

# Executive Summary

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

### 1. Introduction

As a recipient of federal funds from the U.S. Department of Housing and Urban Development (HUD), the City of Escondido is required to prepare and submit a Consolidated Plan every five years. The City's current Consolidated Plan was approved in 2015 and amended in 2016. It covers the five-year period from 2015 through 2019 and applies to the following three federal grant programs:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships Grant (HOME)
- Emergency Solutions Grant (ESG)

The Consolidated Plan is a document developed through a collaborative process whereby Escondido stakeholders have helped identify community improvement needs and priorities to address federal grant funds and other available resources. To ensure the maximum participation of the community's residents and to comply with the City's HUD approved Citizen Participation Plan the City implemented an extensive process that included surveys, community meetings, and public hearings. Through this process, the residents of Escondido participated in a multitude of opportunities to shape the priorities and strategies of the Consolidated Plan and the Substantial Amendment to the Consolidated Plan.

The Annual Action Plan for Fiscal Year (FY) 2017-2018 (the third year of the Consolidated Planning period) includes activities the City will undertake to address its priority needs and objectives as outlined in the 2015-2019 Amended Five Year Consolidated Plan. These activities will be undertaken with the FY 17-18 CDBG, HOME, and ESG program funds. The amounts are \$1,588,664, \$464,729, and \$136,391 respectively. All activities proposed for FY 2017-2018 meet one of the following three national objectives:

- Activities which benefit low and moderate income persons;
- Activities which aid in the prevention or elimination of slums or blight; and
- Activities that are designated as having a particular urgency.

### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

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

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

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

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

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

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

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

**HOME Priority:** Increasing homeownership opportunities. **Goal:** Increase number of homeowners

**HOME Priority:** Conserving the supply of existing owner housing. **Goal:** Assist with rehabilitation of existing units.

**HOME priority:** Expanding the stock of affordable rental housing. **Goal:** Provide additional affordable rental units.

**HOME priority:** Increasing the length of stay in rental housing. **Goal:** Homeless prevention via rental assistance.

**ESG Priority:** Homeless Prevention and Rapid Rehousing **Goal:** Housing relocation and stabilization services.

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

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

As the second year of the Consolidated Plan period (2015-2019) draws to an end, the City of Escondido anticipates meeting the goals established for increasing homeownership opportunities, expanding the stock of rental housing, conserving the supply of existing owner housing, and increasing the stay in rental housing. In addition, the City anticipates meeting the goals established for providing educational and recreational activities, improving the livability of neighborhoods, supporting homeless services, supporting adult education and training, and supporting senior services. Despite severe funding cuts during the previous period, the City was able to make substantial progress toward meeting all of the housing and community development goals during the previous Consolidated Plan period (2010-2014). The City plans to diligently continue working towards meeting or exceeding its Five Year Consolidated Plan goals of providing affordable housing, public service activities, and neighborhood revitalization projects to lower income residents.

The City's Annual Action Plans and Consolidated Annual Performance and Evaluation Reports (CAPERs) have provided many details about the innovations, projects and programs completed by the City over the past (documents may be viewed and/or downloaded from the City's website).

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The City of Escondido follows the Citizen Participation Plan included as part of the 2015-2019 Consolidated Plan. For the 2017-2018 Action Plan, two public hearings were held, one on March 8, 2017, to discuss priorities and the allocation process and the other on June 7, 2017, to discuss specific programs. Notices were published in English and Spanish two weeks in advance of the hearings and the Draft Action Plan was available for public review and comment for a 30 day period prior to the second meeting.

Community based organizations and residents were notified of the meetings and were encouraged to participate in the development/review of the FY 2017-2018 One Year Action Plan.

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

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No public comments were received during the 2017-2018 Action Plan process relating to the HOME program or HOME allocation.

At the first public hearing held on March 8, 2017, there were no speakers related to the CDBG allocation. At the second public hearing, held on June 7, 2017, there were 5 speakers related to the proposed CDBG allocation.

No public comments were received during the 2017-2018 Action Plan process relating to the ESG program or ESG allocation.

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

All comments or views from the public are accepted and reviewed.

## **7. Summary**

Each year, the City of Escondido is required to prepare an Action Plan specifying how resources will be allocated to address the priorities established in the Consolidated Plan. The FY 2017-2018 One-Year Action Plan specifies how CDBG, HOME and ESG funds will be allocated to achieve the community development and affordable housing priorities of the 2015-2019 Consolidated Plan.

The FY 2017-2018 Action Plan covers the third year in the City's FY 2015-2019 Consolidated Plan period. The Five-Year Consolidated Plan and the One-Year Action Plan are required as part of the application and planning processes for the three formula-based federal housing and community development programs: Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Shelter Grants (ESG).

