

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 2017-2018 is the third year of the City's five-year strategic plan. In 17-18 the City of Escondido received \$464,729 in HOME funds, \$1,588,664 in Community Development Block Grant (CDBG) funds, and \$136,391 in Emergency Solutions Grant (ESG) funds. Using these federal funds, the City funded a variety of housing, homeless, and community development activities.

Given some unforeseen funding issues the City faced in recent years, good progress was made during FY 17-18 toward meeting the five-year Consolidated Plan's HOME, CDBG, and ESG priorities/goals, as seen in the table below. The City hopes 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. Some unanticipated funding situations have occurred which may limit meeting some goals.

In FY 2017, 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 operating by the City and non-profit organizations.

In FY 2017, 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 2017-2018 in the City of Escondido and the progress toward achieving the five year goals.

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

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual

outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Assist with rehabilitation of existing owner units	Affordable Housing	HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	45	0	0.00%	5	0	0.00%
Homeless Prevention and Rapid Rehousing	Homeless	ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	25	0	0.00%	11	0	0.00%
Homeless Prevention and Rapid Rehousing	Homeless	ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		150	0	0.00%
Homeless Prevention and Rapid Rehousing	Homeless	ESG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		25	0	0.00%
Homeless Prevention and Rapid Rehousing	Homeless	ESG: \$	Homelessness Prevention	Persons Assisted	25	0	0.00%	5	0	0.00%
Homeless prevention via rental assistance	Affordable Housing	HOME: \$	Homelessness Prevention	Persons Assisted	180	0	0.00%	39	0	0.00%

Improve the livability of neighborhoods	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	167929		86015	167929	195.23%
Improve the livability of neighborhoods	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	300	0	0.00%			
Improve the livability of neighborhoods	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	0	0		0	0	
Improve the livability of neighborhoods	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	0	1026		0	1026	
Improve the livability of neighborhoods	Non-Housing Community Development	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	0	0		0	0	
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	0	0.00%			
Increase number of homeowners	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	5	0	0.00%	1	0	0.00%

Provide additional affordable rental units	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	23	0	0.00%	32	0	0.00%
Provide additional affordable rental units	Affordable Housing	HOME: \$	Rental units rehabilitated	Household Housing Unit	53	0	0.00%	4	4	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	100	0	0.00%			
Support education and recreation opportunities	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	300	0	0.00%	300	0	0.00%
Support homeless services	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	160	0	0.00%			
Support homeless services	Homeless Non-Homeless Special Needs	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		78	0	0.00%
Support senior services	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1300	0	0.00%	1422	0	0.00%

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.

Although little progress was made on some of the housing related goals during the past year through the use of HOME funds, some progress was made using other housing funds, which was not shown on the above table. This includes 34 low-income beneficiaries (seniors and disabled households) of a rental subsidy program in 17-18. This program furthers the Action Plan goal of homeless prevention via rental assistance.

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CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG	HOME	ESG
White	2,108	38	0
Black or African American	111	0	0
Asian	74	0	0
American Indian or American Native	32	0	0
Native Hawaiian or Other Pacific Islander	22	0	0
Total	2,347	38	0
Hispanic	883	32	0
Not Hispanic	1,464	6	0

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

Narrative

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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	1,876,446	
HOME	HOME	464,729	
HOPWA	HOPWA		
ESG	ESG	136,391	
Other	Other		

Table 3 - Resources Made Available

Narrative

In FY 2017-2018 the City of Escondido received a HOME allocation of \$464,729. 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
City of Escondido			
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 2017 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 2017 and their locations can be found in the attached IDIS Report PR-03 (CDBG Activity Summary Report).

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 2017 CDBG funds were required to detail all secured and unsecured funding sources in the proposals. FY 2017 closeout report indicates that CDBG recipients leverage over \$1.5 million 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 2017 ESG funds were allocated to Interfaith Community Services. Per ESG rules, cash and in-kind services provided by the City (as the Successor Housing Agency of the Community Development Commission) 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. For years the City has been very overprescribed in its match obligation. 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 ended 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 17-18. 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	2,473,439
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	2,473,439
4. Match liability for current Federal fiscal year	170,863
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	2,302,576

Table 5 – Fiscal Year Summary - HOME Match Report

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

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	0	0	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		1		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	4	0	0	0	0	4
Cost	27,645	0	0	0	0	27,645

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	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	78	0

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	39	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	9	4
Number of households supported through Acquisition of Existing Units	1	0
Total	49	4

Table 12 – Number of Households Supported

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

The above tables include only HUD-funded projects, including HOME-funded projects and programs. During Fiscal 17-18 the City also leveraged funds to support other housing programs, including the City's first-time homebuyer's program and the rental assistance program for seniors and disabled residents. 34 Low-income and disabled households were supported in 17-18 through a rental subsidy.

