



## **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”)

The primary objective of the CDBG program is the development of urban communities through the provision of improved living environments, expansion of economic opportunity, and providing suitable housing. Funds are intended to serve low- and moderate-income residents and areas.

#### HOME Investment Partnerships Program (“HOME”)

The HOME program increases the availability, quality, and access to affordable and decent housing for low- and moderate-income residents.

## Emergency Solutions Grant (“ESG”)

The purpose of the ESG program is to help individuals and families who are at-risk or experiencing homelessness through prevention, street outreach, emergency and rapid rehousing resources.

The Consolidated Plan is a document developed through a collaborative process where Escondido stakeholders identify community improvements, needs and priorities to address using federal grant funds and other available resources. The City created a Citizen Participation Plan which outlines how the City solicits and incorporates the views of community members, organizations and other interested parties into the decision-making process. Through the use of surveys, community meetings and public hearings, the residents of Escondido have a multitude of opportunities to shape the priorities and strategies of the Consolidated Plan. The Fiscal Year (FY) 2023-2024 AAP is for the fourth year of the 2020 – 2024 Consolidated Plan.

Each year, the City of Escondido is required to prepare and develop an Annual Action Plan (“AAP”) to affirm goals and priorities. The AAP for FY 2023-24 includes activities to address the City’s priority needs and objectives as outlined in the 2020-2024 Five Year Consolidated Plan. These activities will be undertaken with federal FY 2023-24 CDBG and HOME program funds. On February 27, 2023, HUD announced the City of Escondido would receive \$1,446,858 in CDBG funds, \$712,111 in HOME funds, and \$0 in ESG funds for FY 2023-24. Each program has its own unique guidelines and requirements.

## **2. Summarize the objectives and outcomes identified in the 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 meet the objectives of all programs. The priority needs and associated goals identified in the Consolidated 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 businesses

**CDBG Priority:** Public Safety

**Goal:** Increase public safety through the acquisition of two fire engines

**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**

During the 2022-2023 program year, the City utilized its CDBG and HOME funds for a variety of different housing and community development activities. Seventeen activities were funded through CDBG and two programs through HOME.

The following includes some of the accomplishments of the prior year.

#### **Community Development Block Grant**

During the prior year, the City completed Phase I of the Creek Trail Fencing Project, paid for the deposit two fire engines for Fire Stations #1 and #7 (replacing two engines that are 20+ years old), remodeled outdoor patio at the Park Avenue Community Center to expand dining and programming, purchased \$100,000 in LED lights in CDBG eligible census tracts, installed several water bottle refillable stations in CDBG-eligible parks and managed public service activities that provided emergency shelter to over 300 unduplicated households experiencing homelessness and/or domestic violence, served meals to nearly 100 medically-fragile adults with chronic health conditions and served meals to seniors through Meals on Wheels and at the local senior center. CDBG funds allowed for the increase in mental health counseling in Escondido High Schools to help students impacted by the pandemic.

### **Housing:**

The City processed one first-time homebuyer application for \$25,000 in April 2023. .

The City used \$1,000,000 in HOME Funds to assist Habitat for Humanity in the construction of 10 new affordable housing for-sale units for low- and moderate-income households. The property is located at 245 E. El Norte Parkway, Escondido, CA and construction began in May 2022. These units are expected to be finalized in December 2023 and sold by January 2024.

**Public Facility Improvements:** During this current year, many capital improvement projects have progressed using CDBG funds. Community outreach was performed to solicit feedback regarding the Escondido Creek Trail Fencing along both sides of the Trail between N. Ash and N. Rose. A Request for Proposal (RFP) has been developed and is to be released and construction is expected to begin during the 2022-2023 program year. An RFP has also been prepared to complete street light improvements in the Old Escondido Neighborhood that is also anticipated to begin construction in the upcoming year.

A public improvement was also completed this year at Urban Corps of San Diego County's facility at 2200 Micro Place. The CDBG funds used for this improvement will see 50 participants, called Corpsmembers, benefit as low-income disconnected and disadvantaged young adults by giving them a second chance for education and provides needed supports to gain employment. This program that promotes education and employment of local young people reaches their children, families, and their neighborhoods and broader communities.

