



Second Amendment: The City of Escondido is requesting to make a substantial amendment to the 2020-2024 Consolidated Plan and add a new strategic goal of public safety. The City needs to replace two fire trucks that have expired and would like to use unallocated CDBG funds from program years 2020, 2021 and 2022 to pay for the 25% of the deposit not to exceed \$700,000 to acquire the new fire trucks. The City will use the CDBG National Objective of Low Moderate Benefit Area under the eligible activity of public facilities for fire stations and equipment. The City will place the two fire trucks in services with high call volumes and that have more than 51% of the City's low to moderate income residents. Any changes to this document have been done using track changes. City staff have edited the following pages: 3, 8, 14, 107, 108, 109, 110, 111, 119, 121, 122, 123, 124, 125 and 127 include new information, fix typos and update contact information.

First Amendment: The City of Escondido is requesting a substantial amendment to eliminate and de-allocate funds for the playground equipment replacement project funded in the 2020 Annual Action Plan. This amendment reflects changes in the FY2020 CDBG and HOME allocations. Additionally, it creates new CDBG activities, reallocating previous year funds to new projects, such as the Old Escondido Lighting Project (\$400,000).

Executive Summary

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

1. Introduction

The Consolidated Plan is a federally required document, which incorporates the application of planning processes for four formula-based federal housing and community development programs. As an entitlement jurisdiction/participating jurisdiction, the City of Escondido directly receives and distributes Community Development Block Grant (CDBG), Home Investment Partnership Program (HOME), and Emergency Solutions Grant (ESG) funds. The City does not receive HOPWA (Housing Opportunities for Persons with Aids) funds. The goals outlined in this Consolidated Plan developed out of a collaborative process to identify priority needs of the community and detail the activities to be undertaken by the City using these funds during the 2020-2024 period.

The Consolidated Plan includes extensive public outreach and consultation, and is comprised of the following components:

- A Needs Assessment of the affordable housing, community development and homeless needs of the community.
- A Market Analysis, analyzing the existing housing market, public housing needs, inventory of homeless needs, and characteristics of the jurisdiction's economy.
- A Strategic Plan describing the strategies to be undertaken to serve the priority needs during the upcoming five-year period.
- An Action Plan, which is a concise summary of what will take place during the program year to address the priority needs.

The statutes for the HUD consolidated planning formula grant programs set forth three basic goals to benefit low- and moderate-income persons:

- Provide a suitable living environment
- Provide decent housing
- Expand economic opportunities

All CDBG-funded activities must meet one of the following national HUD objectives:

- Benefits low- and moderate-income persons
- Benefits an area of low- and moderate-income residents
- Housing that benefits low- and moderate-income households
- Low- or moderate-income job creation or retention

The types of projects eligible in the HOME program are:

- Rental housing development
- Homebuyer activities
- § New construction or acquisition/rehabilitation of for-sale housing
- § Home buying assistance
- Homebuyer rehabilitation
- Tenant based rental assistance

Projects that are eligible in the ESG program are:

- Assisting individuals and families who are currently homeless to become housed
- Providing prevention assistance to individuals and families who would otherwise become homeless
- Providing assistance to rapidly re-house persons who are homeless, and those who are at-risk of becoming homeless

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

As summarized in the Needs Assessment and Market Analysis of this plan, the City has extensive housing and community development needs. This Consolidated Plan for FY 2020-2024 establishes the goals and objectives of the City's CDBG, HOME and ESG programs. The goals and objectives will form the basis for allocating federal investments within the jurisdiction during the next five-year period, and are the result of various community outreach efforts and consultation meetings developed during the Citizen Participation process. CDBG, HOME and ESG funds are not adequate to address all of the needs identified during the Consolidated Plan process, and will be leveraged with other funding when possible.

The use of HOME, CDBG and ESG funds will focus on some of the most critical areas identified in Escondido, based on the following established priority needs:

- Basic Needs
- Homelessness Services
- Health and Human Development
- Neighborhood Revitalization
- Economic Development
- [Public Safety](#)
- Creation and Preservation of Affordable Rental Housing
- Conservation and Expansion of Affordable Homeownership Opportunities
- Homelessness Prevention

- Emergency Shelters
- Essential Services to Shelter Residents
- Engagement of Homeless Individuals and Families
- Rapid Rehousing for homeless individuals and families

3. Evaluation of past performance

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:

Housing:

During the first four years of the 2015-2019 consolidated planning period, the City assisted developers. Eleven new affordable ownership units were bought and sold to low income homeowners. In addition, 64 affordable rental units were rehabilitated (47 units were converted to affordable housing, construction on 15 units preserved 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.

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

The citizen participation process and consultation process undertaken by the City to solicit input in the development of the Five-Year Consolidated Plan for 2020-2024, and the accompanying Action Plan for FY 2020-2021, consisted of the following:

Community and stakeholder meetings: Several community meetings were held on various days of the week and times of the day to accommodate as many members of the public as possible. During meetings the Consolidated Plan process was described, and feedback and input from various members of the public was solicited. The City hosted four Consolidated Plan meetings and participated in four other community meetings. The meetings included:

- Neighborhood Leadership Forum, October 24, 2019, Escondido City Hall, 6:30 PM
- CAFÉ Meeting, January 17, 2020, Live Well Center, 8:00 AM
- Neighborhood Leadership Forum, January 23, 2020, Escondido City Hall, 6:30 PM
- Stakeholder one-on-one, January 29, 2020, Mental Health Systems
- Outreach Meeting, February 3, 2020, Windsor Garden Senior Apartment, 6:00 PM
- Escondido Sunrise Rotary, February 13, 2020, Cocina del Charro, 7:00 AM
- Outreach Meeting, February 13, 2020, Park Avenue Community Center, 10:00 AM
- Outreach Meeting, February 13, 2020, East Valley Community Center, 6:00 PM
- Outreach Meeting, February 22, 2020, Washington Park Recreation Building, 10:00 AM

Community Needs Survey: A Community Needs survey was developed to assess the housing and community development needs in the City. The survey was available in English and in Spanish, and was distributed to residents, business owners, nonprofit representatives, housing organizations, health/mental health providers, and other interested community members. The survey was available online, and via hard copy at City Hall, the Escondido Library, and the County Live Well Center. It was also distributed at affordable and senior housing complexes and at various community meetings. Seventy-

four surveys were returned and analyzed to determine the community's top community development, housing and homeless needs.

Public Hearings: A public hearing was held before the City Council on March 25, 2020, to accept input on the Consolidated Plan and discuss and establish priorities for spending HOME, CDBG and ESG funds during 2020-2024. The allocation process for distributing funds for FY 2020-2021 was also discussed and approved. The City Council recommended that seniors and veterans be specifically targeted in housing and community development assistance.

A second (virtual) public hearing was held on May 20, 2020, to review and adopt the Final Consolidated Plan and Action Plan. Public notices for each hearing were published at least 15 days prior to the date of the hearing in the Times Advocate, as well as posted at City Hall.

