



2021-2022

CITY OF ESCONDIDO
ACTION PLAN - REVISED

Executive Summary

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

1. Introduction

As a recipient of federal funds from the U.S. Department of Housing and Urban Development (HUD), the City of Escondido is required to prepare and submit a Consolidated Plan every five years. The City's current Consolidated Plan was approved in 2020. It covers the five-year period from 2020 through 2024 and applies to the following three federal grant programs:

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

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

The Annual Action Plan for Fiscal Year (FY) 2021-2022 (the second year of the Consolidated Planning period) includes activities the City will undertake to address its priority needs and objectives as outlined in the 2020-2024 Five Year Consolidated Plan. These activities will be undertaken with federal FY 21-22 CDBG, HOME, and ESG program funds. The FY 21-22 allocation totals \$2,471,063, and includes \$1,691,588, \$624,351 and \$155,124 respectively. All activities proposed for FY 2021-2022 meet one of the following three national objectives:

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

2. Summarize the objectives and outcomes identified in the Plan

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

The city has extensive housing and community development needs, and CDBG, HOME and ESG funds are not sufficient to address all the needs of the city. The City will use CDBG, HOME and ESG funds, in conjunction with other funding as it becomes available, to coordinate projects and services to meet the objectives of all programs. The priority needs and associated goals identified in the Strategic Plan are shown below:

CDBG Priority: Homeless Services **Goal:** Supporting homeless shelter and other services

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

CDBG Priority: Basic Needs **Goal:** Provide access to food, water, shelter and sanitation

CDBG Priority: Health and Human Development **Goal:** Provide access to recreation, education and healthcare (including mental health)

CDBG Priority: Economic Development **Goal:** Provide economic development opportunities to low-mod income residents and business

HOME Priority: Creation and preservation of affordable rental housing

HOME Priority: Conservation and expansion of affordable homeownership opportunities

ESG Priority: Homelessness Prevention **Goal:** To keep households at imminent risk of homelessness from becoming homeless

ESG Priority: Emergency Shelters **Goal:** To temporarily house homeless residents

ESG Priority: Essential services to shelter residents **Goal:** To provide basic needs and case management to homeless residents living in an emergency shelter

ESG Priority: Engagement of homeless individuals and families **Goal:** To conduct outreach to unsheltered people

ESG priority: Rapid Rehousing **Goal:** To provide permanent housing to homeless households

3. Evaluation of past performance

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

During the previous Consolidated Plan period 2015-2019, the City utilized its CDBG, HOME and ESG funds for a variety of different housing and community development activities. The following includes some of the accomplishments of the past five years, which helped determine the current goals and projects:

Housing:

During the five years of the 2015-2019 consolidated planning period, the City assisted developers to provide affordable housing. Eleven new affordable ownership units were developed and sold to low income homeowners. In addition, 64 affordable rental units were rehabilitated (49 units using HOME funds, and four extending affordability). The City was able to leverage other funds to support its housing goals. State grant funds were used to provide rehabilitation loans to four low-income homeowners. In addition, local funds were utilized to provide monthly rental assistance to approximately 30 extremely-low income seniors.

During the five-year period, an additional 42 newly affordable units were provided using successor housing agency funds.

The City completed four first-time homebuyer loans during the period. Although the City was not able to assist as many first-time homebuyers with loans as anticipated previously, the program remains invaluable to those households and assisting homeownership continues to be a priority goal.

Community/Neighborhood Development:

During the 5-year period of the last Consolidated Plan (2015-2019), the City carried out many programs and projects that furthered the City's priority to revitalize neighborhoods. During that time period, the City participated in 358 neighborhood group meetings, and 20 resident leaders graduated from the Neighborhood Leadership Academy, totaling 194 alumni. One additional neighborhood group was also added, bringing the total to 18 groups. The City also conducted 71 neighborhood cleanups and 61 NEAT sweeps, and helped to organize the first residential parking district in the City.

Public Facility Improvements:

During 2015-2019, many capital improvement projects were completed using CDBG funds. Projects on public streets include: Elm/Grape Street which included street and associated improvements; Tulip Street, the continuation and completion of street improvements on a large portion of a major street; and several street light retrofitting projects which included several residential streets.