New safety lights were installed throughout the Jesmond Dene Park parking lot with CDBG funds to promote safe and increased utilization of the park.

**Homelessness:** The City funded homeless services for 250 unhoused people.

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

The City of Escondido follows the Citizen Participation Plan included as part of the 2020-2024 Consolidated Plan. As part of that Plan, City staff is required to go to the City Council twice for public hearings. On May 24, 2023, the City went to review and affirm priorities in CDBG and HOME funding in FY 2023-24. The City Council voted to prioritize homelessness in this year's grant cycle.

The City published a notification in the Escondido Times-Advocate on July 6, 2023 informing the public of the upcoming City's Public Hearing on August 9, 2023 and eliciting feedback on the Annual Action Plan from July 6 – August 9, 2023.

The draft Annual Action Plan was posted on the City's website, and paper copies were made available at Escondido City Hall, Housing & Neighborhood Services Counter at 201 N. Broadway, Escondido, CA 92025.

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

There were seven comments for the public hearing at the May 24, 2023 City Council meeting. Of the seven comments, five were requesting the City fund child care. The City received a comment requesting the City fund homeless services. Additionally, the Legal Aid Society of San Diego requested the City fund their program to provide legal representation to low/moderate income Escondido residents under their fair housing program.

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

None

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

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
Lead Agency - CDBG	Holly Nelson & Rodrigo Carrasco	Housing & Neighborhood Services/City of Escondido
Lead Agency – HOME	Holly Nelson & Eric Bunge	Housing & Neighborhood Services/City of Escondido
Lead Agency – ESG	Holly Nelson	Housing & Neighborhood Services/City of Escondido

**Table 1 – Responsible Agencies**

The City of Escondido's Housing and Neighborhood Services Division is responsible for administering the CDBG and HOME programs. Division staff is also responsible for preparing the Annual Action Plan, Consolidated Plan, data and financial reports. Many programs and services operate for one year, but some capital improvement projects can take multiple years to complete due to complexity, cost and staff time.

### **Consolidated Plan Public Contact Information**

For questions regarding the City of Escondido's CDBG, HOME or ESG programs please contact Holly Nelson, Housing and Neighborhood Services Program Manager, at (760) 839-4518 or [HNelson@escondido.org](mailto:HNelson@escondido.org). Program staff is located at Escondido City Hall at 201 North Broadway, Escondido, CA 92025.

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

As part of the Consolidated Plan and Annual Action Plan development process, the City encourages and promotes citizen participation. The City of Escondido staff presented at three community meetings from April through June 2023 to discuss the CBDG and HOME programs and encouraged community feedback and participation in the Plan development. All three meetings were in held in-person. Staff was able to provide outreach to nearly 140 individuals who were comprised of service providers, educators, residents in Escondido.

The City of Escondido is committed to fostering relationships with local community groups to address homelessness, senior and youth services, mental and physical health, and basic needs. The City facilitates a quarterly meeting with all services providers in the Escondido that has representation from local community clinics, and the local hospital. The City maintains an updated agency list of all interested groups in development of this Action Plan.

### **Community Meetings**

The Regional Task Force on Homelessness (RTFH) is the lead agency and administrative entity for the Continuum of Care for the San Diego County. RTFH operates the Homeless Management Information System (HMIS) that captures data on individuals and households who are at-risk or experiencing homelessness in San Diego County as well as provides system-level regarding information on homeless services utilization, performance, and outcomes. City of Escondido staff regularly consults and coordinates with RTFH for data, best practices, local, state and federal funding opportunities, technical assistance, and system improvement.

The City of Escondido did not receive any ESG funding in FY 2022-23; however, the City staff facilitates a monthly meeting with all eight North County cities, RTFH, and the County of San Diego to discuss homelessness, collaborate on current needs and priorities for assisting the County's homeless population, best practice standards related to homeless prevention, outreach, emergency shelter, rapid rehousing, HMIS, permanent housing. The City is an active member of the RTFH CoC Membership in 2022-23 and participates in community and board meetings.