The Consolidated Plan was available for public review and comments for 30 days at Escondido City Hall and on the City's website, from July 24, 2020 to August 24, 2020. No public comments were received during this time.

A (virtual) public hearing was held on November 18, 2020, to review and adopt an Amended FY 2020-2021 Action Plan. Public notices for the hearing was published at least 30 days prior to the date of the hearing in the Times Advocate, as well as posted at City Hall.

The Amended Action Plan was available for public review and comments for 30 days at Escondido City Hall and on the City's website, from October 19, 2020 to November 18, 2020. No public comments were received during this time.

5. Summary of public comments

During all of the public outreach, there was a general consensus of what the community's needs are and what should be prioritized. In the various categories the following needs were given as desired priorities:

Community Needs: When need categories as a whole were reviewed, homelessness services was the most commonly listed need. Closely followed in order were public infrastructure, community facilities, housing supply and services, community services, and neighborhood services. Special needs services was the lowest priority, specified by only a 33% of respondents.

Homelessness services: Out of all homelessness services discussed, three were the highest priorities - homeless prevention and diversion, mental and behavioral health and emergency shelters. Permanent supportive housing, substance abuse programs, transitional housing and short-term rental assistance were grouped together with between 35% and 43% choosing them as priorities. Rapid rehousing programs, storage facilities/lockers, navigation/day centers, case management and landlord engagement programs were the least common priorities among homelessness services.

Public Infrastructure: By far, the most common public infrastructure needs were street lighting and street/alley improvements. These were closely followed by sidewalk improvements. Flood drainage improvements and accessibility improvements were the least common priorities, listed by approximately 20% of respondents.

Community Facilities: Parks and healthcare facilities were listed as the most important priorities in this category, followed closely by community centers and recreation facilities. Senior centers, nonprofit facilities, and youth centers were prioritized by 33%-38% of respondents. Libraries and childcare centers were the lowest community facility priorities.

Housing supply and services: A wide range of topics/programs/services are included in this category. The four highest priorities were new affordable rental housing, new affordable ownership housing, rehabilitation of affordable rental housing, and first-time homebuyer assistance. Next, as a priority to between 43% and 49% of respondents, were housing for seniors, owner occupied housing rehabilitation, housing for disabled, and housing down payment assistance. Fair housing services, ADA improvements, rental subsidy programs and energy efficiency improvements were prioritized by 31% - 37% of respondents. The lowest priorities with less than 20% of respondents were housing for large families and lead based paint programs.

Community services: There were several categories of community service needs, with the amount of responses spread out. The highest priority was anti-crime programs with 58% of responses. This was followed by health services (46%); senior services/activities (45%); recreational and cultural services (43%); transportation services (42%); youth activities/services (40%); mental health services (39%); and job readiness programs (39%). College readiness programs, childcare services and legal services received the lowest response rates.

Neighborhood services: Abandoned lot and building cleanup, and trash and debris removal were the most commonly prioritized neighborhood services programs. They were followed closely by graffiti removal, tree planting and urban greening, and code enforcement. The lowest priority was historic preservation.

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

All comments received during the public outreach and comment period were accepted. All input is included in the plan.

7. Summary

Attachment "3"
Demo

The City made every effort to outreach to as many individuals as possible in the community who would benefit from the CDBG, HOME and ESG programs. The priority needs in all community needs categories are evaluated and included in this Consolidated Plan.

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The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities 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		Housing and Neighborhood Services Division
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

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 [Holly Nelson](#) ~~Karen Youel~~, Housing and Neighborhood Services Manager, at (760) 839-4518 or hnelson@escondido.org ~~KYouel@escondido.org~~. City of Escondido CDBG, HOME and ESG programs are administered at Escondido City Hall, located at 201 North Broadway, Escondido, CA 92025.

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

As part of the Consolidated 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.

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

The City of Escondido has long been committed to fostering relationships with local community groups. Several nonprofit organizations in the community have been working with the City to manage 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 Consolidated Plan development. 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 and evaluate outcomes, and develop funding, policies and procedures for the 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 jurisdictions consultations with housing, social service agencies and other entities

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Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	City of Escondido
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homeless Needs - Chronically homeless
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Escondido included as many individuals, groups and agencies as possible in the public participation process for the Consolidated Plan. The Community Needs survey was distributed to a list of affordable housing providers and to all property managers of affordable housing developments. It was also available online and distributed at each community meeting during the time period. City staff met with the CAFE group and presented information on the Consolidated Plan, including seeking input on programs and projects. CAFE is a weekly meeting of an organized group of representatives led by COMPACT. COMPACT organizes programs and services in the Escondido community designed to contribute to, and advocate for, healthy, educated and empowered individuals. CAFE gathers representatives from the business community, government, and education, medical, social service and other community agencies to share information. City staff also presented the Consolidated Plan information and process to one of the Rotary groups in Escondido, where we reached a variety of community and business leaders.

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

As part of the Consolidated Plan development process, 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

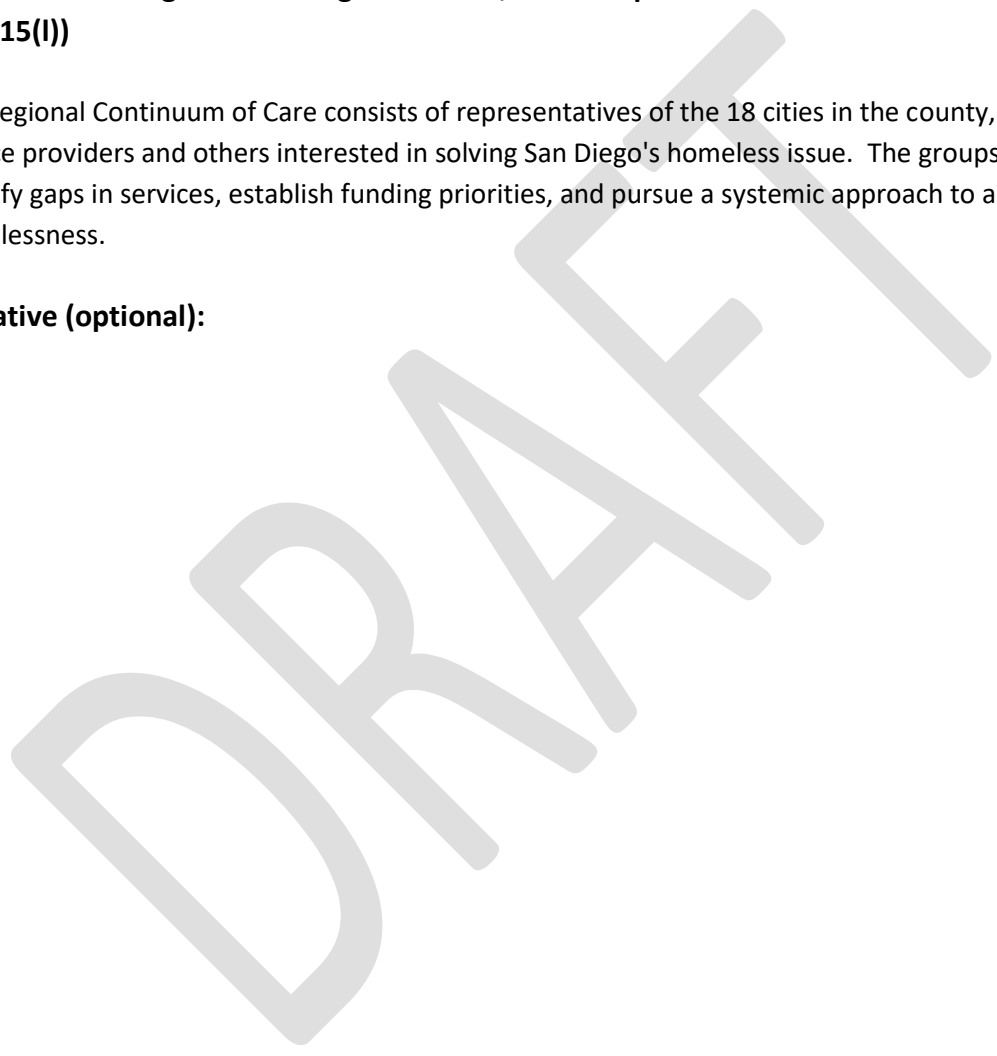
Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The Regional Continuum of Care consists of representatives of the 18 cities in the county, nonprofit service providers and others interested in solving San Diego's homeless issue. The groups meets to identify gaps in services, establish funding priorities, and pursue a systemic approach to addressing homelessness.

