

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 2016-2017 is the second year of the City's five-year strategic plan. In 16-17 the City of Escondido received \$460,712 in HOME funds, \$1,514,995 in Community Development Block Grant (CDBG) funds, and \$135,322 in Emergency Solutions Grant (ESG) 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 16-17 toward meeting the five-year Consolidated Plan's HOME, CDBG, and ESG priorities/goals, as seen in the table below. 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.

In FY 2016, the City was able to invest in various public services, including those serving seniors, the homeless, and youth activities. Other investment areas include infrastructure projects and neighborhood revitalization activities operated by the City and non-profit organizations.

In FY 2016, The City of Escondido continued to be an active member of the San Diego Regional Continuum of Care. The City continues to work in partnership with the region to identify gaps in homeless services and pursue an overall systemic approach to addressing homelessness in the region.

This report summarizes the actions undertaken during FY 2016-2017 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	4	8.89%	15	4	26.67%
Homeless prevention via rental assistance	Affordable Housing	HOME: \$	Homelessness Prevention	Persons Assisted	180	88	48.89%	50	37	74.00%
Improve the livability of neighborhoods	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	167575	167757	100.11%			
Improve the livability of neighborhoods	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
Improve the livability of neighborhoods	Non-Housing Community Development	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	1500	300	20.00%	300	287	95.67%
Improve the livability of neighborhoods	Non-Housing Community Development	CDBG: \$	Other	Other	0	0		1000	3948	394.80%

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	0	0.00%
Increase number of homeowners	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	5	4	80.00%	1	0	0.00%
Provide additional affordable rental units	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	23	32	139.13%	4	32	800.00%
Provide additional affordable rental units	Affordable Housing	HOME: \$	Rental units rehabilitated	Household Housing Unit	53	55	103.77%	11	11	100.00%
Support adult education and job training	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
Support education and recreation opportunities	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	900	198	22.00%	300	149	49.67%

Support homeless services	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2000	430	21.50%			
Support homeless services	Homeless Non-Homeless Special Needs	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	390			78	261	334.62%
Support senior services	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	1615	32.30%	1422	1317	92.62%

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.

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	773	11	0
Black or African American	59	0	0
Asian	20	0	0
American Indian or American Native	13	0	0
Native Hawaiian or Other Pacific Islander	16	0	0
Total	881	11	0
Hispanic	193	0	0
Not Hispanic	688	11	0

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

Narrative

One affordable residential development (rehabilitation) was completed in FY 16-17, funded with HOME funds. Those beneficiaries (HOME units only) consisted of: 11 White households. There were no first-time homebuyers assisted with HOME funds during the year. Additionally, other types of leveraged housing funding resulted in low income families assisted, specifically through an owner-rehabilitation program and a rental subsidy program for seniors in apartments and mobilehome parks. All four beneficiaries of the owner rehab program were White. The beneficiaries of the subsidy program consisted of: 25 White, 1 Black, 1 American Indian, 1 Hawaiian/Pacific Islander, 3 Asian, and 6 Hispanic households.

The City supports the Housing Authority of the County of San Diego as the administrator for Section 8 Housing Choice Vouchers for Escondido residents. There are currently 1,284 residents of Escondido receiving rental assistance through this program. Of these 365 are Hispanic, 687 are Non-Hispanic White, 147 are Black, 6 are Native American, and 79 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	CDBG	1,714,995	
HOME	HOME	460,710	
HOPWA	HOPWA		
ESG	ESG	135,322	
Other	Other		

Table 3 - Resources Made Available

Narrative

In FY 2016-2017 the City of Escondido received a HOME allocation of \$460,710. In FY 2016-17, an additional \$500,000 was committed to a CHDO developer for the acquisition and rehabilitation of one additional rent-restricted unit by Community HousingWorks (10 units were previously funded). This commitment included Program Income (\$133,320 in PY2015 PI and \$142,748 in PY2016 PI), recaptured funds (\$23,241), and PY 2015 entitlement funds (\$207,431). The units were completed in Spring 2017. 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 FY 2016 Annual Action Plan did not identify target areas for the geographic distribution of CDBG investments. However, activities are targeted in LMI areas clustered in the central and western areas of the City in District 1,3,4. A complete listing of the funded activities in FY 2016 and their locations can be

found in the attached IDIS Report PR-03 (CDBG Activity Summary Report).