Housing & Neighborhood Services partners closely with Legal Aid Society of San Diego on fair housing concerns and issues. They facilitated two community workshops in April in English and Spanish on the topic of fair housing. Legal Aid also provided a one-hour training to staff on fair housing and how to better serve local residents who call and ask for help in 2023.

The City attends quarterly meetings with the San Diego Regional Alliance for Fair Housing ("SDRAFFH") and collaborates with their peers in neighboring jurisdictions on housing, homelessness and other CDBG-related projects.

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

1	<b>Agency/Group/Organization</b>	COUNTY OF SAN DIEGO
	<b>Agency/Group/Organization Type</b>	Housing Agency - Emergency Management Other government - County Fire Department
	<b>What section of the Plan was addressed by Consultation?</b>	Hazard Mitigation
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The County of San Diego Emergency Services Department, in conjunction with the City of Escondido Fire Department, developed a countywide disaster plan. The plan includes the top potential hazards in each area of the county. The City consults this plan when determining how to allocate capital funds, including ensuring that impacts to lower income households are lessened.
2	<b>Agency/Group/Organization</b>	Escondido School District
	<b>Agency/Group/Organization Type</b>	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Broadband Services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	At the beginning of the pandemic, government, grant, and private funding was made available to the school districts in Escondido to ensure that broadband was widely available to Escondido students participating in remote learning. Additional participation by the City was not needed as broadband provision was a focus of efforts. Continued focus, possibly including the City, will be on increasing broadband availability in the city in the upcoming years, based on information that was gained during the pandemic.



As part of the development process for the Annual Action Plan and Consolidated 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 groups were excluded during the process.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	RTFH	The City is funding temporary emergency shelter and releasing an RFP to build permanent housing at 30% AMI using CDBG and HOME dollars.

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

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

**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	Newspaper Ad	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	A notice was published in the Escondido Times-Advocate newspaper announcing the March 22, 2023 Public Hearing.	None received	None	
2	Public Meeting	Non-targeted/broad community	The City Council voted to continue the Public Hearing until April 19, 2023.	None received	None	
3	Newspaper Ad	Persons with disabilities  Non-targeted/broad community	A newspaper notice was posted on March 19, 2023 in the Union Tribune to advertise the Public Hearing on April 19, 2023.	No comments were received.	Not applicable.	

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)
4	Public Hearing	Persons with disabilities Non-targeted/broad community	A Public Hearing on April 19, 2023 to review and affirm priorities for CDBG and HOME was continued until May 24, 2023.	No comments were received.	Not applicable.	
5	Newspaper Ad	Persons with disabilities Non-targeted/broad community	A notice was published in the Union Tribune newspaper announcing the May 24, 2023 Public Hearing.		Not applicable	
6	Public Hearing	Persons with disabilities Non-targeted/broad community	A Public Hearing on May 24, 2023 review and affirm priorities for CDBG and HOME was continued until May 24, 2023.	Funding for childcare, basic needs services, mental health services, and homelessness were requested.	Not applicable.	

**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 entitlement jurisdiction. The funding is determined by a formula calculated by HUD based on population, people in poverty, overcrowded units, population growth lag since 1960, and pre-1940 housing units from the American Community Survey (“ACS”). The City’s allocation can fluctuate year-to-year causing funding to increase or decrease in various programs.

On February 27, 2023, HUD announced the City will receive \$1,446,858 in CDBG funds, \$712,111 in HOME funds, and \$0 in ESG funds for FY 2023-24. The City has received to-date \$91,079 in HOME Program Income from loan repayments from various HOME projects. The total amount of anticipated federal funds for FY 2023-24 is \$2,250,048.

The City of Escondido was not awarded ESG funding in FY 2022-23 or FY 2023-24 and it is uncertain if the City will be receiving funding in future years. The City 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 reassigned 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	\$1,446,858	0	Put CDBG funds in FY 2022 1,548,067	\$2,994,925	2,893,716	.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	712,111	91,079	706,529	1,509,719\$	712,111	Funding based on anticipated HUD allocation.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	0	0	0	0	0	The City was not awarded ESG funds in FY 2022-23 or FY 2023-24.