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 had 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 ended in September 2017. The goals in the current Consolidated Plan have been established based on anticipated future funding.

The City has made good progress in meeting the housing goals of the five-year consolidated plan. During the third year (FY 17-18) of the current consolidated planning period 34 extremely low-income renters were assisted with subsidies, where 39 were anticipated. However, this was not funded using HOME funds, but an alternate funding source. The number of households assisted continues to decrease each year, due to funding of the program. During 16-17 the City assisted four homeowners (mobilehomes) with rehabilitation loans. The program was terminated in September 2017 and no loans were offered in 17-18.

It was anticipated that four new affordable rental units would be provided through rehabilitation of existing units during the fiscal year. The City worked with Interfaith Community Services to purchase and rehabilitate 4 newly affordable multi-family units. They were completed during 17-18. No new owner units were completed during the period, and no new homeowners were assisted with direct assistance. The City anticipates additional progress towards meeting the Housing goals of the five-year Consolidated Plan period over the next two 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 most 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.

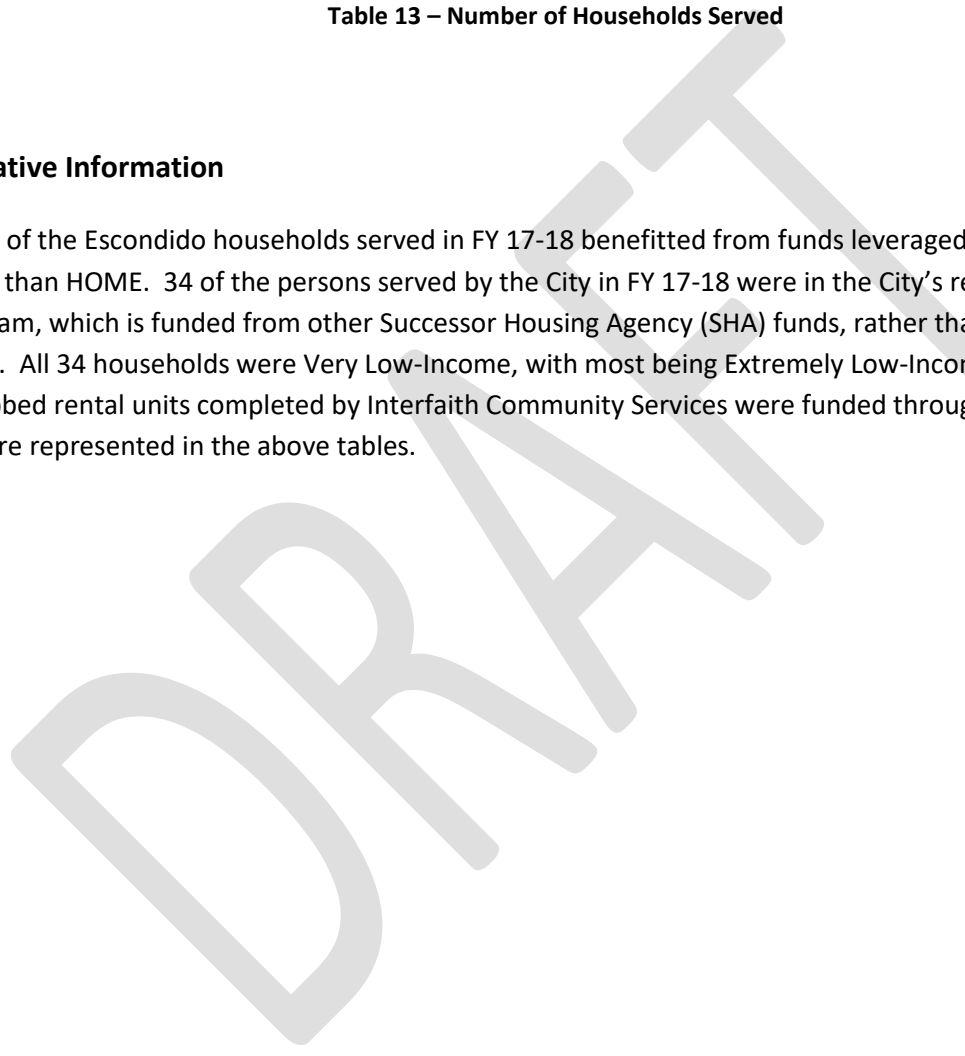
Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	3
Low-income	0	1
Moderate-income	0	0
Total	0	4

