,246	315,586	645,512	0	133,320

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			
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						
Parcels Acquired		2	6,600,000			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		28	46,333			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	13	0	0	0	13	0
Cost	161,130	0	0	0	161,130	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	83	110
Number of Special-Needs households to be provided affordable housing units	0	0
Total	83	110

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	50	51
Number of households supported through The Production of New Units	6	11
Number of households supported through Rehab of Existing Units	26	44
Number of households supported through Acquisition of Existing Units	1	4
Total	83	110

Table 12 – Number of Households Supported

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

The above tables include HOME-funded and non-HOME-funded projects and programs: the City's first-time homebuyer's program, the rental assistance program for seniors and disabled residents and development using HOME and other funding.

The Consolidated Plan's HOME goals are increasing the number of homeowners, providing additional affordable rental units, assisting with rehabilitation of existing owner units, and homeless prevention via rental assistance. Each of the household goals is tied to one or more Consolidated Plan Priorities. The most significant challenges facing affordable housing development are the high cost of development and the limited availability of funds. Previously, 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 previous 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 entirely funded in the past 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 Successor Housing Agency (SHA) funds. The City has been diligently searching for additional affordable housing funding sources. We have been able to re-establish a homeowner rehabilitation program using funding from the State HCD. The rehabilitation program began in FY 15-16 but no loans have been completed yet. The goals in the current Consolidated Plan have been evaluated based on anticipated and future funding.

The City made good progress in meeting the housing goals of the previous five-year consolidated plan. During the first year (FY 15-16) of the current consolidated planning period 51 extremely low-income renters were assisted with subsidies, where 50 were anticipated. The number of households assisted continues to decrease each year, due to funding of the program. During 15-16 the City was not able to assist in any single-family or mobilehome rehabilitation loans, although it is anticipated that some rehabilitations will be completed within the upcoming one-year Plan period. It was anticipated that 11 new affordable rental units would be provided through rehabilitation of existing units during the fiscal year, where 44 units were provided. There was no new construction of affordable rental units. It was anticipated that we would assist 2 homeowners annually by providing new affordable ownership housing and one new homeowner annually by providing direct assistance. In 15-16, 11 new homeownership units were added, and direct assistance was provided to 4 low-income homebuyers. The City anticipates the completion of several new rental and/or ownership units during the current five-year Consolidated Plan period.

Discuss how these outcomes will impact future annual action plans.

Although some of the City's affordable housing goals for the one-year Action Plan period have been exceeded, some of the goals have fallen short in meeting the expected amounts. The city remains positive that the five-year goals in all priorities will be met. The City anticipates some new upcoming funding possibilities, in addition to a recently approved 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	4

Low-income	0	39
Moderate-income	0	0
Total	0	43

Table 13 – Number of Persons Served

Narrative Information

Many of the Escondido households served in FY 15-16 benefitted from funds leveraged from sources other than HOME. 51 of the persons served in FY 15-16 were in the City’s rental subsidy program, which is funded from other Successor Housing Agency (SHA) funds, rather than HOME funds. All 51 households were Extremely Low-Income. In addition, only 28 of the 44 units rehabilitated for affordable rental housing were funded through HOME (and shown above). The additional 16 units were funded with Successor Housing Agency (SHA) funds and all of those households are Low-Income. The HOME recipients represented in the above tables include the Elms ownership units, HOME units in the Crossings Escondido Manor project, and first-time homebuyers.

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 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.

For FY 15-16, the City allocated funding to the Year Round emergency Shelter and the Interfaith Veterans and Homeless Resource Center. These two programs serve the homeless population either through direct case management services, shelter beds, the provision of motel vouchers, referrals to other agencies or other direct assistance.

Addressing the emergency shelter and transitional housing needs of homeless persons

For FY 15-16, the City allocated funding to the Year Round emergency Shelter and the Interfaith Veterans and Homeless Resource Center. These two programs serve the homeless population either through direct case management services, shelter beds, the provision of motel vouchers, referrals to other agencies or other direct assistance.

The emergency shelter program served 430 persons during the year.

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 430 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.