**Table 5 - Expected Resources – Priority Table**

The City will be evaluating its publicly-owned land and property for future affordable housing development opportunities.

## 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 Homelessness prevention	HOME: \$585,876	Rental units constructed: No units were constructed
2	Affordable ownership opportunities	2020	2024	Affordable Housing	City of Escondido	Conservation/expansion afford homeowner opport	HOME: \$50,000	Direct Financial Assistance to Homebuyers: 1 Households Assisted
3	Support homeless shelter and other services	2020	2024	Homeless	City of Escondido	Homelessness services Emergency Shelter Essential services to shelter residents Engagement of homeless individuals and families	CDBG: \$283,956	Homeless Person Overnight Shelter: 320 Persons Assisted  Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 people served. Goal not yet accomplished.

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Prov access to food, water, shelter and sanitation	2020	2024	Homeless	City of Escondido	Basic needs	CDBG: \$157,610	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 2500 Households Assisted Public service activities for Low/Moderate Income Housing Benefit: 963 Households Assisted
5	Access to recreation, education and healthcare (including mental health)	2020	2024	Non-Housing Community Development	City of Escondido	Health and human development	CDBG: \$446,543	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 700 Households Assisted Public service activities for Low/Moderate Income Housing Benefit: 240 Households Assisted
6	Improve the livability of neighborhoods	2020	2024	Non-Housing Community Development	City of Escondido	Neighborhood Revitalization	CDBG: \$1,089,595	Public service activities for Low/Moderate Income Housing Benefit: 150 Households Assisted Housing Code Enforcement/Foreclosed Property Care: 100 Household Housing Unit Other: 100 Other



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Increase public safety	2022	2024	Non-Housing Community Development		Public Safety	CDBG: \$526,317	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 81440 Persons Assisted
8	Temporarily house homeless residents	2020	2024	Homeless	City of Escondido	Emergency Shelter	ESG: \$0	No goals were accomplished under this activity, because the City of Escondido was not awarded funding in 2022-23.
9	Keep HH at risk from becoming homeless	2020	2024	Non-Homeless Special Needs	City of Escondido	Homelessness prevention	ESG: \$0	No goals were accomplished under this activity, because the City of Escondido was not awarded funding in 2022-23.
10	Basic needs and case mgt to residents in shelter	2020	2024	Homeless	City of Escondido	Essential services to shelter residents	ESG: \$0	No goals were accomplished under this activity, because the City of Escondido was not awarded funding in 2022-23.
11	Engage/assess homeless indiv/families on street	2020	2024	Homeless	City of Escondido	Engagement of homeless individuals and families	ESG: \$0	No goals were accomplished under this activity, because the City of Escondido was not awarded funding in 2022-23.

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Provide perm hsg to homeless households	2020	2024	Homeless	City of Escondido	Basic needs	ESG: \$0	No goals were accomplished under this activity, because the City of Escondido was not awarded funding in 2022-23.

Table 6 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Create and preserve affordable rental housing
	<b>Goal Description</b>	Assist in the production of new, affordable rental housing through construction and acquisition/rehabilitation of existing rental units. Units would be extremely-low households.
2	<b>Goal Name</b>	Affordable ownership opportunities
	<b>Goal Description</b>	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	<b>Goal Name</b>	Support homeless shelter and other services
	<b>Goal Description</b>	Provide shelter beds for individuals and households experiencing homelessness.
4	<b>Goal Name</b>	Prov access to food, water, shelter and sanitation
	<b>Goal Description</b>	Support basic needs, such as food, water, shelter, sanitation for homeless and low- and moderate-income persons.