Table 13 – Number of Households Served

Narrative Information

Many of the Escondido households served in FY 17-18 benefitted from funds leveraged from sources other than HOME. 34 of the persons served by the City in FY 17-18 were in the City’s rental subsidy program, which is funded from other Successor Housing Agency (SHA) funds, rather than HOME funds. All 34 households were Very Low-Income, with most being Extremely Low-Income. The four rehabbed rental units completed by Interfaith Community Services 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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

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 1,022 Escondido residents receiving a Section 8 voucher. There are 13,924 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 within the current ConPlan period 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.

The City is currently in the midst of updating Climate Action Plan documents which will provide a roadmap for reducing greenhouse gas emissions through the implementation of various strategies, goals, actions and supporting measures. It is anticipated that the solutions for reducing our community's carbon footprint will serve the community and remove a barrier to affordable housing.

The City of Escondido had begun to work with other San Diego jurisdictions on the Affirmatively Furthering Fair Housing analysis report. This report was to be the basis to ameliorate the negative effects of public policies that serve as barriers to affordable housing. Due to HUD's changes in requirements, the City will be working with the San Diego County region on completing an Analysis of Impediments in conformance with Fair Housing requirements. The City plans on coordinating with and participating with the other jurisdictions on data collection and extensive citizen participation and outreach.

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 specifically and California in general. In FY 17-18 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. It was anticipated that increased purchase price limits provided by HUD would begin to increase participation. The City has worked with lenders to increase participation by offering two lender training sessions during the current ConPlan period. However, the price and availability of homes has continued to impact the program. The Housing and Neighborhood Services Division met with representatives of the real estate industry to discuss perceived and real obstacles in the program, and continue to review potential changes to the program to make it more successful.

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. A four-unit residential project was rehabilitated using HOME funds, but lead based paint remediation was not needed since the rehabilitation did not involve disturbing any paint. No lead-based paint remediations were completed in 17-18 and 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)

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. The Division also coordinates on livability issues throughout the City with the City Manager's Office, Police Department and Public Works Department, especially looking at issues addressing homelessness.

In late 2013, the Escondido Police Department proposed the Neighborhood Transformation Project (NTP) a renewed approach to community policing and a strategy consistent with the City Council's goals of Economic Development, Fiscal Management, Neighborhood Improvement and Public Safety was developed. With this proactive approach the Police Department partners with Neighborhood Services, Public Works, Planning, Code Enforcement, the City Attorney and City Manager's Offices and community-based organizations to affect positive change within the City, one neighborhood at a time. Through this program the City is encouraging residents to maintain their properties while various departments are working with the neighborhoods to trim trees, fix lighting, improve the city's image and appearance, enhance public safety and create economic opportunities for the residents Focus is on a new neighborhood each year. The focus area in 17-18 is centered in Escondido's low-income urban core.

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.

It is anticipated that the City will again work with a CHDO in 18-19 to extend the lifetime of an affordable housing project using HOME CHDO funds.

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 and increase self-sufficiency in the region.

The City and their social service partners continued in FY 2017-2018 to participate in the San Diego Regional Continuum of Care Council (RCCC) now the Regional Task Force for the Homeless (RTFH), which includes over 80 members, to coordinate regional efforts and resources dedicated to addressing homelessness.

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 17-18 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 have been planning the production of the upcoming Assessment of Fair Housing, based on the new AFFH Rule. During FY 17-18 the SDRAFFH partnered with the San Diego Housing Federation to host the 4th Annual Fair Housing Conference: Charting the Course: Celebrating the 50th Anniversary of the Fair Housing Act. The daylong conference keynote speaker was Richard Rothstein, Economic Policy Institute. 165 people attended. The SDRAFFH also was a co-sponsor of a Design & Construction Training that focused on Fair Housing design requirements. 51 professionals attended, including inspectors, architects and City plan checkers. In addition, the City of Escondido hosted a Fair Housing Training for Housing Providers.