Narrative (optional):



PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

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

In order to develop the Consolidated Plan, the City conducted an extensive public outreach and participation process, which involved the following components:

- Community meetings
- Community Needs Survey
- Public Hearings
- Public Review of Draft Documents

Community meetings were held in different areas of the City, on different days of the week and at different times of the day, in order to reach as many different individuals and groups as possible, including low- and moderate-income persons, minorities, non-English speaking persons, and local and regional institutions. Notices and surveys also were available to property managers and residents at affordable housing projects.

A Community Needs survey was developed with basic questions soliciting input about an individual's perceived needs in the City related to community development, housing and homelessness.

A draft version of this Consolidated Plan was made available prior to the second public hearing, on the City's website and, due to social distancing requirements of the COVID-19 pandemic, available in a hard copy format to the public on an individual basis.

The draft Consolidated Plan was available for public comment for 30 days, from July 24 through August 24, 2020. The document was on the City's website and in a hard copy format at City Hall. City Hall was open to the public during this period.

All outreach material was in Spanish as well as English, and translation was available at meetings and when contacted at City Hall.

Escondido City Council meetings are held at 6:00 p.m. at Escondido City Hall, to reach as many members of the public as possible. During the COVID-19 pandemic, the City has conducted public meeting via video conference compliance with the Governor's Executive Orders. Notices are published in a local newspaper, are available on the City's website and are posted in a visible location at City Hall.

Results of each of these outreach activities were utilized in developing the priority needs of the Consolidated Plan. [An additional priority need of public safety was identified by City leadership in 2023 and is reflected in this amended Consolidated Plan.](#)

The City of Escondido took advantage of COVID-19 waivers granted by HUD, including those related to limiting public gatherings and allowing reasonable notice and opportunity on a Citizen Participation Plan.

The amended Citizen Participation Plan was posted to the City website

(at <https://www.escondido.org/housing-division.aspx> and <https://www.escondido.org/neighborhood-services.aspx> on May 13, 2020) along with contact information for Karen Youel to facilitate public comment.

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	Community Meeting 1-17-20 CAFE	Minorities Non-English Speaking - Specify other language: spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Primary audience service providers	Need for more vouchers and affordable housing; convert open lots to recreation/amenities more senior facilities, park amenities, youth programming; transportation vouchers.	All comments were accepted	

Attachment "3"
Demo

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)
2	Community Meeting 1-17-20 CAFE	Minorities Non-English Speaking - Specify other language: spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Primary audience - general	Need more community gardens, dog parks, safe transportation corridors; affordable ownership, youth opportunities, street improvements, neighborhood cleanups, homelessness	All comments were accepted	

Attachment "3"
Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Community Meeting 1-17-20 CAFE	<p>Minorities</p> <p>Non-English Speaking - Specify other language: spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	Primary audience-older adults, affordable housing residents	More rental assistance, crime prevention, safety, bus stop lighting, senior affordable housing. Address homeless, overnight parking for homeless. Improve road conditions for disabled, walkers.	All comments were accepted	

Attachment "3"
Demo

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	Community Meeting 1-17-20 CAFE	Minorities Non-English Speaking - Specify other language: spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Primary audience- business leaders/owners	Alley improvements; mental health/substance abuse programs; homeless cleanup and crimes, homeless prevention, homeless students; encourage ADUs	All comments were accepted	

Attachment "3"
Demo

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)
5	Community Meeting 1-17-20 CAFE	<p>Minorities</p> <p>Non-English Speaking - Specify other language: spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	Primary audience-older adults	<p>More dog parks, neighborhood beautification, neighborhood crime prevention improvements, street lights; homeless help; funds for rehabs of mobilehomes, energy efficiency</p>	All comments were accepted	

Attachment "3"
Demo

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)
6	Community Meeting 1-17-20 CAFE	Minorities Non-English Speaking - Specify other language: spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Local residents	Housing for homeless, dorm-like cottages	All comments were accepted	
7	Community Meeting 1-17-20 CAFE	Persons with disabilities	Mental Health Systems	Specific issues related to MHS clients, housing, special needs services.	All comments were accepted	

Attachment "3"
Demo

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)
8	Internet Outreach	Affordable housing developers, stakeholders	Developers, owners, operators of affordable housing, including property management	Maintenance of roadways, join funding opportunities for larger RFPs for development	All comments were accepted	
9	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Targeted Citywide responses	No specific comments received	All comments were accepted	
10	Community Meeting 1-17-20 CAFE	Non-targeted/broad community	City officials, general members of the public	Include seniors, veterans	All comments were accepted	

Attachment "3"
Demo

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)
11	Community Meeting 1-17-20 CAFE	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Survey was distributed to as many community members as possible.	Comments received are summarized in ES05 #5	All comments were accepted	
12	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Targeted Citywide responses	No specific comments received (30-day public notice)	All comments accepted	