5	<b>Goal Name</b>	Access to recreation, education, and healthcare (including mental health)
	<b>Goal Description</b>	Support educational, recreational and mental health for all members of the community, including youth, families and seniors.
6	<b>Goal Name</b>	Improve the livability of neighborhoods
	<b>Goal Description</b>	Work with neighborhood leaders to build community, reduce slum and blight and beautify low- and moderate-income neighborhoods.
7	<b>Goal Name</b>	Keep HH at risk from becoming homeless
	<b>Goal Description</b>	This need is being addressed by the City's ESG-CV dollars.
8	<b>Goal Name</b>	Temporarily house homeless residents
	<b>Goal Description</b>	This need is being addressed using the City's ESG-CV dollars.
9	<b>Goal Name</b>	Basic needs and case mgt to residents in shelter
	<b>Goal Description</b>	This need is being addressed using the City's ESG-CV dollars.
10	<b>Goal Name</b>	Engage/assess homeless individuals/families on street
	<b>Goal Description</b>	The City has allocated an additional \$213,956 for the purchase/conversion of a homeless navigation/day center. This program will engage, assess and connect individuals and households living on the streets with temporary and permanent housing resources. The City will continue to engage and serve this population through the use of its ESG-CV dollars.
11	<b>Goal Name</b>	Provide perm hsg to homeless households
	<b>Goal Description</b>	This need is being addressed by the City's ESG-CV dollars.

<b>12</b>	<b>Goal Name</b>	Increase public safety
	<b>Goal Description</b>	Provide the 25% deposit for two Monarch Type I Fire Engines through Sutphen Inc.

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# Projects

## AP-35 Projects – 91.220(d)

The City of Escondido Housing and Neighborhood Services Division will serve as the lead agency in the administration of all CDBG and HOME 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	Public Services
3	Fair Housing
4	Capital Improvements
5	Neighborhood Revitalization
6	HOME Administration
7	Housing Development

**Table 7 - Project Information**

The City of Escondido is preparing to enter its fourth year of its five-year Consolidated Plan. Goals and objectives were identified that have not been accomplished in the Plan. City staff sought direction on funding priorities for FY 2023-24 from the Homelessness Subcommittee and the City Council who voted to prioritize homelessness in the upcoming CDBG Program Year. As a result, additional points were given to interested subrecipients who submitted applications targeting this priority need. The City continues to re-evaluate its First Time Homebuyer Program. Due to rise in interest rates and high inflation, calls and interest for the program has decreased over the past year. City staff did process one application in April 2023; however, they are still exploring creative solutions like buying down interest rates and partnering with nonprofit agencies to facilitate homeownership. More research needs to be done in this space to make this program more impactful for low- and moderate-households.

# AP-38 Project Summary

## Project Summary Information

<b>1</b>	<b>Project Name</b>	CDBG Admin
	<b>Target Area</b>	Neighborhood Groups CDBG Eligible Areas City of Escondido
	<b>Goals Supported</b>	Support homeless shelter and other services Prov access to food, water, shelter and sanitation Access to rec, ed and healthcare (including mental health) Improve the livability of neighborhoods Keep HH at risk from becoming homeless Temporarily house homeless residents Basic needs and case mgt to residents in shelter Engage/assess homeless individual/families on street Provide permanent housing to homeless households
	<b>Needs Addressed</b>	Creation/preservation of affordable rental housing Homelessness services Basic needs Health and human development Neighborhood Revitalization Homelessness Prevention Emergency Shelter Essential services to shelter residents Engagement of homeless individuals and families Rapid rehousing for homeless individuals/families
	<b>Funding</b>	CDBG: \$289,371
	<b>Description</b>	General administration of the CDBG program. Includes staff costs for compliance, reporting, financial management and program monitoring.
	<b>Target Date</b>	6/30/2024

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Staff time, administration, compliance, reporting, financial management and monitoring.
2	<b>Project Name</b>	Public Services
	<b>Target Area</b>	City of Escondido
	<b>Goals Supported</b>	Support homeless shelter and other services Provide access to food, water, shelter and sanitation Access to recreation, education, and healthcare (including mental health). Temporarily house homeless residents Basic needs and case mgt to residents in shelter
	<b>Needs Addressed</b>	Homelessness services Basic needs Health and human development Emergency Shelter Essential services to shelter residents
	<b>Funding</b>	CDBG: \$138,500
	<b>Description</b>	Public services benefitting low-mod community members, provided by the City or local non-profit agencies and organizations.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 430 low- and moderate-income, disabled, housing-insecure, and various other vulnerable Escondido residents will benefit from the CDBG-funded public service activities.
	<b>Location Description</b>	Citywide