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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.

Applicants for FY 2016 CDBG funds were required to detail all secured and unsecured funding sources in the proposals. FY 2016 closeout report indicates that CDBG recipients leverage over \$ (to be calculated still) in other funding sources. CDBG funds were also allocated to City infrastructure projects on publicly owned land and properties such as sidewalks, child care facilities, and homeless shelters to supplement General Fund and other funding and help address the needs of and strengthen the neighborhoods.

The ESG program requires a 100 percent match. In FY 2016 ESG funds were allocated to Interfaith Community Services. Per ESG rules, cash and in-kind services provided by the City and Interfaith were used as match for the ESG program.

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, in 2014 the City 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 and ends after 16-17. 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 16-17. 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	2,489,170
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	2,489,170
4. Match liability for current Federal fiscal year	15,731
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	2,473,439

Table 5 – Fiscal Year Summary - HOME Match Report

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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 \$
133,320	158,608	291,928	0	0

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		0	0			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

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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	78	0
Number of Non-Homeless households to be provided affordable housing units	83	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	161	0

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	50	37
Number of households supported through The Production of New Units	6	32
Number of households supported through Rehab of Existing Units	26	15
Number of households supported through Acquisition of Existing Units	1	0
Total	83	84

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, development using HOME and other funding, and an owner rehabilitation program. New actual households supported is 84.

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 in Escondido 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 (2011-2012). 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 for a limited time using funding from the State HCD. The rehabilitation program began in FY 15-16 and four loans were completed during 16-17. This program ends at the end of 2016-2017. The goals in the current Consolidated Plan have been established 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 second year (FY 16-17) of the current consolidated planning period 37 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 16-17 the City assisted four homeowners (single-family or mobilehome) with rehabilitation loans. It is anticipated that the program will be terminated after the end of FY 16-17. It was anticipated that 11 new affordable rental units would be provided through rehabilitation of existing units during the fiscal year, and they were completed in Spring 2017. It was anticipated that 6 new owner/rental units would be completed during the period where 32 affordable rental units were completed. It was anticipated that we would assist one new homeowner annually by providing direct assistance, although no direct assistance was provided to low-income homebuyers in 16-17. The City anticipates additional progress towards meeting the Housing goals of the five-year Consolidated Plan period over the next three years.

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 consistently seeks new upcoming funding possibilities to complete the Housing goals. 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 Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	11
Moderate-income	0	0
Total	0	11

Table 13 – Number of Households Served

Narrative Information

Many of the Escondido households served in FY 16-17 benefitted from funds leveraged from sources other than HOME. 37 of the persons served in FY 16-17 were in the City’s rental subsidy program, which is funded from other Successor Housing Agency (SHA) funds, rather than HOME funds. All 37 households were Extremely Low-Income. In addition, all 32 of the newly constructed affordable rental units were funded using Successor Housing Agency (SHA) funds. All 32 are low-income households. The 4 owner rehabilitation loans were funded through an HCD grant, and were all for low-income households owning their mobilehome or single-family home. The 11 rehabbed rental units completed by Community HousingWorks (Manzanita) were funded through HOME funds and are represented in the above tables.

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

Homeless outreach is a priority in the City of Escondido. The City continued to serve as an active partner in the development of the Year Round Bridge Housing Network for North County San Diego. 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 throughout the year.