Attachment "3"
Demo

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)
13	Community Meeting 1-17-20 CAFE	Non-targeted/broad community	City officials, general members of the public. Meeting was conducted virtually	Support of previously funded projects, support of two projects	All comments accepted	
14	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Targeted Citywide responses, published 10/15/2020	No specific comments received (30-day public notice)	All comments were accepted	
15	Public Hearing	Non-targeted/broad community	City officials, general members of the public. Meeting was conducted virtually on 11/18/2020	General support	All comments were accepted	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

During the development of the Consolidated Plan, residents, community members, stakeholders and agencies were asked to complete a housing and community needs survey. A total of 74 survey responses were received both electronically and via hard copy, and among them the top needs were identified:

Public Infrastructure: street lighting, street/alley improvements

Community Facilities: parks and healthcare

Community Services: anti-crime programs, health services, senior services/activities

Neighborhood services: abandoned lot and building cleanup, trash and debris removal

Housing supply and services: affordable rental housing, new affordable ownership housing, rehab of affordable rental housing, first-time homebuyer assistance

Homelessness services: homeless prevention and diversion, mental and behavioral health and emergency shelters

The needs identified through the survey are consistent with the comments received during the Consolidated Plan outreach meetings, as well as being generally in line with the priorities of the previous Consolidated Plan.

During the Consolidated Plan process a Needs Assessment to help determine the needs within the community in the areas of affordable housing, community development and homelessness, was completed using the Consolidated Plan template. The following Needs Assessment summarizes the types of households in Escondido, including income level and household composition. It contains an evaluation of housing problems, including housing cost burden, overcrowding, and units lacking complete kitchen or plumbing facilities. Details are also included on the types of households most in need of housing assistance, the most common types of housing problems, the type of households that experience housing problems, and the types of households that experience housing problems at a disproportionately greater rate than other households.

Attachment "3"
Demo

There is also a discussion of the public housing authority, the extent of homeless and homeless needs in Escondido, the needs of the special needs population of Escondido, and the City's non-housing community development needs.

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NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The Housing Needs Assessment summarizes the housing needs in Escondido according to family type, income level and household type. It also discusses specific housing problems, including cost burden, sub-standard housing, and overcrowding. To the extent that any racial or ethnic group has a disproportionately greater need in any income category in comparison to the needs of that category as a whole, an assessment of that is also completed. Disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular group is at least ten percentage points higher than the percentage of persons in the category as a whole.

According to the 2011-2015 ACS (American Community Survey), the population of Escondido is 149,080, which is approximately a four percent increase from 2009. The 2013-2017 ACS has updated this figure to approximately 150,783 people. The number of households has also increased by approximately six percent during this period to 45,040. As demonstrated in the following tables there is an extensive need for affordable housing in Escondido. Fifty seven percent of all households in Escondido (25,535) are considered to have a low-income (household income less than 80% AMI [Area Median Income]). Eighteen percent of all households are considered to have an extremely low income (less than 30% AMI). Seventeen percent of the low-income households (4,300 households) are considered large family households (5 or more members). Small family households are defined as having 2-4 members. Twenty seven percent of all low-income households (6,860 households) have children six years old or younger. Fourteen percent of all low-income households (3,385 households) contain at least one person age 75 or older.

According to the 2013-2017 ACS 5-year estimates, white residents (by race) make up a majority of Escondido's population (75%), followed by Asian residents (7%) and Black residents (3%). There are small populations of American Indian/Alaskan native and Native Hawaiian/Pacific Islander residents (less than 1% of the population each). Those of Hispanic origin (ethnicity) make up 51.3 percent of the population.

The ACS data also shows that the median income of Escondido residents decreased by seven percent from 2009 to 2015. More recent ACS 5-year estimates indicate that the median income is approximately \$58,834, which is still lower than the San Diego County median income of \$70,588. This does represent an increase from 2013 in inflation-adjusted dollars, according to 2013-2017 ACS data. Income is one of the most important factors in determining whether a household is able to balance housing costs with other basic necessities, while avoiding housing problems such as cost burden and overcrowding.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	143,911	149,080	4%
Households	42,547	45,040	6%

Attachment "3"
Demo

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Median Income	\$54,457.00	\$50,899.00	-7%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	8,245	8,345	8,945	4,970	14,535
Small Family Households	3,375	3,625	3,575	2,220	7,860
Large Family Households	975	1,640	1,685	770	1,835
Household contains at least one person 62-74 years of age	1,265	1,200	1,655	895	3,115
Household contains at least one person age 75 or older	1,295	1,060	1,030	490	1,135
Households with one or more children 6 years old or younger	1,860	2,710	2,290	1,120	1,590

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	135	40	30	50	255	15	10	10	0	35
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	710	850	515	105	2,180	45	80	45	15	185
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	925	670	610	165	2,370	45	175	145	180	545
Housing cost burden greater than 50% of income (and none of the above problems)	2,270	1,800	400	55	4,525	935	905	575	185	2,600

Attachment "3"
Demo

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	385	2,295	2,160	380	5,220	235	450	1,160	1,095	2,940
Zero/negative Income (and none of the above problems)	955	0	0	0	955	910	0	0	0	910

Table 7 – Housing Problems Table

Data 2011-2015 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	4,045	3,360	1,555	375	9,335	1,040	1,170	780	380	3,370
Having none of four housing problems	665	2,690	3,905	1,820	9,080	630	1,125	2,710	2,395	6,860
Household has negative income, but none of the other housing problems	955	0	0	0	955	910	0	0	0	910

Table 8 – Housing Problems 2

Data 2011-2015 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,930	2,665	1,125	5,720	220	500	905	1,625
Large Related	890	1,045	340	2,275	65	175	330	570
Elderly	740	725	575	2,040	745	545	525	1,815
Other	815	855	820	2,490	240	230	100	570
Total need by income	4,375	5,290	2,860	12,525	1,270	1,450	1,860	4,580

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,570	1,090	145	2,805	185	375	330	890
Large Related	795	355	55	1,205	65	60	40	165
Elderly	665	255	140	1,060	570	340	180	1,090
Other	695	435	125	1,255	205	165	45	415
Total need by income	3,725	2,135	465	6,325	1,025	940	595	2,560

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	1,445	1,185	880	190	3,700	90	130	100	110	430
Multiple, unrelated family households	125	275	240	80	720	0	125	75	85	285

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	65	60	0	0	125	0	0	15	0	15
Total need by income	1,635	1,520	1,120	270	4,545	90	255	190	195	730

Table 11 – Crowding Information – 1/2

Data Source: 2011-2015 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Table 12 displays the number of households that include children under the age of 18 by tenancy and household income. The information provided by 2017 ACS 1-year estimates is shown. The information consists of the total number of households since the number by household income is not available.