	<b>Planned Activities</b>	<ul style="list-style-type: none"> <li>• Senior Cares (\$16,000) Improves the quality of life for income seniors living in Escondido by improving accessibility to referral services, decreasing isolation, and assisting them to age in place with confidence and vitality.</li> <li>• Mama’s Kitchen Home Delivered Meal Service (\$7,500) Provides medically tailored meals to low- and moderate-income Escondido residents facing critical illness such as cancer, type 2 diabetes, congestive heart failure, and chronic kidney disease.</li> <li>• Center for Community Solutions Domestic Violence Shelter (\$25,000) Provides emergency domestic violence shelter at Hidden Valley House to prevent homelessness, provide shelter, meet basic needs, and connect domestic violence victims to mental health services.</li> <li>• The Alabaster Jar Project (\$50,000) provides housing and counseling to victims of human trafficking to aid in recovery and prevent homelessness for this vulnerable population.</li> <li>• San Marcos Promise (\$30,000) Provides personal development services to LMI high students to assist with preparing the student for college and adult life.</li> </ul>
3	<b>Project Name</b>	Fair Housing
	<b>Target Area</b>	City of Escondido
	<b>Goals Supported</b>	Keep HH at risk from becoming homeless
	<b>Needs Addressed</b>	Creation/preservation of affordable rental housing Homelessness prevention

	<b>Funding</b>	CDBG: \$35,000
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2024



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	200 Escondido residents
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Contract with provider for fair housing services, including landlord/tenant mediation, community trainings and testing.
4	<b>Project Name</b>	Capital Improvements
	<b>Target Area</b>	Old Escondido Neighborhood
	<b>Goals Supported</b>	Improve the livability of neighborhoods
	<b>Needs Addressed</b>	Improved pedestrian safety and crime prevention due to addition of pedestrian-scaled lighting
	<b>Funding</b>	CDBG: \$425,000
	<b>Description</b>	Public facilities improvements.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	All families in the Old Escondido Community, which is an LMI community.
	<b>Location Description</b>	Citywide

	<b>Planned Activities</b>	<ul style="list-style-type: none"> <li>• Pedestrian-scaled lighting (\$425,000) in Old Escondido Neighborhood (LMI)</li> </ul>
5	<b>Project Name</b>	Neighborhood Revitalization
	<b>Target Area</b>	City of Escondido
	<b>Goals Supported</b>	Improve the livability of neighborhoods
	<b>Needs Addressed</b>	Livability and public safety
	<b>Funding</b>	CDBG: \$249,250
	<b>Description</b>	Improve the livability of neighborhoods through education, outreach, and the beautification/enhancement of neighborhoods.

<b>Target Date</b>	6/30/2024
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Neighborhood revitalization activities focused in CDBG-eligible areas of the city will provide improved livability of residents in Neighborhood Groups and overall city beautification.
<b>Location Description</b>	CDBG-eligible communities

	<b>Planned Activities</b>	<ul style="list-style-type: none"> <li>• Code compliance (\$107,723) to prevent slum/blight in LMI communities</li> <li>• Graffiti Eradications (\$107,723) to prevent slum/blight in LMI communities</li> <li>• Neighborhood clean ups (\$33,804) in LMI communities within Escondido</li> </ul>
6	<b>Project Name</b>	HOME Administration
	<b>Target Area</b>	City of Escondido
	<b>Goals Supported</b>	Create and preserve affordable rental housing Affordable ownership opportunities
	<b>Needs Addressed</b>	Creation/preservation of affordable rental housing Conservation/expansion afford homeowner opportunities
	<b>Funding</b>	HOME: \$75,594
	<b>Description</b>	HOME administration costs.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Administrative support of HOME program funds.
7	<b>Project Name</b>	Housing Development
	<b>Target Area</b>	City of Escondido