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

The City of Escondido participates in the RCCC and the County's efforts in ending chronic homelessness. The RCCC coordinates services and funding for the homeless to move people from homelessness to permanent housing. Chronically homeless persons require rehabilitation services, employment training and placement, health services, and case management to move from homelessness to transitional housing, and then to supportive/permanent housing. The Continuum of Care Strategy coordinated by the RCCC offers a full range of services and facilities. The City supports the RCCC's strategy for constructing housing facilities that help transition chronically homeless persons to a stable housing situation and to receive supportive services that would improve their employment skills.

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's efforts to serve Escondido residents with Housing Choice Vouchers. Currently, there are 1,259 Escondido residents receiving a Section 8 voucher. There are 12,337 Escondido residents on the waiting list. The majority of those receiving Section 8 or on the waiting list are elderly or households with extremely low income.

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

Although the City of Escondido is not a Public Housing Authority, the Housing Authority of the County of San Diego (HACSD) represents residents of Escondido. The HACSD has established a public housing resident advisory board for county public housing developments and the Section 8 Housing Choice Voucher Program participants. The board meets regularly to discuss program issues and recommendations.

Actions taken to provide assistance to troubled PHAs

The Housing Authority of the County of San Diego (HACSD) is not troubled.

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. Market conditions and land and construction costs in California 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. Consistent with the findings of the current Housing Element, amendments to the Zoning Code are currently in progress that would facilitate development of senior housing, by permitting senior housing by right where housing is permitted; and 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. Other zoning code amendments will be undertaken in the upcoming years, including one to amend the Density Bonus provisions to be consistent with State law, providing additional opportunities for low and moderate income households. The City continues to monitor other existing policies and ordinances to determine if they need to be modified, and sections of the Zoning Code will be reviewed and may be overhauled during the upcoming 5-year Con Plan period.

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

One of Escondido's major obstacles to meeting underserved needs is the limited amount of federal, state and local resources available, and the high cost of housing in San Diego County. In FY 15-16 the city continued to pursue additional resources to meet underserved needs, and uses all resources available to provide affordable housing opportunities.

Response to the City's first-time homebuyer program has been generally high in the past. However, response has decreased recently. The City has worked with lenders to increase participation by offering two lender training sessions during FY 15-16. Additionally, the increased purchase price limits provided by HUD have begun to increase participation.

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 Lead Safety Renovation, Repair & Painting (RRP) pamphlet, which is available to the public, and obtaining a signed acknowledgement receipt that confirms applicants are aware of the risks of disturbing lead based paint when renovating a home. 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 single-family residences were rehabilitated during 15-16. Three inspections were made and were negative with no sign of lead-based paint. The 44-unit residential project rehabilitated for affordable rental units was constructed after 1978 when lead-based paint was outlawed. No residences were made “lead-free” during the fiscal year since no residences containing lead-based paint were rehabilitated. A City staff member attended an EPA Lead Renovator Certification Class in March 2016. 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)

The City of Escondido continued to implement its strategy to help impoverished families achieve economic independence and self-sufficiency. The anti-poverty strategy utilizes existing job training and social service programs to increase employment marketability, household income, and housing options.

As a means of reducing the number of persons with incomes below the poverty line, the City made efforts to coordinate with those of other public and private organizations providing economic development and job training programs. A number of public, quasi-public, and nonprofit organizations provide economic development and job training services in the Escondido. These include:

- Compact Education
- Escondido Chamber of Commerce
- San Diego Workforce Partnership
- Community Housing Works

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 to plan and deliver services to the City’s low-income residents. 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 and Neighborhood Services Division of the City Manager's Office has the primary responsibility of carrying out affordable housing and community development programs, implementing HOME program requirements, and 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 to help implement proposed housing programs, and with private contractors for capital improvement and neighborhood revitalization activities.

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. In addition, there are smaller groups of individual employees from different departments that meet periodically related to specific issues.

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 on affordable housing projects, 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.

City staff participates in the Alliance for Regional Solutions, a collaborative of leaders in north San Diego County, across all sectors, working to solve homelessness in the region.

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 15-16 the City of Escondido participated as part of the San Diego Regional Alliance for Fair Housing, a collaboration of San Diego County cities. Escondido and the group will work to address the impediments related to Escondido, both individually and as part of the region, listed in the Regional Analysis of Impediments (AI), completed in 14-15. 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 Escondido and throughout San Diego County.