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

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

Agency Role	Name	Department/Agency
Lead Agency	Escondido	
CDBG Administrator	Escondido	Housing and Neighborhood Services Division
HOPWA Administrator		
HOME Administrator	Escondido	Housing and Neighborhood Services Division
ESG Administrator	Escondido	Housing and Neighborhood Services Division
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The Housing and Neighborhood Services Division of the Community Development Department is responsible for administering the City of Escondido’s CDBG, HOME, and ESG programs and allocations.

**Consolidated Plan Public Contact Information**

**Nancy Melander nmelander@escondido.org (760) 839-4579 CDBG and ESG**

**Kristina Owens kowens@escondido.org (760) 839-4519 HOME**

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

### **1. Introduction**

The City's outreach and consultation strategies included the formation of community outreach partnerships with housing services and mental health providers; workforce developers; community advocates; and others. Three Consolidated Plan Community Forums were conducted to solicit input from the community at large. Additionally, a fourth Community Forum was conducted to solicit input for the Amended Consolidated Plan and Amended Action Plan during fiscal year 2016-2017.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))**

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, homeless and senior and youth services augment the City's efforts in these areas.

Results of the community forums and surveys were published and reported publicly to the City of Escondido City Council. Each segment of the community outreach and planning process was transparent to ensure the public knew their input was being collected, reviewed, and considered.

### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

HUD charges communities that receive funds under the Homeless Continuum of Care (CoC) Program of the Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH) with specific responsibilities.

The Regional CoC includes all of the geography within the County of San Diego, including 18 incorporated cities and all unincorporated areas. This area also includes several Public Housing Authorities and the ESG, CDBG, HOPWA, HOME and Veteran Administration service areas.

The Regional CoC Governance Board meets on a monthly basis to identify gaps in homeless services, establish funding priorities, and to pursue an overall systematic approach to address homelessness.

These are public meetings in which the community of providers and stakeholders are welcome to attend and provide comment. The City is represented on the Regional CoC general membership by staff of the Housing and Neighborhood Services Division. Through regular attendance and participation in the Regional CoC meetings, the City consults with the Regional CoC to develop cooperative plans and strategies to leverage resources to provide homeless services, and is informed of changes in local goals, objectives and performance measures.

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

Consultations with the Regional CoC help allocate ESG funds by assisting the City, in coordinating the prioritization and use of resources with local needs. Through this process, the City is able to design programs that are consistent with applicable federal and local standards while distributing funds in an efficient manner. Further, ESG jurisdictions inclusive of the City, created a Regional CoC ESG Policy and Operations Guide which lays out federal, state and local standards, policies and regulations for ESG, along with local jurisdictions' standards and policies.

The Regional CoC assists in setting standards for what outcomes homeless programs should accomplish during their contract period. Consultations with the Regional CoC allow for an open dialog to discuss how to establish performance measures that benefit the broader goals of the region. In doing so, the City is informed of the standards that ESG funds demand, as well as other best practice outcomes and is able to incorporate these goals when negotiating contracts with sub-recipients.

A Homeless Management Information System (HMIS) is essential to efforts to coordinate client services and inform community planning and public policy. Analysis of information gathered through HMIS is critical to the preparation of periodic accounting of homelessness in the San Diego region

The Regional CoC entered into a Memorandum of Understanding (MOU) with the Regional Task Force on the Homeless, Inc. (RTFH) to establish the RTFH as the Regional CoC's recognized HMIS Lead. This organization administers the HMIS for the region and sets a uniform standard for all agencies to gather information for HUD reporting and local homeless strategies. All ESG funded organizations enter information to the HMIS system.

In January 2017, the RTFH formally merged with the regional Continuum of Care (CoC) to strengthen the collective impact. Leveraging the comprehensive resources of the CoC, the new RTFH has become a singular organization.

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



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

1	<b>Agency/Group/Organization</b>	ESCONDIDO EDUCATION COMPACT
	<b>Agency/Group/Organization Type</b>	Services-homeless Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Unaccompanied youth
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Housing and Neighborhood Services staff continually keep an open dialogue with Escondido Education COMPACT. Stakeholder meetings are held throughout the year to discuss community needs, areas for improved coordination, and how to further increase youth advocacy.
2	<b>Agency/Group/Organization</b>	Alliance for Regional Solutions
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Elderly Persons Services-homeless Services-Employment Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Alliance for Regional Solutions meets on a regular basis to share resources and news around the region. The City of Escondido attends these meetings as part of the consultation process.
3	<b>Agency/Group/Organization</b>	INTERFAITH COMMUNITY SERVICES
	<b>Agency/Group/Organization Type</b>	Services-homeless

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Escondido continually reaches out Interfaith Community Services through monthly progress reports and email correspondence regarding the homeless priority and areas in need of improvement.
4	<b>Agency/Group/Organization</b>	City of Escondido
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Education Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Senior Services and Youth
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	There is on-going discussion with department staff to determine senior assistance and youth needs throughout the year.
5	<b>Agency/Group/Organization</b>	LEGAL AID SOCEITY OF SAN DIEGO
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	There is on-going discussion with Legal Aid to determine the need for fair housing services and how to address those needs through the Action Plan as well as the AFFH.