Addressing the emergency shelter and transitional housing needs of homeless persons

During FY 13-14 the City of Escondido approved an amendment to the Zoning Code to allow emergency shelters by right within a 74-acre portion of the light industrial zoned area of the City, as provided for in the City's Housing Element. This has made it easier for non-profit organizations to establish a year round emergency shelter for the homeless. In FY 14-15 staff at the direction of the City Council, the City re-affirmed the location of the Overlay. In FY 2016 the City in partnership with Interfaith establish a year round emergency shelter at their main location in Escondido.

Also FY 2016 the City set aside additional funds to support the emergency shelter program and augment services already in operation. The City used CDBG and ESG funds to operate the following homeless emergency shelters and services:

The City allocated \$33,000 in CDBG funds to Interfaith to fund its year round homeless shelter that houses approximately ___ homeless individuals during the year. The shelter operates..... Services onsite include.....The program offers....

The City allocated an additional \$ 125,000 in ESG funds to Interfaith to augment Interfaith's emergency shelter,

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

Rapid Re-housing

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

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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 1,284 Escondido residents receiving a Section 8 voucher. There are 12,594 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. It is anticipated that some of these issues will be addressed by the State. The City does have the ability to introduce actions to minimize the influence of some local 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 have been processed or are currently in progress that would facilitate affordable housing. An amendment was completed to facilitate development of senior housing, by permitting senior housing by right where housing is permitted. An amendment was completed that differentiates transitional and supportive housing operated as group quarters versus a regular housing development. Such uses are now permitted and only subject to those restrictions that apply to other residential uses of the same type in the same zone. Also completed was an amendment to the Density Bonus section of the zoning code, to amend the existing provisions to be consistent with State law, providing additional opportunities for low and moderate income households. Modifications to the Second Dwelling Unit provisions of the zoning code to provide consistency with state law also were completed and will serve to expand affordable housing opportunities in the City. 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 continue to be overhauled during the current 5-year Con Plan period.

In FY 2015, the City approved the Analysis of Impediments and in FY 2016 the City continues to use the Analysis of Impediments (AI) as a basis to ameliorate the negative effects of public policies that serve as barriers to affordable housing.

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 16-17 the city continued to pursue additional resources to meet underserved needs, and used 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, increased purchase price limits provided by

HUD may begin to increase participation. However, the price and availability of homes has continued to impact the program.

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 16-17. Eleven units in an existing 200-unit residential project were rehabilitated using HOME funds. Since the structure was originally constructed in 1977 all lead-based paint protocols were followed during rehabilitation although no LBP was found. Inspections were made in all of the owner rehabilitation units where the unit was constructed prior to 1978, when lead-based paint was outlawed. No lead-based paint remediations were completed. No residences were made “lead-free” during the fiscal year since no residences containing lead-based paint were rehabilitated. 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 HousingWorks

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

Housing and Community Development programs and projects 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 has the primary responsibility of carrying out affordable housing and community development programs, implementing HOME program requirements, and administering the CDBG and ESG programs.

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, CDBG and ESG 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. The City has recently worked 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 16-17 the City of Escondido continued participation as part of the San Diego Regional Alliance for Affirmatively Furthering Fair Housing (SDRAFFH), a collaboration of San Diego County cities. The City is an active member of the group. The 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.

Previously, the City and the SDRAFFH worked to address the impediments related to Escondido, both individually and as part of the region, listed in the last 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 served as a working document to eliminate identified impediments to fair housing choice in Escondido and throughout San Diego County. The creation of the SDRAFFH's website helps to address the first impediment listed regarding lack of outreach. The document is being replaced by the Assessment of Fair Housing.

In FY 16-17, the City changed fair housing services providers to the Legal Aid Society of San Diego. They are contracted to provide comprehensive fair housing services to the residents of Escondido. The contract includes landlord/tenant counseling, information and assistance, mediation and education, and fair housing testing. The contract is administered by the Housing and Neighborhood Services Division.