Projects on private properties include: Center for Community Solutions, updating floors at a residence for domestic violence victims; Escondido Community Childcare Development Center, new security fencing and improvements; and the Boys and Girls Club, improvements to gym ceiling.

Homelessness:

The City began receiving ESG funds in 2016. Prior to that, the City was able to provide homeless assistance using CDBG funds. CDBG funds were used to support the existing emergency shelter program operated by Interfaith Community Services. Since 2017, more than \$400,000 in ESG funds have been used to provide outreach to homeless youth, assist an existing emergency shelter, and provide homeless prevention, rapid rehousing and street outreach. Homelessness will continue to be a priority need in Escondido, funded through both CDBG and ESG.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of Escondido follows the Citizen Participation Plan included as part of the 2020-2024 Consolidated Plan. Community based organizations and residents were notified of the meetings and were encouraged to participate in the development/review of the FY 2021-2022 One Year Action Plan. Two public hearings were held, one on March 3, 2021, to discuss priorities and the allocation process, and the other on April 21, 2021, to discuss specific programs. Notices were published in English and Spanish two weeks in advance of the hearings and the Draft Action Plan was available for public review and comment for a 30 day period prior to the second meeting.

A Notice of Funding Availability for ESG funds and an application for CDBG funds were available on the Housing and Neighborhood Services website beginning March 4, 2021, to solicit applications and proposals for CDBG and ESG funds.

5. Summary of public comments

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

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

All comments received were reviewed.

7. Summary

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

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

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

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

Table 1 – Responsible Agencies

Narrative (optional)

The City of Escondido's CDBG, ESG, and HOME programs are administered by the City of Escondido Housing and Neighborhood Services Division staff. Division staff is also responsible for preparing this and other Consolidated Planning reports.

Consolidated Plan Public Contact Information

For questions regarding the City of Escondido's CDBG, HOME or ESG programs please contact Karen Youel, Housing and Neighborhood Services Manager, at (760) 839-4518 or KYouel@escondido.org; or Dulce Salazar at dsalazar@escondido.org (760) 839-4057. City of Escondido CDBG, HOME and ESG programs are administered at Escondido City Hall, located at 201 North Broadway, Escondido, CA 92025.

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

As part of the Consolidated Plan and Action Plan development process, the city encourages maximum citizen participation. The City of Escondido has made every effort to outreach to all segments of the community that may have an interest in and may benefit from the use of HOME, CDBG and ESG funds, during this Action Plan process.

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

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 programs and projects that assist lower income residents. A variety of support services in the areas of education, job-training, and homeless, senior and youth services also augment the City's efforts in these areas. The City maintains an updated agency list and has included all interested groups in development of this Action Plan. In addition, City staff periodically attends CAFE meetings where information from different service and housing agencies in the City is exchanged.

The City has also met with local business leaders to discuss coordination related to economic development and private industry.

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

The San Diego Regional Task Force on the Homeless (RTFH) is the regional Continuum of Care for San Diego County. The RTFH is an integrated group of local government members, private individuals, and business and nonprofit stakeholders with a goal of ending homelessness in the San Diego region. The RTFH uses a web-based information technology system, Homeless Management Information System (HMIS), to capture and report on client, project and system level information regarding homeless services utilization, performance, and outcomes. The RTFH also uses a Coordinated Entry System (CES), as required by HUD, to increase efficiency and mainstream resources. The RTFH (including the City of Escondido) meets periodically to discuss coordination of services and housing for the homeless population.

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

The City of Escondido participates with the RTFH and meets regularly to coordinate with other agencies in the region and determine the current needs and priorities for assisting the County's homeless population, and spending ESG funds.

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

Table 2 – Agencies, groups, organizations who participated

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

As part of the Consolidated Plan development process, including this Action Plan, the City encourages maximum citizen and stakeholder participation from all areas and organizations. The City used a variety of outreach methods and no agency or group was excluded during the process.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The priority needs and associated goals developed in the 2020-2024 Consolidated Plan were re-affirmed during this Action Plan development process. A Notice of Funding Availability for ESG funds and an application for program funding for CDBG funds were made available to the public from March 4, 2021 to March 31, 2021, in order to solicit applications for projects and programs for ESG and CDBG funds.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Non-targeted/broad community	The City Council hearing was held virtually on March 3, 2021.			
2	Newspaper Ad	Non-English Speaking - Specify other language: Spanish	The newspaper notice advertised the hearing 4/21/21 and a 30-day review period for the draft Action Plan document.			