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. At this time the collaboration will work on a new Assessment of Impediments, as previously required.

In FY 17-18, the City continued to use the Legal Aid Society of San Diego as its fair housing services provider. 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.

During the fourth quarter of FY17-18 Legal Aid Society of San Diego reported the following accomplishments:

- 200 fair housing multilingual brochures were distributed

- 76 fair housing or housing services phone calls were received from Escondido residents; 68 calls were resolved with education, advice, or referral. Eight were accepted for fair housing investigations.

- 23 attendees showed up at the 50th annual comprehensive fair housing training for providers hosted on April 27, 2018 at Escondido City Hall

- Two paired audit tests were completed targeting selected housing providers on the basis of sexual orientation; no findings were reported

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 2017 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 2017-2018 CAPER follows the process outlined in the Citizen

Participation Plan. The draft plan is available for 15 days from September 11- September 25 and available for viewing at Escondido City Hall and Escondido Public Library. Additionally, the FY 2017 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.

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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.

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 third year of the Consolidated Plan period (FY 17-18) 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 re-instated 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 all properties every two years, when possible. See attached summary.

HOME monitoring

HOME funded properties inspected during 17-18 include: Avocado Court is a 36-unit project located at 215 East El Norte Parkway. It was monitored in August 2017, 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. Orange Place Villas, located at 1611 South Orange Place, was inspected in October 2017. The project consists of 15 affordable rental units constructed in 2005. Several units were inspected, in addition to common area, project paperwork, and tenant files. The property is in compliance with HOME requirements. Manzanita Apartments is a 200-unit affordable rental project. The City invested HOME funds to rehabilitate 11 units in 2016. The project was inspected in March 2018. Located at 260 North Midway Drive, 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. Juniper Senior Village, located at 215 East Washington Avenue, was inspected in May 2018. 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. Other long-term affordable rental projects, not funded through HOME, that were inspected as part of the City's affordable housing portfolio in FY 17-18 include: Las Ventanas, an 80-unit project located at 1460 South Escondido Boulevard. Staff inspected several units in December 2017. The common area, tenant files and project paperwork also

were inspected. Solutions Escondido is a 32-unit project, located at 1560 South Escondido boulevard. It was completed in 2017 . Several units, common area, project documents and tenant files were inspected in February 2018. 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. The Crossings Escondido Manor, a 44-unit affordable rental project, is expected to be inspected during FY 18-19. Other HOME projects anticipated to be inspected during 18-19 include Aster HOME, Las Casitas I, Las Casitas II, Serenity Village and Sonoma Court. 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 2017-2018 there was a balance of \$186,511 in Project Income. No Project Income was used for HOME projects in 17-18.

**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)**

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

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 07/01/2017
Program Year End Date 06/30/2018

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

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

DRAFT

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

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

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

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

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

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

Table 18 – Shelter Information

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4d. Street Outreach

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

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

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

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

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

Table 21 – Gender Information

6. Age—Complete for All Activities

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

Table 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				
Victims of Domestic Violence				
Elderly				
HIV/AIDS				
Chronically Homeless				
Persons with Disabilities:				
Severely Mentally Ill				
Chronic Substance Abuse				
Other Disability				
Total (unduplicated if possible)				

Table 23 – Special Population Served

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

10. Shelter Utilization

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

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		
	2015	2016	2017
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Prevention under Emergency Shelter Grants Program			
Subtotal Homelessness Prevention			

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2015	2016	2017
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Assistance under Emergency Shelter Grants Program			
Subtotal Rapid Re-Housing			

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2015	2016	2017
Essential Services			
Operations			
Renovation			
Major Rehab			
Conversion			
Subtotal			

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2015	2016	2017
Street Outreach			
HMIS			
Administration			

Table 28 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2015	2016	2017

Table 29 - Total ESG Funds Expended

11f. Match Source

	2015	2016	2017
Other Non-ESG HUD Funds			
Other Federal Funds			
State Government			
Local Government			
Private Funds			
Other			
Fees			
Program Income			
Total Match Amount			

Table 30 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2015	2016	2017

Table 31 - Total Amount of Funds Expended on ESG Activities