**Identify any Agency Types not consulted and provide rationale for not consulting**

The City aims at reaching out to all agency types.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	San Diego Regional CoC	

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

**Narrative (optional)**

**AP-12 Participation – 91.105, 91.200(c)**

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

The City of Escondido began its citizen participation and consultation process on February 2017 with the public notice and availability of the FY 2017-2018 Action Plan proposed funding strategy. On March 8 and June 7, 2017, public hearings were conducted at City Council chambers to allow public involvement in the plan development process and comments on the proposed budget. In compliance with Federal regulations, the proposed FY 2017-2018 Annual Action Plan and Budget was available for citizen review and comment a minimum of 15 days and 30 days prior to City Council public hearings. Information regarding the dates, times, and locations for the public hearings as well as anticipated program resources were published in the San Diego Daily Transcript, the local paper of general circulation, a minimum of two weeks prior to the scheduled public hearings. All public notices included information regarding the location and instructions on obtaining interpreters for the deaf. A bilingual staff person was also in attendance to provide translating services. Throughout the citizen participation process, public and private agencies were consulted and given opportunities to provide input and apply for funding

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	N/A	No Comments or responses given by the general public	All comments are welcomed	
2	Public Hearing	Non-targeted/broad community	N/A	No comments or responses given by the general public	All comments are welcomed	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Newspaper Ad	Non-targeted/broad community	N/A	No comments or responses given by the general public	All comments are welcomed	
4	Internet Outreach	Non-targeted/broad community	N/A	No comments or responses given by the general public	All comments are welcomed	
5	Neighborhood Leadership Forum	Non-targeted/broad community	Leadership of the neighborhood groups within CDBG eligible areas	The group discussed design improvements in particular Old Escondido Neighborhood Group requesting historic street lights for their neighborhood.	All comments were accepted and noted	

6	Public Hearing	Non-targeted/broad community	<p>Alliance for Regional Solutions - Executive Director requested to be fully funded for the year round Bridge Housing and gave an update on the previous years activities. The San Diego Children's Discovery Museum Executive Director requested funds for its educational program called "Access for All" for the children in Escondido. Resident and representative of the Old Escondido neighborhood requested funds to begin the research and planning of street lights in its neighborhood. The Executive Director of the Escondido Child Care Development</p>	<p>All comments were in regards to funding. No comments were made in regards to the content of the Action Plan or its priorities and goals.</p>		
---	----------------	------------------------------	---	---	--	--

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
			Center thanked the Council for its support of the child care centers in Escondido and requested additional funding for fencing around the perimeter of its child care center on West 9th.			

**Table 4 – Citizen Participation Outreach**

## 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 \$1,588,664 in CDBG funds, \$464,729 in HOME funds and \$136,391 in Emergency Solutions Grant (ESG) funds for FY 2017-18.

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 Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,588,664	0	287,782	1,876,446	0	It is estimated that a CDBG allocation of approximately \$1,500,000 per year will be received for the remaining years of the Consolidated Planning period, based on current and past funding.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	464,729	0	0	464,729	800,000	It is estimated that a HOME allocation of approximately \$400,000 per year will be received for the remaining years of the Consolidated Planning period, based on current and recent funding. It is unknown what amount of Program Income will be received over the next two years but it will be addressed in each Action Plan and CAPER during that time period.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	136,391	0	0	136,391	0	It is estimated that ESG allocations of approximately \$135,322 per year will be received for the remaining years of the Consolidated Plan period, based on current and past funding.

Table 5 - 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 (HSA) 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 (HSA) when redevelopment agencies were dissolved by the State of California in 2012. 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 FY 15-16. The program has been very successful so far and the City anticipates to fund this program for a total of 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 local affordable housing funding.

#### **ESG – 100% Match Requirement**

The City will receive a 100% in-kind match from its sub-recipient.