-200 fair housing multilingual brochures were distributed

-247 housing inquires were received

-65 fair housing phones calls were received; all 65 calls were resolved with education, advice, or referral

-62 general landlord calls were received; all 62 calls were resolved with education, advice, or referral

-21 attendees at the comprehensive fair housing seminar was developed on April 28th at Escondido City Hall

-10 paired audit tests were completed targeting selected housing providers on the basis of race; no findings were reported

The City worked with SDRAFFH to hold its annual meeting and hosted Professor Roy Brooks of the University of San Diego School of Law who spoke on the topic of racial justice in the United States. In addition, the City, in collaboration with SDRAFFH during April 2016 as Fair Housing Month, funded and aired 250 additional radio advertisements in both English and Spanish on Fair Housing on the stations KFMB-FM and Uniradio.

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CR-40 - Monitoring 91.220 and 91.230

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

CDBG Monitoring Compliance: The monitoring process involves desk audits of reports and supporting documentation, onsite monitoring reviews, frequent phone contacts, written communications, and meetings. Staff monitors for regulatory compliance and the potential of fraud, waste, mismanagement, and/or other opportunities for potential abuse. Contract provisions allow for funding suspension, contract termination, and reimbursement request disallowances at any time during the program year based on performance deficiencies. Staff works with subrecipients individually to correct identified deficiencies via discussion and/or technical assistance, prior to imposing any sanctions. In FY 2016 desk audits and onsite visits were completed, and there were no findings to report.

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. All new construction and acquisition/rehabilitation projects comply with the Final Rule and are monitored throughout construction. 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.

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.

The City's effort to provide citizens with reasonable notice and an opportunity to comment on performance as outlined in the draft FY 2016 CAPER follows the process outlined in the Citizen Participation Plan. The draft plan is available for 15 days from September 13- September 26 and

available for viewing at Escondido City Hall and Escondido Public Library. Additionally, the FY 2016 CAPER is available on the City website at www.escondido.org.

All public comments received and the notices published are included in Attachment 1: Public Notices and Comments.

DRAFT

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.

N/A

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

DRAFT

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 second year of the Consolidated Plan period (FY 16-17) several on-site inspections of affordable rental housing projects were conducted. In the past, on-site inspections were scheduled and conducted according to HOME requirements, which were revised through the HOME Final Rule, but reinstated temporarily. The current requirement is: 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) will in the future require an on-site inspection during the first 12 months after project completion and at least once every three years thereafter. The City will follow the new requirement when it is implemented and will have a goal to inspect properties every two years, when possible.

See attached text for description of on-site inspections completed in 16-17.

16-17 HOME Monitoring

Additional monitoring infoHOME funded properties inspected during 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. It was monitored in September 2016, including an inspection of interior and exterior common areas, some units, tenant files and project paperwork. Everything was in good condition and the project is in compliance. Juniper Senior Village, located 215 East Washington Avenue, was inspected in September 2016. The project consists of 60 affordable senior rental units constructed in 2010. Several units were inspected, in addition to common area, project paperwork, and tenant files. The property is in compliance with HOME requirements. The Crossings at Escondido Manor is a 44-unit affordable rental project that was rehabilitated in 2015. The project was inspected in October 2016. Located at 1150 North Escondido Boulevard, several units were inspected, in addition to the interior and exterior common areas, project paperwork, and tenant files. The property is in compliance with HOME requirements. Serenity Village was inspected in December 2016. The project consists of 8 units at 619-643 E 2nd Avenue. The City is responsible for four of the units (HOME funded), 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. Sonoma Court, is a 60-unit affordable rental project located at 508 East Mission Avenue. The project was inspected in February 2017, including the common areas, several units, project paperwork, and tenant files. The property is in compliance with HOME requirements. Emerald Gardens was inspected in May 2017. It consists of 15 rental units at 425 West 11th Avenue. Several units were inspected, in addition to common area, project paperwork, and