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City of Escondido is a HOME participating jurisdiction and a CDBG and ESG entitlement jurisdiction, and anticipates receiving approximately \$1,691,588 in CDBG funds, \$624,351 in HOME funds, and \$155,124 in ESG funds, for a total of \$2,471,063 in HUD grant funds for FY 2021. Accordingly, the City anticipates receiving an additional approximately \$4,800,000 in CDBG funds, \$1,875,000 in HOME funds, and \$450,000 in ESG funds over the next three years. Escondido does not receive funding under the Housing Opportunities for Persons with AIDS (HOPWA) program. Program income received from the repayment of CDBG-owned rental property will be reprogrammed for permitted activities. Any additional Program Income funds also will be reprogrammed into allowable programs or projects, as identified during the Action Plan process.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,691,588	0	0	1,691,588	4,800,000	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	624,351	0	0	624,351	1,875,000	
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	155,124	0	0	155,124	450,000	

Table 5 - Expected Resources – Priority Table

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

The housing, community development and homeless needs in Escondido far exceed the available HOME, CDBG and ESG funding. A variety of other non-federal funding sources, including grants and state funds, will be leveraged to meet as many needs in the City as possible.

The 100% match requirement for ESG funds will be satisfied with resources from service providers.

The HOME program requires that for every HOME dollar spent, the City must provide a 25 percent match with non-federal funds. The City currently has no match obligation since we been oversubscribed in our match obligation for several years.

Any match requirements for CDBG funds will be met with local or other funds.

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

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

Discussion

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Create and preserve affordable rental housing	2020	2024	Affordable Housing	City of Escondido	Creation/preservation of affordable rental housing	HOME: \$10	
2	Affordable ownership opportunities	2020	2024	Affordable Housing	City of Escondido	Conservation/expansion afford homeowner opport	HOME: \$10	
3	Support homeless shelter and other services	2020	2024	Homeless	City of Escondido	Homelessness services	CDBG: \$10	
4	Prov access to food, water, shelter and sanitation	2020	2024	Homeless	City of Escondido	Basic needs	CDBG: \$87,110	
5	Access to rec, ed and healthcare (inc mentl hlth)	2020	2024	Non-Housing Community Development	Neighborhood Groups CDBG Eligible Areas	Health and human development	CDBG: \$166,628	
6	Improve the livability of neighborhoods	2020	2024	Non-Housing Community Development	Neighborhood Groups CDBG Eligible Areas	Neighborhood Revitalization	CDBG: \$1,009,540	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Economic development	2020	2024	Non-Housing Community Development	Neighborhood Groups CDBG Eligible Areas	Economic Development	CDBG: \$10	
8	Keep HH at risk from becoming homeless	2020	2024	Non-Homeless Special Needs	City of Escondido	Homelessness prevention	ESG: \$155,124	
9	Temporarily house homeless residents	2020	2024	Homeless	City of Escondido	Emergency Shelter	ESG: \$10	
10	Basic needs and case mgt to residents in shelter	2020	2024	Homeless	City of Escondido	Essential services to shelter residents	ESG: \$10	
11	Engage/assess homeless indiv/families on street	2020	2024	Homeless	City of Escondido	Engagement of homeless individuals and families	ESG: \$10	
12	Provide perm hsg to homeless households	2020	2024	Homeless	City of Escondido		ESG: \$10	

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Create and preserve affordable rental housing
	Goal Description	Assist in the production of new, affordable rental housing through construction and acquisition/rehabilitation of existing rental units. Units would be affordable to extremely-low, very low, and low-income households.