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

According to the 2017 ACS 1-year estimates, 21% of occupied housing units (9,337) in Escondido are occupied by a one-person household. Forty four percent of single-person households are seniors (65 years and older) living alone. Fifty five percent of seniors living alone are homeowners, while 45 percent are renters. Seniors living alone typically require assistance with rent or with repairs and maintenance, and make up the single person household most in need of housing assistance, since they are often on fixed incomes.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

According to the 2017 ACS, 16,663 Escondido residents have a disability, which is 11 percent of the population. The U.S. Administration on Developmental Disabilities estimates that 4.5 million individuals in the United States live with a developmental disability. Developmental disabilities are not specifically recorded in the Census, although cognitive disabilities and self-care and independent living difficulties are. Both cognitive and developmental disabilities are broad labels indicating limitations on mental functions and skills. The types of disability affecting Escondido residents range from cognitive difficulty

(7,499), ambulatory difficulty (8,358), vision difficulty (2,790) and hearing difficulty (3,530). Of course, a person can have multiple disabilities. According to the 2013-2017 ACS, 19.7 % of persons age 16 and over with a disability in Escondido have an income below 100% of the poverty level, while 14% of those over 16 years but without a disability have an income below 100% of the poverty level.

There is no information available specifically on victims of domestic violence, dating violence, sexual assault or stalking in Escondido. However, according to the National Coalition Against Domestic Violence, 10 million men and women in the United States will be physically abused by a partner each year. Due to the large number of sexual/domestic violence victims nationwide, it is anticipated that there is a need for housing assistance for DV victims in Escondido.

What are the most common housing problems?

According to the data above, overcrowding and housing cost burden are the most common housing problems. Sixty-seven percent of households with an income less than 80% AMI (area median income) have a housing cost burden, meaning they pay more than 30% of household income toward housing costs. Housing costs include rent and utilities for renter households and mortgage, taxes, insurance and utilities for owner households. Thirty five percent of households in this income category have a severe housing cost burden, paying more than 50% of their income toward housing costs. Seventy-four percent of those in low income households experiencing a cost burden are renters, while 27% are owners. In contrast, 19% of households earning less than 80% AMI (18% of households earning less than 100% AMI) experience overcrowding (more than one person per room). Eight nine percent of these are renter households, while 11% are owner households. A symptom of overcrowding conditions is seen in the number of illegal garage conversions. There were 33 cases of garages converted to living space with no building permit in Escondido in 2019. The number of such cases has been higher in the last few years, but the Code Enforcement Division has focused on garage conversion for the last few years, to ensure safety and habitability.

While forty-seven percent of low-income households (HH income < 80% AMI) in Escondido (11,950) experience one or more of the listed severe housing problems (housing cost burden, severe overcrowding, lacks complete kitchen, lacks complete plumbing), 46 percent (11,725) of the low-income households have none of the severe problems. Only one percent of the households (290) lack complete kitchen or plumbing facilities. Substandard units were the least common housing problem in the city.

Are any populations/household types more affected than others by these problems?

According to the CHAS data, 12,705 households have one or more severe housing problems. Seventy four percent of these households are renters. Ninety four percent of those with one or more housing problems have a household income of less than 80% AMI. When you look at specific housing problems like cost burden and overcrowding there are household types that are more affected. Of households experiencing overcrowding (more than one person per room), 87 percent are renter households. Of the overcrowded renter households, 94 percent have a household income less than 80% AMI and 36 percent have income less than 30% AMI (extremely low-income). Housing cost burden is typically linked to income levels. Having a cost burden or severe cost burden is defined as paying more than 30 percent or more than 50 percent of household income toward housing cost. According to CHAS data, 67% of households with household income less than 80% AMI are cost burdened. Seventy four percent of these are renter households. In addition, twenty-three percent of the cost burdened lower income households are elderly.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

According to ACS 2017 data, 12 percent of the Escondido population is living below the poverty level. This includes 16.3 percent of all children under 18 years and 14.2 percent of all children under 5. Due to financial instability, extremely low-income households and those with a severe housing cost burden are more likely to lose their homes and become homeless, living in shelters or becoming unsheltered. They are more likely to be impacted by a job loss, medical emergency or other unexpected expense. Extremely low-income families with children are especially at risk of becoming homeless. According to CHAS 2011-2015 data in table 6 above, 8,245 households in Escondido have extremely low income (less than 30% of AMI). Twenty three percent of Extremely low-income households have one or more children 6 years old or younger. Since 54 percent of severely cost burdened households have incomes less than 30% AMI, it is clear that there is a need for assistance for extremely low-income households with children.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Generally, households are at-risk of becoming homeless if they have extremely low income and a severe housing cost burden (spending 50% or more of household income on housing). According to CHAS data

in tables above, 3,725 renter households (16% of all renter households) and 1,025 owner households (5% of all owner households) have an extremely low income and a severe housing cost burden.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Extremely low-income households with a severe housing cost burden are more likely to lose their homes and become homeless. They are financially more unstable and more likely to be impacted by a job loss, medical emergency or other unexpected expense. In the most recent economy, many factors are considered largely responsible for the increase in homelessness, according to the National Coalition for the Homeless. A shortage of affordable housing and an increase in poverty are the primary reasons for individuals and families losing their homes and becoming homeless, with many other contributing factors including economic and societal issues.

Discussion

110NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionate housing need exists when the members of a racial or ethnic group at a given income level experience a housing problem at a rate at least ten percentage points higher than the category /income level as a whole, according to HUD. The four housing problems identified are: 1. Lacks complete kitchen facilities; 2. Lacks complete plumbing facilities; 3. More than one person per room; and 4. Cost burden greater than 30%.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,705	675	1,865
White	2,365	380	1,280
Black / African American	175	0	0
Asian	265	39	8
American Indian, Alaska Native	45	4	0
Pacific Islander	15	0	0
Hispanic	2,745	225	560

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,275	1,075	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	2,590	705	0
Black / African American	210	4	0
Asian	210	20	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	4,165	320	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,655	3,295	0
White	2,625	1,650	0
Black / African American	205	115	0
Asian	300	190	0
American Indian, Alaska Native	4	25	0
Pacific Islander	0	0	0
Hispanic	2,415	1,280	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,235	2,735	0
White	1,255	1,730	0
Black / African American	44	80	0
Asian	125	175	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	15	0
Hispanic	765	715	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

Among all Escondido households with incomes up to 100% Area Median Income (AMI), Hispanic, Asian and Black households are the most likely to experience one or more housing problems. Specifically, 77 percent of Hispanic households, 77 percent of Black households, and 68 percent of Asian households experience at least one housing problem. Sixty nine percent of all households in the whole income range experienced at least one housing problem. The proportion of white households experiencing housing problems was lower than average at 61 percent. Escondido has very few Pacific Islander and American Indian/Alaska Native households. Fifteen of 30 (50%) Pacific Islander households in the income range and 64 of 97 (66%) AI/AN households experienced one or more housing problems.