<b>Goals Supported</b>	Affordable ownership opportunities
<b>Needs Addressed</b>	Conservation/expansion afford homeowner opportunities

<b>Funding</b>	HOME: \$1,000,000
<b>Description</b>	Constructed 10 homes for LMI households
<b>Target Date</b>	6/30/2022
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 LMI households
<b>Location Description</b>	Citywide
<b>Planned Activities</b>	Fund the construction of 10 homes by Habitat for Humanity

## **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.

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

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Neighborhood Groups	0
CDBG Eligible Areas	19
City of Escondido	81

**Table 8 - Geographic Distribution**

CDBG funds are prioritized by funding public services that are limited to low- and moderate-income individuals and families and capital improvement projects. Additional capital improvement and neighborhood revitalization efforts are funded with CDBG dollars are prioritized in low- and moderate-income areas where infrastructure tends to need repair.

# Affordable Housing

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

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

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	320
Non-Homeless	500
Special-Needs	0
Total	820

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

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	40
Rehab of Existing Units	0
Acquisition of Existing Units	2
Total	42

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

The City of Escondido staff was awarded a \$736,066 grant in 2023 from the County of San Diego to provide capital funds to open a low-barrier emergency shelter with a local nonprofit. The program will serve 10-16 families at one time with wraparound services, family therapy, and transportation with emphasis on income and housing placement. The goal is to serve 50 families annually with 33 families exiting into permanent housing and 28 families within increased household income.

The City of Escondido is in the final stages of development of Valley Senior Village which is a 50-unit affordable housing complex ranging from 30% to 60% Area Median Income for seniors. The project will be complete in July 2023 and leased in the fall 2023. The program will have 25 units of permanent supportive housing individuals who are experiencing homelessness. The City allocated \$4 million dollars from Successor Housing Agency funds and helped the developer apply for low-income tax credits and grants using various downtown specific plans.

Housing and Neighborhood Services staff is working the Planning Division on density bonus requirements and affordable housing agreements.

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

There are no public housing units located in the City of Escondido, and the City is not a considered a Public Housing Authority. The County of San Diego is the Housing Authority that administers the rental assistance program, Housing Choice Voucher Program which is also commonly referred to as Section 8, for Escondido residents.

The City of Escondido has 3,850 people on the County's waiting list for the Housing Choice Voucher Program which is a 21% increase from 2022. Close to half of applicants are families, , 20% are single, 20% report having a disabling condition and 10% are elderly. The County currently serves 875 households in the city with a voucher in 2023 which is a 11% decrease from 981 households More research needs to be conducted to explain why the decrease in vouchers. When looking at the program recipients' demographic information, 679 households are considered disabled/elderly, 153 households are considered a small family (less than four people) and 43 households are a large family (which is 5 people+). Eighty-five percent of all voucher holders are extremely low-income (0-30% AMI).

The City of Escondido's public housing needs are addressed by the Housing Authority. The City supports the County in their efforts to address the needs of low-income households in Escondido. City staff educates community members of the program and helps them apply for benefits by directing them to the County's webpage. Two Housing & Neighborhood Staff attended a Housing Quality Standards (HCV) training and have become certified. Having this knowledge of the program and housing requirements will better support the residents of Escondido.

Although the City of Escondido is not a Public Housing Authority, the County represents residents of Escondido. The County has established a public housing resident advisory board for county public housing developments and the Housing Choice Voucher Program participants. The City would engage in candid conversations with the PHA and explore various strategies to support the program.

Housing subsidies and ongoing rental assistance programs like Housing Choice Vouchers are very important to provide housing stability and wellness for extremely low and low-income households. The need is high and waitlists are long, and as a result, many applicants are unable to access this important resource. The City of Escondido currently offers shallow subsidy program to twenty seniors who are severely rent burdened who are living in mobile home and apartments. Part of the condition of the program is to be on the Section 8 waitlist. The City will be expanding that program to 30 residents in fiscal year 2023 to help more vulnerable community members and align with its Housing Element goals. The subsidy currently ranges from \$75 - \$125 per month and is funded through Successor Housing Agency funds.