2	Goal Name	Affordable ownership opportunities
	Goal Description	The City will provide direct assistance to first-time, low-income homebuyers for down payment or closing cost assistance. The City also will assist in the production of affordable homeownership housing for lower income homebuyers.
3	Goal Name	Support homeless shelter and other services
	Goal Description	Provide shelter beds for homeless.
4	Goal Name	Prov access to food, water, shelter and sanitation
	Goal Description	Support basic needs, such as food, water, shelter, sanitation for homeless.
5	Goal Name	Access to rec, ed and healthcare (inc mentl hlth)
	Goal Description	Support educational and recreational activities and healthcare for all members of the community, including youth and seniors, as gaps in services are identified.
6	Goal Name	Improve the livability of neighborhoods
	Goal Description	Work with neighborhood leaders to develop anti-crime programs and strategies, and provide neighborhood group support. Street improvements will be coordinated as specific needs are identified.
7	Goal Name	Economic development
	Goal Description	Support local economy to benefit low-mod employees and businesses. Support adult education and job training.
8	Goal Name	Keep HH at risk from becoming homeless
	Goal Description	Prevent families and individuals from becoming homeless.

9	Goal Name	Temporarily house homeless residents
	Goal Description	Improve the number and quality of emergency shelters for homeless individuals and families and help operate them.
10	Goal Name	Basic needs and case mgt to residents in shelter
	Goal Description	Improve the quality of emergency shelters for families and individuals. Provide case management for those in shelters to evaluate individual situations.
11	Goal Name	Engage/assess homeless indiv/families on street
	Goal Description	Outreach to homeless individuals and families on the street.
12	Goal Name	Provide perm hsg to homeless households
	Goal Description	Rapidly re-house homeless families and individuals.

Projects

AP-35 Projects – 91.220(d)

Introduction

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

Projects

#	Project Name
1	CDBG Admin
2	Fair Housing
3	Public Services
4	Capital Improvements
5	Neighborhood Revitalization
6	HOME Administration
7	Homebuyer Entry Loan Program
8	HESG 2021
9	Housing Development

Table 7 - Project Information

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

AP-38 Project Summary
Project Summary Information

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1	Project Name	CDBG Admin
	Target Area	Neighborhood Groups CDBG Eligible Areas City of Escondido
	Goals Supported	Support homeless shelter and other services Prov access to food, water, shelter and sanitation Access to rec, ed and healthcare (inc mentl hlth) Improve the livability of neighborhoods Economic development
	Needs Addressed	Homelessness services Basic needs Health and human development Neighborhood Revitalization Economic Development
	Funding	CDBG: \$303,310
	Description	General administration of the CDBG program. Includes staff costs for compliance, reporting, financial management and program monitoring.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Citywide
	Planned Activities	Staff time, administration, compliance, reporting, financial management and monitoring.
2	Project Name	Fair Housing
	Target Area	Neighborhood Groups CDBG Eligible Areas City of Escondido
	Goals Supported	Improve the livability of neighborhoods
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: \$35,000

	Description	Activities to affirmatively further fair housing. Provides education and mediation services to Escondido tenants and landlords, ensuring equal opportunities in housing, increasing awareness of housing laws, and providing random fair housing testing.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Citywide
	Planned Activities	Contract with provider for fair housing services, including landlord/tenant mediation and testing.
3	Project Name	Public Services
	Target Area	City of Escondido
	Goals Supported	Support homeless shelter and other services Prov access to food, water, shelter and sanitation Access to rec, ed and healthcare (inc mentl hlth) Improve the livability of neighborhoods Economic development
	Needs Addressed	Homelessness services Basic needs Health and human development Economic Development
	Funding	CDBG: \$253,738
	Description	Public services in low-mod areas, provided by the City or local non-profit agencies and organizations.
	Target Date	6/30/0022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Citywide

	Planned Activities	Proposed Projects Include: Learn to Swim (\$15,000), Senior Nutrition (\$56,110), Senior CARE (\$16,000), Senior Transportation (\$34,610), Neighbor to Neighbor (\$45,000), Meals on Wheels (\$25,000), Voices for Children (\$10,000), SD Children's Museum (\$6,000), and Neighborhood Improvement Planning (\$30,018). Also proposed are new projects, Fire Department Knox Boxes (\$10,000) and Mamas's Kitchen (\$6,000).
4	Project Name	Capital Improvements
	Target Area	City of Escondido
	Goals Supported	Support homeless shelter and other services Prov access to food, water, shelter and sanitation Access to rec, ed and healthcare (inc mentl hlth) Improve the livability of neighborhoods Economic development
	Needs Addressed	Homelessness services Basic needs Health and human development Neighborhood Revitalization Economic Development
	Funding	CDBG: \$503,040
	Description	Capital or public street improvements.
	Target Date	6/30/0022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	CDBG-eligible census blocks
	Planned Activities	Proposed projects include: sidewalks (\$100,000) and creek trail fencing (\$403,040).
5	Project Name	Neighborhood Revitalization
	Target Area	City of Escondido