**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**

See above for 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: \$20,000	Homeowner Housing Added: 0 Household Housing Unit Direct Financial Assistance to Homebuyers: 1 Households Assisted
2	Provide additional affordable rental units	2015	2019	Affordable Housing	City of Escondido	Expand stock of affordable rental housing	HOME: \$444,729	Rental units constructed: 32 Household Housing Unit Rental units rehabilitated: 4 Household Housing Unit
3	Assist with rehabilitation of existing owner units	2015	2017	Affordable Housing	City of Escondido	Conserve the supply of of existing owner housing	HOME: \$0	Homeowner Housing Rehabilitated: 5 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: 39 Persons Assisted
5	Support education and recreation opportunities	2015	2019	Non-Housing Community Development	City of Escondido	Youth	CDBG: \$32,000	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Support adult education and job training	2015	2019	Non-Housing Community Development	City of Escondido	Economic Development	CDBG: \$0	Jobs created/retained: 0 Jobs
7	Support senior services	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	City of Escondido	Senior Assistance	CDBG: \$107,500	Public service activities other than Low/Moderate Income Housing Benefit: 1422 Persons Assisted
8	Improve the livability of neighborhoods	2015	2019	Non-Housing Community Development	City of Escondido	Neighborhood Revitalization	CDBG: \$1,376,214	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 86015 Persons Assisted
9	Support homeless services	2015	2019	Homeless Non-Homeless Special Needs	City of Escondido	Homelessness	CDBG: \$43,000	Homeless Person Overnight Shelter: 78 Persons Assisted
10	Incorporate ADA assessable features	2015	2019	Non-Housing Community Development	City of Escondido	ADA Improvements	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Homeless Prevention and Rapid Rehousing	2016	2019	Homeless	City of Escondido	Homeless Prevention and Rapid Rehousing	ESG: \$136,391	Tenant-based rental assistance / Rapid Rehousing: 11 Households Assisted Homeless Person Overnight Shelter: 150 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 25 Beds Homelessness Prevention: 5 Persons Assisted

Table 6 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Increase number of homeowners
	<b>Goal Description</b>	Provide direct assistance to first-time, low-income homebuyers for down payment or closing cost assistance. Provide new, affordable ownership housing for low-income homebuyers.
2	<b>Goal Name</b>	Provide additional affordable rental units
	<b>Goal Description</b>	Provide additional rental units, including for families, through new construction or acquisition/rehabilitation of existing residential units. Units are 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 adult education and job training
	<b>Goal Description</b>	Develop and implement business training progrma for areas residents to increase family income. Explore and develop a youth empowerment training class. Explore and develop programs for employers and/or employees to increase residents' access to livable wage jobs in Escondido.
7	<b>Goal Name</b>	Support senior services
	<b>Goal Description</b>	Develop and implement a flexible, intgrated transportation system in Escondido to support the individual needs of frail, low-income seniors. Provide core services such as in-home care and meal delivery, to reduce transportation needs.
8	<b>Goal Name</b>	Improve the livability of neighborhoods
	<b>Goal Description</b>	Prioritize needs and complete phased infrastructure 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 inhancement and beautification strategies.
9	<b>Goal Name</b>	Support homeless services
	<b>Goal Description</b>	Develop and maintain active partnerships with public agencies and private agencies, and other local policy makers to explore options for expanding/improving homeless services and other related essential services in the region.
10	<b>Goal Name</b>	Incorporate ADA assessable features
	<b>Goal Description</b>	Incorporate ADA assesable features in all CDBG public improvement projects and address public facility needs as they are identified.

<b>11</b>	<b>Goal Name</b>	Homeless Prevention and Rapid Rehousing
	<b>Goal Description</b>	Homeless prevention, rapid re-housing, emergency shelter, HMIS services

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The City of Escondido, Housing and Neighborhood Services Division will serve as the lead agency in the administration of all CDBG, HOME and ESG projects and funds 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 while contract performance will be monitored by the City of Escondido staff. The majority of projects and programs will be administered by City staff directly.

### Projects

#	Project Name
1	Homebuyer Entry Loan Program
2	Housing Development
3	HOME Administration
4	CHDO Set-aside and Administration
5	CDBG Admin
6	Public Services
7	Street Improvement
8	Neighborhood Revitalization
9	Fair Housing
10	HESG17 Escondido

Table 7 - Project Information

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

Allocation priorities for HOME, CDBG and ESG funds are made based on the Housing Needs Assessment and Market Analysis and the Community Needs Assessment process in the 2015-2019 Consolidated Plan. The main obstacle to addressing underserved housing needs is reduced funding sources.

## AP-38 Project Summary

### Project Summary Information

1	<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>	HOME: \$20,000
	<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>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	One low-income household.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Provide down payment of closing cost assistance to low income first time homebuyers
2	<b>Project Name</b>	Housing Development
	<b>Target Area</b>	City of Escondido
	<b>Goals Supported</b>	Provide additional affordable rental units
	<b>Needs Addressed</b>	Expand stock of affordable rental housing
	<b>Funding</b>	HOME: \$322,549
	<b>Description</b>	Affordable rental and owner housing development through new construction or acquisition/development.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	36 low- and very low income households.