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

Addressing homelessness is one the City's top priorities. According to the 2023 Point-in-Time Count, the City had 488 unduplicated individuals experiencing homelessness (sheltered/unsheltered) in the City of Escondido. The City saw a 67% increase in the unsheltered population compared to 182 unduplicated individuals counted in the previous year. The City Council voted in March 2023 to create a Homelessness Ad Hoc Subcommittee. The Subcommittee has met numerous times in April, May and June 2023 to discuss this important topic.

- 1) The City received \$2.26M in HOME-ARP funds to support homeless services. The City Council conditionally approved the plan to fund supportive services and housing solutions.
- 2) The City Council voted on March 8, 2023 (I think this was the date) to create a Homelessness Ad Hoc Subcommittee. The Subcommittee has met numerous times in April and May 2023 to discuss this important topic.
- 3) The City of Escondido continues to facilitate the North County Homeless Group that brings together all eight North County cities on a monthly basis to discuss homelessness with representation from the Regional Task Force on Homelessness and the County of San Diego.

The City continues to expend funds related to its ESG-CV contracts which are set to end in September 30, 2023.

The Escondido Police Department's Community Oriented Policing and Problem-Solving Unit (COPPS) contracts with a licensed mental health clinician to provide outreach and intensive care coordination with unhoused individuals living on the streets in Escondido. The COPPS Unit and Public Works Team conducts outreach and encampment cleanups with other nonprofit service providers and CalTrans multiple times a week.

The City anticipates awarding the Alabaster Jar Project \$50,000 to fund their transitional housing program for survivors of human trafficking in Escondido with mental health, substance use, and educational programming and Center for Community Solutions \$35,000 to support its local 49-bed emergency shelter in Escondido for domestic shelter survivors. Data shows a high correlation that between domestic violence and homelessness.

The City will be participating in a byname list pilot program with the County of San Diego. Having an identified list will be able to understand the scope of the problem, right-size resources and design more meaningful programs.

The City is preparing to award a \$1.6M grant in homelessness prevention and utility assistance in August 2023 to a subrecipient to help households in Escondido who are behind on their

payment of rent, mortgage or utilities and are at-risk of homelessness using CDBG-CV funds.

In addition, the City will contract with Legal Aid Society of San Diego using CDBG funds on homelessness prevention and fair housing complaints.

The City facilitates a quarterly service provider meeting with program managers and providers from various health care facilities, mental health facilities and youth services to discuss gaps and opportunities in housing, health, social services, employment, education and youth needs. The City has funded various homelessness prevention through the use of ESG, ESG-CV and CDBG-CV dollars. Since the City is not a recipient of ESG funds for FY 2023-2024, we will be looking creatively to other funding streams to fill this gap.



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

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 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 also is in the process of finalizing its East Valley Specific Plan which will help to comprehensively assess and address housing development at all levels in Escondido by increasing a housing trust fund for the area and increasing density bonuses.

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

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

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.

The City hopes to meet the goal of increasing new/rehabilitated affordable rental units and assisting with homeownership. One barrier in implementing this goal is low participation in the first-time homebuyer program. As referenced earlier, the City continues to evaluate the program to determine the barriers to participation.

The City is currently in the process of certifying its Housing Element and 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.

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.

HUD requires all CDBG and HOME funded activities to comply 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.

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.

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 Homelessness (“CoC”), to coordinate provision of improvements, housing and services to the City’s residents, while administering the CDBG and HOME programs.

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 Homelessness (“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.

# Program Specific Requirements

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

### Community Development Block Grant Program (CDBG)

#### Reference 24 CFR 91.220(I)(1)

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

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

### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

### HOME Investment Partnership Program (HOME)

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

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

None.

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

The City 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.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).
6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).
7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

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

1. Include written standards for providing ESG assistance (may include as attachment)
2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.
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).
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.
5. Describe performance standards for evaluating ESG.