Looking at individual income levels:

0-30% AMI: In the extremely low-income category, 70 percent of the jurisdiction as a whole experience one of the housing problems. White households have a lower proportion of housing problem experience at 59 percent. However, a few racial categories experience a disproportionate need. One hundred percent of blacks in this category (175 households) experience one or more problems, as well as 85% of Asian households, 92% of American Indian/Alaska Native households and 100% of Pacific Islander households. Escondido does have relatively small Black, American Indian/Alaska Native, and Pacific Islander populations. According to the 2013-2017 ACS 5-year estimates, there are approximately 443 Native Hawaiian/Pacific Islanders, 1,409 American Indian/Native Alaskans, and 3,799 Black/African Americans in Escondido.

Attachment "3"
Demo

30%-50% AMI: Eighty eight percent of the jurisdiction in this income category experience one or more housing problems. A lower percentage of white households (79%) experience one or more problems. There is a disproportionate need among Black (99%-210 households) and American Indian/Alaska Native (100% - 15 households) households.

50% - 80% AMI: In this income category, 64% of the jurisdiction experiences one or more of the housing problems. There is no disproportionate need among racial/ethnic groups.

80% - 100% AMI: In this income category, 45% of the jurisdiction experiences one or more of the housing problems. There is no disproportionate need among racial/ethnic groups.

DRAFT

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionate housing need exists when the members of a racial or ethnic group at a given income level experience housing problems at a rate at least ten percentage points higher than the category /income level as a whole, according to HUD. The four severe housing problems identified are: 1. Lacks complete kitchen facilities; 2. Lacks complete plumbing facilities; 3. More than 1.5 persons per room; and 4. Cost burden greater than 50%.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,085	1,295	1,865
White	2,090	655	1,280
Black / African American	135	40	0
Asian	240	64	8
American Indian, Alaska Native	20	30	0
Pacific Islander	15	0	0
Hispanic	2,500	475	560

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,530	3,815	0
White	1,525	1,765	0
Black / African American	175	40	0
Asian	130	100	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	2,630	1,860	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,335	6,615	0
White	840	3,430	0
Black / African American	25	300	0
Asian	100	385	0
American Indian, Alaska Native	0	29	0
Pacific Islander	0	0	0
Hispanic	1,310	2,385	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	755	4,215	0
White	320	2,670	0
Black / African American	0	124	0
Asian	45	250	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	15	0
Hispanic	380	1,100	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Discussion

Discussion

Forty two percent of all households with incomes up to 100% of the Area Median Income (AMI) experienced one or more severe housing problems. Among all Escondido households in that income category, Hispanic, Asian, Black and Pacific Islander households are the most likely to experience one or more severe housing problems. Specifically, 52 percent of Hispanic households, 40 percent of Black households, and 39 percent of Asian households experience at least one severe housing problem. Although 50% of Pacific Islander households experienced at least one severe housing problem, there are only 30 PI households at less than 100% AMI. The proportion of white households in the category experiencing severe housing problems was lower than average at 33 percent. Twenty of 98 (21%) AI/AN households experienced severe housing problems. Escondido has very few Pacific Islander and American Indian/Alaska Native households.

Looking at individual income levels:

0-30% AMI: In the extremely low-income category, 62 percent of the jurisdiction as a whole experiences one of the severe housing problems. White households have a lower proportion of experience at 52

percent. Three racial categories experience a disproportionate need. 78 percent of black households in this income category experience one or more severe problems, as well as 77% of Asian households, and 100 percent of Pacific Islander households (15 households). Again, Escondido has relatively low Black, American Indian/Alaska Native, and Pacific Islander populations.

30%-50% AMI: Fifty five percent of the jurisdiction in this income category experience one or more severe housing problems. A lower percentage of white households (47%) experience one or more problems. There is a disproportionate need among Black households where 82 percent of those in the income category experience one or more severe housing problems.

50% - 80% AMI: In this income category, 26% of the jurisdiction experiences one or more of the housing problems. There is a disproportionate need among Hispanic households where 36 percent of those in the income category experience one or more severe housing problems

80% - 100% AMI: In this income category, 16% of the jurisdiction experiences one or more of the severe housing problems. There is a disproportionate need among Hispanic households where 26 percent of those in the income category experience one or more severe housing problems

DRAFT

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

A disproportionate housing need exists when the members of a racial or ethnic group at a given income level experience housing problems at a rate at least ten percentage points higher than the category /income level as a whole, according to the Department of Housing and Urban Development (HUD).

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	22,035	11,785	9,315	1,900
White	12,745	5,745	4,335	1,305
Black / African American	625	370	290	0
Asian	1,560	645	450	8
American Indian, Alaska Native	55	45	20	0
Pacific Islander	30	4	15	0
Hispanic	6,710	4,815	4,005	565

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion:

Having a housing cost burden or severe cost burden is defined as paying more than 30 percent or more than 50 percent of household income toward housing cost. Forty seven percent of Escondido's households experience some housing cost burden, while 49% of households experience no housing cost burden, according to the CHAS data above. None of the racial/ethnic groups shows a disproportionately greater need. Forty two percent of white households, 52% of Black households, and 55% of Hispanic households experience a housing cost burden. Forty two percent of Asian households, 55% of American Indian/Alaskan Native, and 39% of Pacific Islander households experience a housing cost burden.

When it comes to a severe housing cost burden (greater than 50% of income toward housing cost) Pacific Islander households are the only group experiencing a disproportionately greater need. Twenty one percent of households in the jurisdiction experience a severe housing cost burden, while 31% of

Pacific Islander households do. It should be noted that there are only 49 Pacific Islander households in the jurisdiction.

DRAFT

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Housing problems, including severe housing problems and housing cost burden are more prevalent in lower income categories, as would be expected. Although there is certainly a problem in Escondido with housing cost burden, there is not a significant, disproportionate need among any ethnic or racial group, with the exception of a slightly greater severe burden among Pacific Islanders. However, the total Pacific Islander population in Escondido is 49 households.

As far as housing problems, there is no disproportionately greater need among groups in the 50%-80% AMI and 80%-100% categories. There is a disproportionately greater need among Black and Pacific Islander households in the 30% - 50% category. In the 0-30% category there is a disproportionately greater need among Black, Asian, American Indian/Alaska Native, and Pacific Islander households.

For households with severe housing problems, there is a disproportionate need among Hispanic households in the 50%-80% and 80%-100% income categories. In the 30%-50% category, there is a disproportionate need among Black households. In the 0-30% category there is a disproportionate need among Black, Asian and Pacific Islander households.

If they have needs not identified above, what are those needs?

The need for housing and community development among lower income households in Escondido is great for all racial and ethnic groups. The needs are included in this Needs Assessment.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The majority of the City is located in a CDBG-eligible census tract. The City does have some minority concentration areas, where there are higher concentrations of Hispanic households, in the City's central core. According to HUD's Minority Concentration Analysis Tool, the majority of Escondido's central core has a minority concentration of Hispanic households of more than 20 percent in the Housing Market Area (HMA). All minority concentration areas are within CDBG-eligible census tracts.