	<b>Location Description</b>	
	<b>Planned Activities</b>	Affordable rental and owner housing development, including new construction and/or aquisition/rehabilitation
<b>3</b>	<b>Project Name</b>	HOME Administration
	<b>Target Area</b>	City of Escondido
	<b>Goals Supported</b>	Increase number of homeowners Provide additional affordable rental units Assist with rehabilitation of existing owner units Homeless prevention via rental assistance
	<b>Needs Addressed</b>	Increasing homeownership opportunities Conserve the supply of of existing owner housing Expand stock of affordable rental housing Increase length of stay in rental housing
	<b>Funding</b>	HOME: \$46,473
	<b>Description</b>	HOME Administration costs
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	0. This project is administrative support to other HOME funded projects.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Administrative support of HOME program funds, including staffing.
<b>4</b>	<b>Project Name</b>	CHDO Set-aside and Administration
	<b>Target Area</b>	City of Escondido
	<b>Goals Supported</b>	Increase number of homeowners Provide additional affordable rental units Assist with rehabilitation of existing owner units Homeless prevention via rental assistance
	<b>Needs Addressed</b>	Increasing homeownership opportunities Conserve the supply of of existing owner housing Expand stock of affordable rental housing Increase length of stay in rental housing
	<b>Funding</b>	HOME: \$75,707

	<b>Description</b>	Mandatory CHDO Set-aside and administrative costs associated with potential new project development
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This funding/project is supportive to other HOME projects.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Mandatory CHDO set-aside and administrative costs associated with potential new project development.
<b>5</b>	<b>Project Name</b>	CDBG Admin
	<b>Target Area</b>	City of Escondido
	<b>Goals Supported</b>	Support education and recreation opportunities Support adult education and job training Support senior services Improve the livability of neighborhoods Support homeless services Incorporate ADA assessable features
	<b>Needs Addressed</b>	Youth Neighborhood Revitalization Senior Assistance Homelessness Economic Development ADA Improvements
	<b>Funding</b>	CDBG: \$283,687
	<b>Description</b>	CDBG administration costs include staff costs, planning costs, and monitoring program activities
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	

	<b>Planned Activities</b>	Administration, planning, staff costs, professional fees, documentation, and data input into IDIS
<b>6</b>	<b>Project Name</b>	Public Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	Support education and recreation opportunities Support senior services Improve the livability of neighborhoods
	<b>Needs Addressed</b>	Youth Neighborhood Revitalization Senior Assistance Homelessness
	<b>Funding</b>	CDBG: \$236,184
	<b>Description</b>	The City will use CDBG funds for public services that will provide a new service or a quantifiable increase in the level of a service. The City will contract with local non-profit agencies and organizations to administer public services in low income areas in addition to administering some projects directly.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	low-to-mod income families and individuals
	<b>Location Description</b>	locations provided below

<p><b>Planned Activities</b></p>	<p>1. Learn to Swim, CDBG \$24,500 This activity is sponsored by the City of Escondido, Parks and Recreation Division. Lessons are available at Washington Park Pool, 501 N Rose St, Escondido, CA 92027 and James A. Stone Pool, 131 Woodward Ave, Escondido, CA 92025</p> <p>2. Senior Transportation, CDBG \$24,000 This activity is sponsored by the City of Escondido, Adult Services Division. The Senior Transportation Program, which provides transportation service to and from the Escondido Senior Center allows seniors access to not only healthy meals, but to free educational workshops and exercise programs also offered by the Senior Nutrition Program. 210 East Park Ave, Escondido, 92025</p> <p>3. Senior Nutrition, CDBG \$ 45,500 This activity is sponsored by the City of Escondido, Adult Services Division. This program provides lunch time meals to seniors Monday through Friday from 11:30 am to 12:15 pm at the Park Avenue Cafe at a discounted price. 210 East Park Ave., Escondido, 92025.</p> <p>4. Senior CARE, CDBG \$13,000 This activity is sponsored by the City of Escondido, Adult Services Division. This program supports the independence of seniors by assisting them with resources and by encouraging them to resolve their issues themselves. The Senior Care program provides client services including legal, counseling, and financial. 210 East Park Ave., Escondido, 92025.</p> <p>5. In Home Meal Delivery (Meals on Wheels), CDBG \$ 25,000 This activity is sponsored by the Meals on Wheels, Greater San Diego, Inc. This program provides in home meal delivery to extremely low and low income seniors in Escondido</p> <p>6. Bridge Housing, CDBG \$43,000 This activity is sponsored by Interfaith Community Services. The Bridge Housing network services homeless men and woman year round. 550 W. Washington Ave., Escondido, 92025</p> <p>7. Neighbor to Neighbor, CDBG \$53,684 Neighbor to Neighbor supports the neighborhood revitalization priority as an additional component to the Grants-to-Blocks Program. Neighborhood Clean-ups, block parties, leadership trainings, neighborhood group meetings, and other neighborhood organization</p>
----------------------------------	---