tenant files. The property is in compliance with HOME requirements. Other long-term affordable rental projects, not funded through HOME, that were inspected in FY 16-17 include the Terraces, a 190-unit project located at 1301 Morning View Drive. Staff inspected several units in July 2016. The common area, tenant files and project paperwork also were inspected. Cobblestone Village is a 44-unit rental project, located at 360 East Washington Avenue. Several units, common area, project documents and tenant files were inspected in January 2017. The Crossings-Escondido, consists of 55 units located at 735 Mission Grove Place. Many units, in addition to the common area, tenant files and project paperwork were inspected in June 2017. 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. Avocado Court, a 36-unit affordable rental project, with some units specifically for veterans, is expected to be inspected during FY 16-17. Other HOME projects anticipated to be inspected during 17-18 include Orange Place Villas, Aster Street, Las Casitas I and Las Casitas II. 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

At the beginning of fiscal year 2016-2017, there was a balance of \$133,320 in post-2015 Program Income. In fiscal year 2016-2017, \$158,608 in Program Income was received. \$276,068 was used by a CHDO developer to rehabilitate housing and 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 ongoing 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	Karen
Middle Name	0
Last Name	Youel
Suffix	0
Title	Housing and Neighborhood Services Manager

ESG Contact Address

CAPER

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Street Address 1 201 N. Broadway
Street Address 2 0
City Escondido
State CA
ZIP Code -
Phone Number 7608394518
Extension 0
Fax Number 0
Email Address kyouel@escondido.org

ESG Secondary Contact

Prefix Mrs
First Name Nancy
Last Name Melander
Suffix 0
Title Management Analyst
Phone Number 7608394579
Extension 0
Email Address nluu@escondido.org

2. Reporting Period—All Recipients Complete

Program Year Start Date 07/01/2016
Program Year End Date 06/30/2017

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

Subrecipient or Contractor Name: Interfaith Community Services
City: Escondido
State: CA
Zip Code: 92025, 1643
DUNS Number: 625463468
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 125173

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	29
Children	24
Don't Know/Refused/Other	0
Missing Information	0
Total	53

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	17
Children	16
Don't Know/Refused/Other	0
Missing Information	0
Total	33

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	196
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	196

Table 18 – Shelter Information

DRAFT

4d. Street Outreach

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	242
Children	40
Don't Know/Refused/Other	0
Missing Information	0
Total	282

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	187
Female	94
Transgender	1
Don't Know/Refused/Other	0
Missing Information	0
Total	282

Table 21 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	40
18-24	16
25 and over	226
Don't Know/Refused/Other	0
Missing Information	0
Total	282

Table 22 – 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	0	0	0	196
Victims of Domestic Violence	0	29	17	196
Elderly	0	0	0	0
HIV/AIDS	0	0	0	0
Chronically Homeless	0	0	0	0
Persons with Disabilities:				
Severely Mentally Ill	0	0	0	0
Chronic Substance Abuse	0	0	0	0
Other Disability	0	0	0	0
Total (Unduplicated if possible)	0	0	0	0

Table 23 – Special Population Served

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

10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	0
Total Number of bed-nights provided	0
Capacity Utilization	0.00%

Table 24 – Shelter Capacity

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

DRAFT

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2014	2015	2016
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
Subtotal Homelessness Prevention	0	0	0

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2014	2015	2016
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	0	0	0

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2014	2015	2016
Essential Services	0	0	0
Operations	0	0	0
Renovation	0	0	0

Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	0	0	0

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2014	2015	2016
Street Outreach	0	0	0
HMIS	0	0	0
Administration	0	0	0

Table 28 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2014	2015	2016
0	0	0	0

Table 29 - Total ESG Funds Expended

11f. Match Source

	2014	2015	2016
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	0	0	0
State Government	0	0	0
Local Government	0	0	0

Private Funds	0	0	0
Other	0	0	0
Fees	0	0	0
Program Income	0	0	0
Total Match Amount	0	0	0

Table 30 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2014	2015	2016
0	0	0	0

Table 31 - Total Amount of Funds Expended on ESG Activities