NA-35 Public Housing – 91.205(b)

Introduction

The City does not operate its own Housing Authority for public housing and Housing Choice Vouchers. The Housing Authority of the County of San Diego (HACSD) administers public housing and the voucher program in many jurisdictions within San Diego County, including Escondido. There are no public housing projects within the boundaries of the City of Escondido. The tables below summarize the information provided by the HACSD for public housing and the Housing Choice Voucher program in the San Diego area. Although the HACSD was not able to provide racial/ethnic information for Escondido voucher holders, they did provide this information on the entire program. Of the Housing Choice Vouchers in use in the entire HACSD jurisdiction, 34% are Hispanic. Eighty percent are white, 15% are Black/African American, 2.8% are Asian, and less than 1% each are American Indian/Alaska Native and Pacific Islander.

The HACSD did provide some information specific to Escondido residents. Currently there are 2,032 Escondido residents on the waiting list for rental assistance vouchers (out of a total of 37,307 on the waiting list in the HACSD area). In Escondido, 44% of households on the wait list are families, while 19% are single, 22% are disabled and 16% are elderly. There are currently 1,040 Escondido residents receiving rental assistance vouchers. This includes 871 extremely low-income residents; 133 very low-income residents; 35 moderate-income residents; and 1 above-moderate income resident. Sixty five percent of those currently receiving assistance in Escondido are extremely low-income elderly/disabled households. Seventy three percent of the total are elderly/disabled. Only 5% of those receiving voucher assistance are large (5 or more persons) families.

It is clear from the size of the waiting list in Escondido and the entire area that there is a significant need for rental assistance.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	83	117	10,566	0	10,411	110	0	42

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	12,491	18,844	15,253	0	15,270	13,174	0	
Average length of stay	0	3	6	6	0	6	0	0	
Average Household size	0	2	2	2	0	2	1	0	
# Homeless at admission	0	0	2	3	0	3	0	0	
# of Elderly Program Participants (>62)	0	18	47	3,465	0	3,432	14	0	
# of Disabled Families	0	12	23	2,885	0	2,828	33	0	

Attachment "3"
Demo

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# of Families requesting accessibility features	0	83	117	10,566	0	10,411	110	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 2324 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	71	98	8,511	0	8,408	66	0	35
Black/African American	0	6	15	1,603	0	1,555	41	0	6
Asian	0	4	2	297	0	294	2	0	1
American Indian/Alaska Native	0	0	1	84	0	84	0	0	0
Pacific Islander	0	2	1	71	0	70	1	0	0
Other	0	0	0	0	0	0	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 2425 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	24	73	3,644	0	3,619	17	0	8
Not Hispanic	0	59	44	6,922	0	6,792	93	0	34

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 2526 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

There is a need for accessible units for applicants on the waiting list, based on the number of elderly and disabled households in Escondido. In Escondido, 22% of those on the waiting list for vouchers are disabled (442 households) and 16% are elderly (324 households).

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

There are no public housing units located in the City of Escondido. According to the information provided by the Housing Authority of the County of San Diego (HACSD), as of February 7, 2020, there are 1,040 Escondido residents receiving Housing Choice Vouchers. The most immediate need of those residents holding vouchers appears to be rental assistance and/or accessible units. Seventy three percent of the total receiving assistance in Escondido are elderly/disabled. Sixty five percent of those currently receiving assistance are extremely low-income elderly/disabled households. In addition, 84 percent of those receiving vouchers have a household income of less than 30% AMI. Of those on the waiting list in Escondido, 38% are elderly or disabled and 44% consist of a family.

How do these needs compare to the housing needs of the population at large

In general, the housing needs of those receiving vouchers and on the waiting list are very similar to the needs of the Escondido population as a whole. According to the 2011-2015 CHAS data, 19% of households in Escondido have an extremely low income. While 11% of the entire Escondido population has a disability, 38% of those over 65 years of age have a disability (2013-2017 ACS). Additionally, 43.6 percent of seniors (those 65 years and older) live alone.

Discussion

See above discussion details.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Throughout California and the San Diego region, homelessness has become an increasing issue. Many factors have contributed to the rise in homelessness, including, according to the U.S. Conference of Mayors, lack of affordable housing, unemployment, poverty, mental illness and the lack of services, and substance abuse and the lack of services. According to the Regional Task Force on the Homeless (RTFH) WeAllCount Point in Time Count 2019, an estimated 350 homeless individuals were located in Escondido at the time of the count, which represents 4.4% of the homeless in San Diego County. This number includes 241 unsheltered individuals and 109 sheltered individuals. Of the unsheltered homeless, they were identified as 6% veterans (15 individuals), 30% female (72 individuals), 2% families (6 individuals) and 10% youth (25 individuals). Forty two percent (100 individuals) were identified as chronically homeless. Those in shelters included 70 in an emergency shelter, 30 in transitional housing, and 9 in a safe haven. At the time of the count, the homeless housing inventory in Escondido, according to the RTFH is as follows:

- Emergency Shelter: 89 beds with 74% utilization
- Safe Haven: 14 beds with 83% utilization
- Transitional Housing: 34 beds with 97% utilization
- Permanent supportive housing: 146 beds with 90% utilization
- Rapid re-housing: 109 beds with 100% utilization

Homeless youth is an issue in all regions of San Diego County. The RTFH has collaborated with other community stakeholders to put together the San Diego Coordinated Community Plan to End Youth Homelessness 2019-2024. There are many factors associated with youth homelessness including poverty, sex trafficking, foster care, mental health, family dysfunction, and being members of the LGBTQ community. According to the 2019 Point in Time Count, of 241 unsheltered individuals of all ages in Escondido, 25 were youth (ages 14 to 24). This is 10% of the homeless population of Escondido at the time.

Other detailed demographic information on the homeless population in Escondido is available from the RTFH, shown on the tables below. No information is available for persons with HIV or for a Rural population in Escondido. There is also no specific information on length of stay for unsheltered homeless.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	6	0	573	225	218	0
Persons in Households with Only Children	0	0	8	1	1	0
Persons in Households with Only Adults	210	0	1,408	1,398	768	0
Chronically Homeless Individuals	100	0	543	524	286	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	15	0	308	307	206	0
Unaccompanied Child	25	0	90	89	46	0
Persons with HIV	0	0	0	0	0	0

Table 2627 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

DRAFT

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	1,341	0
Black or African American	370	0
Asian	23	0
American Indian or Alaska Native	42	0
Pacific Islander	30	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	613	0
Not Hispanic	1,349	0

Data Source

Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

According to data on homeless in Escondido in 2019, 1,989 total homeless in a total of 1,524 households were served during the year in the various types of shelter, including emergency shelter, transitional shelter, safe haven, homelessness prevention, rapid rehousing, and permanent supportive housing. This includes 1,408 single adults, 573 persons in families and eight unaccompanied children. 806 identified as female and 1,167 identified as male. 1,341 identified as White, 30 as Native Hawaiian/Pacific Islander, 370 as Black/African American, 42 as American Indian/Alaska Native, and 23 Asians. Three hundred eight of this total were veterans, 543 were chronic homeless, and 90 were youth. Of the veterans, 66 were chronic homeless and 8 were youth. 36 homeless veterans identified as Hispanic and 270 identified as Non-Hispanic. 208 identified as White, 78 as Black/African American, 6 as American Indian/Alaska Native, 2 as Asian, and 1 Native Hawaiian/Pacific Islander. One hundred fifty-seven of the homeless veterans are over the age of 55, and 8 were between the age of 18 and 24. Seventy six are 62 years of age or older.