The City of Escondido collaborates with the SDRAFFH to address the regional impediments and has implemented steps to address the 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 is an active member of the San Diego Regional Alliance for Affirmatively Furthering Fair Housing and City staff served as its Secretary for FY 15-16. 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 upcoming Assessment of Fair Housing, based on the new AFFH Rule.

The City continued to contract with North County Lifeline in FY 15-16 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. During FY 2015/2016, North County Lifeline assisted 117 residents with fair housing issues, of those 117 residents, 110 were low-to moderate-income residents (55 extremely low-income, 35 very low-income, and 20 moderate-income). A new contract with Legal Aid Society of San Diego, Inc. was approved and funded for the 16-17 year. The contract is administered by the Housing and Neighborhood Services Division.

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

The City has incorporated the 2013 HOME Final Rule changes to its Policies and Procedures, particularly those related to monitoring of programs and development projects related to the use of HOME allocation and Program Income. All HOME programs are monitored to ensure ongoing compliance with federal regulations under the HOME programs and other local requirements. The City's first-time homebuyer program is monitored annually and modified as needed to ensure compliance with the HOME Final Rule requirements, including owner occupancy. Individual development projects are monitored at each step, including during project development, loan documents, construction and long-term, to ensure compliance with the HOME Final Rule.

During FY 2015-2016, 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 2015-2019 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 2015-2016.

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 Plan that was recently updated as part of the 2015 Consolidated Plan.

A draft of this 2015-2016 Consolidated Annual Performance and Evaluation Report (CAPER) was available for public review and comment for a 15-day period beginning September 9. A notice was placed in English and Spanish in the local newspaper and on the City webpage. A draft copy of the

document was available for review at City Hall, at 201 North Broadway, Escondido, CA 92025, and on the City webpage. XX comments were received during the public review period. Should additional comments be received following submission of this CAPER to HUD on September 28, 2016, 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 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.

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.

During the first year of the Consolidated Plan period (FY 15-16) several on-site inspections of affordable rental housing projects were conducted. In the past, on-site inspections were scheduled and conducted according to previous HOME requirements, which have now been revised through the HOME Final Rule. The previous requirement was: 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 and has a goal to inspect properties every two years, when possible.

See attached text for description of on-site inspections completed in 15-16.

Additional monitoring info

HOME funded properties inspected during 15-16: Avocado Court was inspected in June 2016. This project is a 36-unit affordable rental project, with some units specifically for veterans. It was constructed in 2013 and is located at 215 East El Norte Parkway. Several units were inspected, in addition to the exterior and interior common areas, tenant files and project paperwork. Everything was in good condition and the project is in compliance. Emerald Gardens, located at 425 West 11th Avenue, was inspected in September 2015. The project consists of 16 affordable rental units constructed in 1995. Several units were inspected, in addition to common area, project paperwork, and tenant files. The property is in compliance with HOME requirements. Aster Street (HOME), located at 518-532 Aster Street, was inspected in May 2016. The project consists of eight units owned by Interfaith Community Services. Most of the units were inspected, in addition to common area, project paperwork, and tenant files. The property is in compliance with HOME requirements. In January 2016, Las Casitas I and Las Casitas II were inspected. Las Casitas I is a 6-unit rental project for special needs tenants, located at 1203 South Maple Street. Las Casitas II consists of 8 units of permanent supportive housing at 805 East Washington Avenue. Most of the units in both projects were inspected, in addition to common area, project paperwork, and tenant files. The properties are in compliance with HOME requirements. Orange Place Villas was inspected in December 2015. It consists of 15 units at 1611 South Orange Place. Several units were inspected, in addition to common area, project paperwork, and tenant files. The property is in compliance with HOME requirements. Serenity Village was inspected in July 2015. 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. Other affordable rental projects, not funded through HOME, that were inspected in FY 15-16 include Daybreak Grove, a 13-unit project located at 1256 East Washington Avenue. Staff inspected several units in April 2016. The common area, tenant files and project paperwork also were inspected. Sunrise Place is an 8-unit rental project located at 1245 East Grand Avenue. Several units, common area, project documents and tenant files were inspected in April 2016. Lastly, Windsor Gardens is a 132-unit senior rental project, located at 1600 West Ninth Avenue. Many units, in addition to the common area, tenant files and project paperwork were inspected in February 2016. Each of these projects is in compliance with Regulatory Agreements with no Findings or Concerns. Some 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. Juniper Senior Village and The Crossings at Escondido Manor are expected to be inspected during FY 16-17. Solutions for Change is a 32-unit project in Vista (not in Escondido) to which Escondido contributed HOME funds, along with several other local agencies. A site visit inspection was made of the project by San Diego County HOME monitoring staff during 13-14. Additional non-monitoring visits by City staff have occurred in the last two years. Another monitoring visit is planned in FY 16/17. All of the city's HOME funded projects are on schedule with inspections, and there were no Findings of Concerns during the year. 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 and information to address those less likely to apply, which is reviewed during annual/semi-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 on-site and in any advertisements. In addition, race/ethnicity data is collected on beneficiaries at initial lease-up of any new projects. These requirements are included 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 in Escondido, fair housing posters are displayed as required, records are kept related to marketing of units, and project managers 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