	Goals Supported	Support homeless shelter and other services Prov access to food, water, shelter and sanitation Access to rec, ed and healthcare (inc mentl hlth) Improve the livability of neighborhoods Economic development
	Needs Addressed	Homelessness services Basic needs Health and human development Neighborhood Revitalization Economic Development
	Funding	CDBG: \$506,500
	Description	Improve the livability of neighborhoods through education, outreach, and the beautification/enhancement of neighborhoods.
	Target Date	6/30/0022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	CDBG-eligible census blocks
	Planned Activities	Proposed projects include: CDBG-funded Code Enforcement, Grants to Blocks, Graffiti Removal, Project NEAT, Rangers, debris removal.
6	Project Name	HOME Administration
	Target Area	City of Escondido
	Goals Supported	Create and preserve affordable rental housing Affordable ownership opportunities
	Needs Addressed	Creation/preservation of affordable rental housing Conservation/expansion afford homeowner opport
	Funding	HOME: \$62,190
	Description	HOME administration costs.
	Target Date	6/30/0022

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Citywide
	Planned Activities	Administrative support of HOME program funds.
7	Project Name	Homebuyer Entry Loan Program
	Target Area	City of Escondido
	Goals Supported	Affordable ownership opportunities
	Needs Addressed	Conservation/expansion afford homeowner opport
	Funding	HOME: \$25,000
	Description	Provide low-interest loans which can be used toward the down payment or closing costs for first time homebuyers.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Citywide
	Planned Activities	Provide down payment or closing cost assistance to low-income first time homebuyers.
8	Project Name	HESG 2021
	Target Area	City of Escondido
	Goals Supported	Keep HH at risk from becoming homeless Temporarily house homeless residents Basic needs and case mgt to residents in shelter Engage/assess homeless indiv/families on street Provide perm hsg to homeless households
	Needs Addressed	Homelessness prevention Emergency Shelter Essential services to shelter residents Engagement of homeless individuals and families Rapid rehousing for homeless individuals/families

	Funding	ESG: \$155,124
	Description	Use of funds for emergency shelter, homeless prevention and rapid re-housing.
	Target Date	6/30/0022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Citywide
	Planned Activities	Emergency shelter operations funding, homeless prevention via rental assistance and referral to resources.
9	Project Name	Housing Development
	Target Area	City of Escondido
	Goals Supported	Create and preserve affordable rental housing Affordable ownership opportunities
	Needs Addressed	Creation/preservation of affordable rental housing Conservation/expansion afford homeowner opport
	Funding	HOME: \$537,161
	Description	Provide affordable rental and owner housing development through new construction or acquisition/rehabilitation.
	Target Date	6/30/0022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Citywide
	Planned Activities	New rental or owner housing. Acquisition/rehabilitation of rental or owner housing.

AP-50 Geographic Distribution – 91.220(f)

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

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

CDBG: The City of Escondido currently has 18 priority Neighborhood Groups, 17 of which are located in low-to-moderate income, CDBG-eligible census tracts. They are generally older areas and are either in or around the central core of the City. CDBG funds are directed to these 17 Neighborhoods and to other CDBG eligible areas within the City.

ESG: The City of Escondido does not distribute ESG allocations for programs and projects geographically. Funds are spent on clients within the City that are homeless or at risk of homelessness.

Geographic Distribution

Target Area	Percentage of Funds
Neighborhood Groups	
CDBG Eligible Areas	
City of Escondido	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

CDBG funds are required to be spent in CDBG-eligible areas of the City. Other funds will be spent Citywide, based on need.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

In addition to federal funding, the City will continue to seek additional funding sources in order to support as many Escondido families as possible.

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

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

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

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

Discussion

The City will leverage additional funding when possible, including State funds, tax credits, and grants, in order to assist as many additional households as possible.