		<p>efforts in low income neighborhoods will be supported through this program.</p> <p>8. San Diego Children's Museum, CDBG \$7,500  Educational workshops at the children’s museum as well as mobile children’s museum workshops. Education support and resources to children and educators as well as the development of two new curricula for Escondido Union School students around the Mission Park area which is known to have the highest concentration of low income families in Escondido</p> <p>&lt;p</p>
7	<b>Project Name</b>	Street Improvement
	<b>Target Area</b>	Neighborhood Groups City of Escondido
	<b>Goals Supported</b>	Improve the livability of neighborhoods
	<b>Needs Addressed</b>	Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$952,292
	<b>Description</b>	Street Improvement projects includes new curbs, gutters, retaining walls, sidewalks, street lights and new surfacing of the streets.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	approximately 86,015 low-mod income families will benefit from the proposed street activities.
	<b>Location Description</b>	Applicable location description can be seen below in planned activity detail.

	<b>Planned Activities</b>	<p>Tulip Street Improvements \$400,000; street improvements on Tulip St. between West Grand Ave. and 3rd Street. Improvements include new curbs, gutters, retaining walls, sidewalks, streetlights, and new street surfaces.</p> <p>Street Light LED Retrofit Program \$237,677; additional funds to begin the street light LED retrofit program in the Mission Park, West Hillside, S.Elm/Hickory, Los Arboles, S.Tulip, and Park Place neighborhoods. Replacement of high pressure sodium (HPS) street lights with new energy efficient LED street lights in CDBG-eligible areas of the City.</p> <p>Washington Ave-Harding Street Lighting \$289,615; street light LED retrofit of existing lights and the addition of new lights to the poorly light area of Washington Ave and Harding Street.</p> <p>Escondido Child Care Development Center \$25,000; new wrought iron security fencing around the perimeter of the ECCDC's child care center on West 9th Ave.</p>
8	<b>Project Name</b>	Neighborhood Revitalization
	<b>Target Area</b>	City of Escondido
	<b>Goals Supported</b>	Improve the livability of neighborhoods
	<b>Needs Addressed</b>	Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$370,238
	<b>Description</b>	Improve the livability of neighborhoods
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 86,015 low mod income families will benefit from the proposed activities based on the census information.
	<b>Location Description</b>	

	<b>Planned Activities</b>	<p>Code Enforcement \$117,487; code enforcement in commercial areas of CDBG-eligible census tracts to address code issues relating to business licensing, illegal signage and other appearances and compliance issues generally associated with commercial areas.</p> <p>Grants to Blocks \$87,751; small grant program focused on neighborhood beautification/right-of-way enhancement mini grants associated with street improvement projects.</p> <p>Project Neat \$50,000; improves the appearance and safety of neighborhoods through mediation, education and fostering relationships with neighbors. Staff works with Escondido residents to resolve potential code compliance issues, mostly with regard to yard maintenance and other appearance-related issues before they reach the level of code enforcement cases.</p> <p>Graffiti Removal \$115,000; graffiti removal, on private property, in qualifying low income census tracts. CDBG funds can be used to remove graffiti from private homes, garages, fences and exterior surfaces or privately owned businesses.</p>
9	<b>Project Name</b>	Fair Housing
<b>Target Area</b>	City of Escondido	
<b>Goals Supported</b>	Improve the livability of neighborhoods	
<b>Needs Addressed</b>		
<b>Funding</b>	CDBG: \$34,045	
<b>Description</b>	Fair housing services includes: community outreach and education, fair housing testing, fair housing referral, and documentation/monitoring/and reporting.	
<b>Target Date</b>	6/30/2018	
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	300 low-mod income families	
<b>Location Description</b>	City of Escondido low-mod income families	
<b>Planned Activities</b>	<p>Community Outreach and Education: training and technical assistance, toll free hotline, fair housing activities to the public</p> <p>Fair Housing Testing: Referrals, investigation, mediation services</p>	

<b>10</b>	<b>Project Name</b>	HESG17 Escondido
	<b>Target Area</b>	City of Escondido
	<b>Goals Supported</b>	Homeless Prevention and Rapid Rehousing
	<b>Needs Addressed</b>	Homelessness Homeless Prevention and Rapid Rehousing
	<b>Funding</b>	ESG: \$136,391
	<b>Description</b>	Funds for emergency shelter, homeless prevention, rapid re-housing, and program administration.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	homeless and at risk of homeless families and individuals
	<b>Location Description</b>	Interfaith, 550 W.Washington St., Escondido, 92025 COMPACT, 220 S. Broadway, Escondido, 92025
	<b>Planned Activities</b>	ESG Admin. \$10,229 Interfaith \$96,162 total funding Rapid re-housing \$34,000 Homeless prevention \$14,000 Emergency Shelter \$8,082 HMIS \$500 Personnel Salaries \$39, 580 (Program Manager, Intake Coordinator, Administrative Staff) COMPACT Education \$ 30,000; homeless prevention to at-risk and homeless youth Program Staff Salaries \$28, 298 (Program Manager, Case Manager, Director, Administrative Staff) Program supplies \$1,702 (client files, shelter supplies)