A total of \$645,512 in Program Income was committed and used for the acquisition and rehabilitation of 38 rent restricted units in two projects (UHC & CHW) and four (4) first-time homebuyer loans. Of the

\$645,512 in Program Income, \$463,246 was pre-2015 program income funds and \$182,266 in post-2015 program income funds. In fiscal year 2015-16, \$315,586 in program income was received, \$182,266 was used, leaving a balance of \$133,320 in post-2015 in program income. As required, all pre-2015 program income funds were expended before post-2015 program income. As permitted, 10 percent was allocated for administrative costs.

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)

The high cost of housing in California highlights the need to preserve existing affordable housing. When the period of affordability of an existing affordable housing project is nearing the end, the City works with the owner to try to maintain the affordable housing stock using whatever resources are available. In recent years the City has assisted the owners of several projects to extend the affordability period and maintain long-term affordability. Many resources are utilized in this process, including re-financing and using tax credits. The city is currently in discussions with a few project owners on how to maintain or extend their project's affordability. No affordable housing units were lost from the inventory during the period.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	ESCONDIDO
Organizational DUNS Number	078727211
EIN/TIN Number	956000708
Identify the Field Office	LOS ANGELES
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	

ESG Contact Name

Prefix	MS.
First Name	RONI
Middle Name	0
Last Name	KEISER
Suffix	0
Title	ESG Director/Administrator

ESG Contact Address

Street Address 1	201 N. BROADWAY
Street Address 2	0
City	ESCONDIDO
State	CA
ZIP Code	-
Phone Number	7608394356
Extension	0
Fax Number	7607410619
Email Address	Email Required

ESG Secondary Contact

Prefix	0
First Name	JAMIE
Last Name	KASVIKIS
Suffix	0
Title	0
Phone Number	6194411786
Extension	0
Email Address	JKasviki@cityofelcajon.us

2. Reporting Period—All Recipients Complete

Program Year Start Date	07/01/2015
Program Year End Date	06/30/2016

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name
City
State
Zip Code
DUNS Number
Is subrecipient a victim services provider
Subrecipient Organization Type
ESG Subgrant or Contract Award Amount

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 14 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 15 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 16 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 17 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 18 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	
Female	
Transgender	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 19 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	
18-24	
25 and over	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 20 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans				
Victims of Domestic Violence				
Elderly				
HIV/AIDS				
Chronically Homeless				
Persons with Disabilities:				
Severely Mentally Ill				
Chronic Substance Abuse				
Other Disability				
Total (unduplicated if possible)				

Table 21 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units – Rehabbed	
Number of New Units – Conversion	
Total Number of bed - nighths available	
Total Number of bed - nights provided	
Capacity Utilization	

Table 22 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Prevention under Emergency Shelter Grants Program			
Subtotal Homelessness Prevention			

Table 23 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Assistance under Emergency Shelter Grants Program			
Subtotal Rapid Re-Housing			

Table 24 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Essential Services			
Operations			
Renovation			
Major Rehab			
Conversion			
Subtotal			

Table 25 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Street Outreach			
HMIS			
Administration			

Table 26 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2013	2014	2015

Table 27 - Total ESG Funds Expended

11f. Match Source

	2013	2014	2015
Other Non-ESG HUD Funds			
Other Federal Funds			
State Government			
Local Government			
Private Funds			
Other			
Fees			
Program Income			
Total Match Amount			

Table 28 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2013	2014	2015

Table 29 - Total Amount of Funds Expended on ESG Activities