AP-60 Public Housing – 91.220(h)

Introduction

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

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

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

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

Although the City of Escondido is not a public housing authority, the HACSD represents residents of Escondido. The HACSD has established a public housing resident advisory board for county public housing developments and the Housing Choice Voucher Program participants. The board meets regularly to discuss program issues and recommendations, and has been meeting virtually during the pandemic.

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

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

Discussion

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

Introduction

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

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

Although the majority of homeless individuals in Escondido lived in Escondido before becoming homeless, a number of homeless individuals come to the City Escondido because of the public services offered within the city. As a service hub in the North County area, Escondido participates in the Regional Continuum of Care (now known as the Regional Task Force for the Homeless), comprised of many other San Diego cities and the County of San Diego, non-profit service providers, and stakeholders. The RTFH coordinates and oversees the application process, and develops and vets programs to address issues regarding homelessness in the region. The RTFH also oversees the collection of regional homeless data, identifies gaps in services, and leads strategic planning initiatives to move people from homelessness to permanent housing. The City will continue to work with the RTFH as staffing and resources allow to support services and apply for funding to address (and end) homelessness in our region.

Addressing the emergency shelter and transitional housing needs of homeless persons

For FY 2021-22, the City plans to allocate CDBG funding to the Bridge Housing Network. Through a regional collaboration (Alliance for Regional Solutions), the Bridge Housing Network provides safe shelter, working with community members to secure safe, sustainable housing, while simultaneously offering a comprehensive array of support services to pave a concrete pathway towards self-sufficiency and stable housing. To accomplish such goals the Bridge Housing Network will provide:

- A safe environment for homeless individuals
- Access to a Case Manager to work on housing and income goals
- Access to support services to enhance the ability to be self sufficient
- Participant referrals to the CoC Coordinated Entry System which connects the most vulnerable to

available rapid re-housing and permanent housing resources.

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

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

Key elements to homeless prevention include employment development and mental health. The goal is to enhance a person's ability to obtain and keep a job so that they are able to make an adequate income to be self-sufficient while sustaining their mental health. In addition, the City works diligently to expand and conserve its affordable housing inventory, especially affordable rental housing that benefits the extremely low-income and low-income households who are most at risk of becoming homeless.

Discussion

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

Introduction:

Both market and governmental factors can pose constraints to the provision of adequate and affordable housing. Two of the greatest barriers to affordable housing continue to be cost and supply. As demonstrated in the 2020-2024 Consolidated Plan, there is a great need for affordable housing in Escondido. The City of Escondido will continue to remove any barriers to affordable housing possible by implementing a Housing Element in conformance with State law, and by reducing development and cost constraints to developing housing when possible. The City will continue to use available funding to mitigate barriers to affordable housing as much as possible.

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

The City of Escondido does experience barriers to affordable housing as identified in the 2020-2024 Consolidated Plan, including governmental constraints, market conditions, lack of funding sources, and land and construction costs. Many of the barriers are not controlled by the City, such as land and construction costs and state/federal constraints.

The City of Escondido is currently in the process of updating its Housing Element. The City will follow up on any governmental constraints to housing development that are identified in the Housing Element, including appropriate amendments to the Zoning Code. In the meantime, the City continues to monitor zoning and development regulations, environmental requirements, and development processes, and will implement the streamlined permit process required by State law. The City will also continue to use available funding, including its HOME allocation, to provide assistance to first time homebuyers and provide additional affordable housing help to mitigate some barriers to affordable housing.

The City also is in the process of developing a Sector Feasibility Study and an East Valley Specific Plan, both of which will comprehensively assess and address housing development in Escondido.

The City continues to work with developers to assist them to provide as much affordable housing as possible.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

This section discusses the City's underserved needs and institutional structure for delivering housing and community development activities, as identified in the 2020-2024 Consolidated Plan.

Actions planned to address obstacles to meeting underserved needs

The City hopes to meet the goal of assisting to provide as many new/rehabilitated rental units and new affordable ownership units as possible. Something preventing this goal from being reached in the past is low participation in the first-time homebuyer program. The City will use every available resource to get stronger participation, including evaluating program requirements. The City also will consider holding additional lender training to try to increase participation.