## **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, and they are available throughout the City.

### **Geographic Distribution**

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

**Table 8 - 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.

Available ESG allocations are spent within the City of Escondido assisting homeless individuals and families based on evaluations in accordance with the CoC's centralized and coordinated assessment requirements.

### **Discussion**

See above discussion.

## Affordable Housing

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

#### Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	78
Non-Homeless	0
Special-Needs	0
Total	78

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	39
The Production of New Units	0
Rehab of Existing Units	9
Acquisition of Existing Units	1
Total	49

Table 10 - One Year Goals for Affordable Housing by Support Type

#### Discussion

It is anticipated that 78 homeless individuals will be assisted through CDBG-funded assistance to a rotating winter shelter.

In the third year of the Consolidated Plan, the City plans to assist in the acquisition/rehabilitation of four newly affordable units (4 rental households for Interfaith Community Services), assist 5 existing lower income homeowners to rehabilitate their units, provide an amount of rental assistance to 39 very-low income seniors/disabled persons, and provide down payment assistance to 1 first-time homebuyer. Funding for these accomplishments will be a combination of HOME funds and other available, affordable housing funding.

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

### **Introduction**

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

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

The public housing needs in the City of Escondido are addressed by the Housing Authority of the County of San Diego (HACSD). The City supports the HACSD in their efforts to address the needs of low-income households in Escondido.

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

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

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

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

### **Discussion**

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

### **Introduction**

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 \$43,000 of its public service cap (up to 15 percent of the CDBG annual allocation) on homeless and homeless prevention services during FY 17-18. Additional CDBG funds may also be used to support further homeless opportunities for the at-risk homeless through the Regional Continuum of Care.

The City also anticipates expending approximately \$136,391 of its Emergency Solutions Grant funds during FY 17-18 to assist in homeless activities within the City. Activities include rapid rehousing, emergency shelter, homeless prevention, HMIS, and program administration.

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

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

Although the majority of homeless individuals in Escondido lived in Escondido before becoming homeless, a number of homeless individuals come to the City Escondido because of the public services 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

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

For FY 2017-2018, the City plans to allocate funding for the year round Bridge Housing. This program serves the homeless population either through direct case management services, shelter beds, and referrals to other agencies or other direct assistance. The Bridge Housing Program is expected to serve 78 persons year round.

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



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

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

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

Key elements to homeless prevention 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. The City 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.

## **Discussion**

## **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 drop in home prices a few years ago opened up some owner and rental opportunities, rising prices of ownership housing and rising rents over the past few years have again impacted the affordability of housing in Escondido. San Diego saw five percent rent increases between 2015 and 2016. The homeownership rate and the rate of housing cost burden identified in the 2015-2019 Consolidated Plan 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, and especially 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, state/federal government constraints and available funding sources. The City does have the ability to introduce actions to minimize the influence of local governmental constraints on affordable housing, however. During the upcoming Action Plan period the City of Escondido plans to continue to amend the Zoning Code in several ways to implement goals established in the 2013 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. A Zoning Code amendment is currently underway which will 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 is currently in the process of developing an area plan in the central portion of the City to better facilitate higher density and transit-oriented residential development, potentially including affordable

residential development, multi-family and mixed-use development. The Plan is the South Centre City Area Plan and it drastically revises and updates previous area plans in the area.

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, fees, and development standards/processes to discover any ways to further streamline the process, particularly for residential developments.

**Discussion:**

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, as described above.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

Priority needs established in the FY 2015-2019 Amended Five-year Consolidated Plan, which establishes the objectives and outcomes in the FY 2017-2018 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 the length of stay in rental housing

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

The City plans to provide affordable housing to low income residents of the community while overcoming any obstacles that can be addressed.

The major obstacle to meeting the underserved housing needs in Escondido is funding. Since the loss of the City's main affordable housing funding source, redevelopment funds, in 2011/2012, the number of beneficiaries of the City's housing programs has been reduced. To meet the goal 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 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 by lenders and homebuyers has generally been good in the past, although the ability of homebuyers to qualify has decreased in recent years. Requirements of the program are periodically reviewed to ensure participation and responsible use of the funds. The HUD maximum purchase price of a single-family residence in the area was recently adjusted, which impacts the ability to qualify. However, the maximum is still typically lower than the price of available housing stock. Obstacles still exist in the ongoing success of this program, including the price of housing in the City, the amount of available housing stock, and the income levels

of those able to qualify for a mortgage.