The City is currently in the process of developing a Housing element, a Sector Feasibility Study and an East Valley Specific Plan, all of which will comprehensively assess and address housing development in Escondido.

The City will coordinate with private developers to leverage financing to provide as many affordable housing opportunities as possible.

Actions planned to foster and maintain affordable housing

When the affordability period of an existing affordable housing project is nearing the end, the City works with the owners of the project to try to extend the regulatory agreements and the affordability period, to maintain the City's affordable housing stock. The City has several options available to assist in preserving affordability, including refinancing an existing mortgage, providing incentives to the owner, and assisting in obtaining additional financing such as tax credits. The City also will encourage owners of existing projects with project-based vouchers, where loan terms are expiring, to convert to tenant-based voucher assistance.

Actions planned to reduce lead-based paint hazards

HUD requires all CDBG and HOME funded activities be in compliance with HUD's lead-based paint regulations. The City of Escondido is committed to addressing lead-based paint hazards. Federal law

requires lead-based paint disclosure and education prior to leasing, renting, selling or purchasing most pre-1978 housing. The City will follow disclosure and warning requirements about lead-based paint, including incorporation of the “Protect Your Family from Lead in your Home” pamphlet in all applicable housing programs. The City will conduct required lead-based paint related activities for all HOME funded activities under title X regulations, such as notification, paint testing, risk assessment, hazard reduction or abatement, and clearance. All abatement activities will be performed by a certified professional. The City will also send staff to EPA-compliance lead based paint hazard training, when possible.

Actions planned to reduce the number of poverty-level families

The City will implement its 5-year Strategic Plan, including a strategy to reduce the number of poverty-level families. The anti-poverty strategy includes economic development programs to increase business opportunities, business retention, employment marketability, job training, and connection to jobs and opportunities. The strategy also includes an increase of affordable housing opportunities, rapid re-housing, and homelessness prevention programs. Activities will be focused in the urban core, but also in the remainder of CDBG-eligible areas in the City. Efforts will be coordinated with other agencies and non profit organizations as much as possible.

Actions planned to develop institutional structure

The City's Housing and Neighborhood Services Division will ensure compliance with HUD entitlement grants. It will develop and implement ways to increase operational efficiencies of HUD programs through enhanced coordination, technical assistance and effective oversight. The Housing and Neighborhood Services Division will continue to work on a consistent basis with other departments within the City, other government agencies, non-profit groups, and private industry, in addition to the Regional Taskforce on the Homeless (the CoC), to coordinate provision of improvements, housing and services to the City's residents, while administering the HOME, CDBG and ESG programs.

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

The City will continue to update its list of interested non-profits, affordable housing advocates, CHDOs, public agencies and community and neighborhood groups in order to facilitate the best coordination of services. During the Consolidated Plan period the City will continue to reach out to stakeholders to update progress and any new or changing needs. The City coordinates with many regional groups,

including SANDAG, the Regional Task Force on the Homeless (RTFH), and the San Diego Regional Alliance for Fair Housing (SDRAFFH). The City will continue to be involved with various community groups involved with all aspects of community development, services and housing, and will assist them in the provision of affordable housing and services to help achieve the goals of the Consolidated Plan.

The Housing and Neighborhood Services Division will work closely with the City's Economic Development Division to coordinate economic development goals with private industry, social service agencies, and businesses.

The Division also will continue to be involved with various community and neighborhood groups to coordinate provision of community facilities and services.

Discussion:

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

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

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

Other CDBG Requirements

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

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

None.

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

The City does not currently have any projects with recapture restrictions. The City would impose recapture requirements that comply with HOME Final Rule, 24 CFR 92.254. If a property that is assisted with HOME funds is no longer owner-occupied, is refinanced or is sold, the HOME loan becomes due. Recapture provisions limit the amount to be recaptured to the net proceeds of the sale (sales price minus loan repayment – other than HOME funds – and closing costs). This applies to all units regardless of nature of sale. Recapture funds are re-invested by the City into HOME-eligible activities.

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

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

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

None.

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

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

Written standards for providing ESG assistance is provided as an attachment in the “Unique

Appendices” section.

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

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

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

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

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

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

5. Describe performance standards for evaluating ESG.

See attachment in Unique Appendices.