Other actions the City plans to address obstacles to meeting underserved needs include:

**Program Development, Directing Investment and Influencing Outcomes:** In an effort to proactively direct critical HUD resources and make demonstrable progress toward achieving the Consolidated Plan Goals, the City has outlined the allocation of CDBG funds for fiscal years 2015– 2019.

**Leverage and Geographic Targeting:** Within the context of the City’s three HUD Programs, leverage refers to combining entitlement funds with other local, state, and federal financial resources together in order to maximize the yield and benefits of the City’s HUD Programs.

**Increasing Administrative Efficiencies:** The Housing and Neighborhood Services Division of the City ensures that the City is in compliance with all rules and regulations associated with all HUD entitlement grants: CDBG, HOME, and ESG. During the current Consolidated Plan period, the City is focused on developing and implementing ways to increase operational efficiencies of HUD Programs through enhanced coordination, technical assistance, and effective oversight.

### **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 try to help 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**

HUD requires all CDBG and HOME funded activities be in compliance with HUD’s lead-based paint regulations. The City of Escondido is committed to addressing lead-based paint hazards. Federal law requires lead-based paint disclosure and education prior to leasing, renting, selling or purchasing most pre-1978 housing. The City will follow disclosure and warning requirements about lead-based paint, including incorporation of the “Protect Your Family from Lead in Your Home” pamphlet in all applicable housing programs. The City will conduct required lead-based paint related activities for all HOME funded activities under Title X regulations, such as notification, paint testing, risk assessment, hazard reduction or abatement and clearance. All abatement activities will be performed by a certified

professional. The City also will send staff to EPA-compliant lead-based paint hazard training.

### **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 and Neighborhood Services Division has the primary responsibilities of carrying out affordable housing programs, implementing HOME program requirements, administering the CDBG programs, and administering the ESG program. Although City staffing levels are not at the level they were in the past, staff continues to work hard to coordinate applications and reviews to make the best use of all available federal funding.

The Community Development Department offers applicants of development proposals an opportunity to meet with members of City staff to review the development process, prior to application submittal. Necessary information and technical assistance is offered prior to application submittal. These "pre-application" meetings are free of charge. Additionally, representatives of several City departments meet weekly to review both submitted applications and those that an applicant has not yet submitted, to offer comments on use, design and code compliance. This Staff Development Committee assists applicants processing projects by offering comments and requests for modifications in a timely and cohesive manner.

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

## **service agencies**

In order to enhance coordination between all parties, 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 completion of the most recent Consolidated Plan, staff continues to periodically consult with the various providers, groups and other stakeholders to discuss needs, activities, and progress. Staff currently participates in the following regional committees: SANDAG Regional Housing Workforce Group, Regional Task Force on the Homeless, San Diego Regional Alliance for Fair Housing (SDRAFFH), and the Community Development Block Grant Administrators meeting. Staff will continue to be involved in various community groups involved in all aspects of community development, services and housing. Staff will also continue to provide assistance to developers and community organizations that assist the City in the provision of affordable housing and services, and encourage collaboration between non-profit agencies, housing providers and government agencies to help achieve the goals of the Consolidated Plan.

The City of Escondido is a general/board member with the Alliance for Regional Solutions - North County which collaborates with public / private housing and social service agencies with the goal of working together to ensure that current and emerging human needs are met for the greater good of the region.

The City benefits from a strong jurisdiction and region-wide network of housing and community development partners, such as the County, RCCC, and the Alliance for Regional Solutions.

## **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.	100.00%

#### HOME Investment Partnership Program (HOME)

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

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



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

The City 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, the HOME loan becomes due. Recapture provisions limit the amount to be recaptured to the net proceeds of the sale (sales price minus loan repayment -other than HOME funds - and closing costs). Recapture funds are re-invested by the City into HOME-eligible activities.

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

The City of Escondido imposes recapture requirements that comply with the HOME Final Rule, 24 CFR 92.254. If a property that is assisted with HOME funds is no longer owner-occupied, is refinanced or is sold during the first ten years, the homeowner is responsible for repaying the entire principal amount plus interest to the City. Since the maximum amount loaned in the first-time 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. 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 or other HOME-eligible activities.

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

None

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

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

Written standards for providing ESG assistance is provided as an attachment in the "Unique Appendices" section.

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

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

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

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

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

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

5. Describe performance standards for evaluating ESG.

The City has adopted performance standards for Rapid Re-housing that are in line with the Continuum of Care. These standards include: rapidly re-housing clients into permanent housing within 30 days after determination of eligibility; retaining this housing for at least six months; attaining or maintaining income while in permanent housing.

## Attachments