There were 573 homeless members of families in 158 households. 38 of these individuals were chronic. 330 clients identified as Hispanic, with 239 non-Hispanic. Eight unaccompanied children (from 2 households) were served. Three were under the age of five and three were aged between 5 and 12. One-half identified as Hispanic and one-half did not. Five were White and 2 were of mixed races. One-half were female and one-half were male.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

According to data on homeless in Escondido in 2019, 1,989 total homeless in a total of 1,524 households were served during the year in the various types of shelter, including emergency shelter, transitional shelter, safe haven, homelessness prevention, rapid rehousing, and permanent supportive housing. This includes 1,408 single adults, 573 persons in families and eight unaccompanied children. 806 identified as female and 1,167 identified as male. 1,341 identified as White, 30 as Native Hawaiian/Pacific Islander, 370 as Black/African American, 42 as American Indian/Alaska Native. 308 of this total were veterans, 543 were chronic homeless, and 90 were youth. Of the veterans, 66 were chronic homeless and 8 were youth. 36 identified as Hispanic and 270 identified as Non-Hispanic. 208 identified as White, 78 as Black/African American, 6 as American Indian/Alaska Native, 2 as Asian, and 1 Native Hawaiian/Pacific Islander. 157 of the homeless veterans are over the age of 55, and 8 were between the age of 18 and 24.

In 2019 there were 573 homeless members of families in 158 households. 38 of these individuals were chronic. 330 clients identified as Hispanic, with 239 non-Hispanic. Eight unaccompanied children (from 2 households) were served. Three were under the age of five and three were aged between 5 and 12. One-half identified as Hispanic and one-half did not. Five were White and 2 were of mixed races. One-half were female and one-half were male.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

According to the 2019 Point in Time Count, Escondido had 241 unsheltered homeless. This included 100 chronically homeless, 15 veterans, 25 youth, 6 members of families, and 72 females. Other specific information on the Escondido unsheltered population is not available. Information from the 2019 Point in Time Count for the San Diego County region, however, is available. There were a total of 3,626 sheltered homeless and 4,476 unsheltered homeless in San Diego County. In the County, 10 percent of the unsheltered population are veterans, where 18% of the sheltered population are veterans. Three percent are families with at least one child, while 13 percent of the sheltered population are families with at least one child. 12 percent of the unsheltered population are youth under the age of 24, versus 28 percent of the sheltered population. Of the sheltered population, 62 percent are male and 38 percent are female. Of the unsheltered population, 73 percent are male and 27 percent are female.

A large percentage of the unsheltered homeless population in the County reported health conditions. 36 percent reported a physical disability, 24 percent report mental health issues, 12 percent reported substance use, 2 percent reported HIV/AIDS, and 12 percent reported they were a survivor of domestic violence. Thirty three percent of the unsheltered population was age 55 or older.

Discussion:

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The non-homeless special needs group is described as persons who are not homeless but who require housing or supportive services because of special characteristics. This includes elderly (those 62 and older); frail elderly; persons with mental, physical or developmental disabilities; persons with HIV/AIDS and their families; persons with alcohol or other drug addictions; and victims of domestic violence, dating violence, sexual assault and stalking.

Describe the characteristics of special needs populations in your community:

Certain segments of the population may have more difficulty finding safe, decent, affordable housing due to their special needs. These residents may experience higher incidences of housing cost burden, overcrowding or other housing problems. Census and Regional Task Force on The Homeless data provide information on the special needs groups in Escondido.

Seniors (those 65 years of age or older) are considered a special needs group due to their relatively low income, presence of disabilities or limitations, and dependency needs. According to 2013-2017 ACS 5-year estimates, 11% of Escondido's population is 65 years or older. Approximately 9,202 households (20% of all) include a senior 65 or older. 4,033 households (9% of all households) consist of a senior, aged 65 or older, living alone. Of seniors living alone, 55% own their residence and 45% are renters. In addition, according to the Housing Needs summary tables in NA-10, twenty-four percent of households experiencing severe housing cost burden are elderly (2,150 households). Senior households are particularly vulnerable to housing problems due to limited income, prevalence of mental and physical disabilities, limited mobility and high health care costs.

There are a total of 15,768 Escondido residents (10.5% of the population) with a disability, according to the 2013-2017 ACS 5-year estimates. 9.8 percent of persons living in San Diego county have a disability, so there is a slight concentration of those with a disability in Escondido. Federal laws define a person with a disability as "any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such impairment; or is regarded as having such an impairment." As categorized, a person can have multiple disabilities. Among the Escondido population as a whole, 5.9% have an ambulatory difficulty, 1.7% have a vision difficulty, 4.7% have a cognitive difficulty, 2.6% have a hearing difficulty, and 6% have an independent living difficulty. The census does not record developmental disabilities. Persons with disabilities have a wide range of housing needs, which can vary depending on the type and severity of the disability. They often have limited incomes and extensive needs for services and accessible living units. According to the Census, of residents over

the age of 16 with a disability, 19.7% live at below 100% of the poverty level. Another 15.3% live at between 100% and 149% of the poverty level. According to the ACS, the poverty level for a family of two in San Diego County is \$15,379 (149% is \$22,914) and the poverty level for a family of four is \$24,230 (149% is \$36,102).

Specific information on the numbers of persons with HIV/AIDS; persons with drug or alcohol addiction; and victims of domestic violence, dating violence, sexual assault and stalking in Escondido are not readily available. We do have anecdotal information, however. Due to the prevalence of drugs in San Diego County and the proximity to the Mexican border, it is anticipated that the number of persons with addictions to various drugs is significant. Mental illness often goes hand in hand with drug addiction. It is anticipated that there is a need for addiction-related housing assistance in Escondido.

See remainder of narrative description below in Discussion.

What are the housing and supportive service needs of these populations and how are these needs determined?

During the consultation process for the Consolidated Plan, supportive service needs were discussed with service providers. The City has a need for many supportive services, including housing, emergency shelter services, youth housing and counseling services, recreational activities, senior services, counseling, case management, transportation, and referral.

According to 2017 ACS data, only 6% of homes in the United States are accessible, while 8% of residences in the San Diego area are accessible. Due to the lack of accessible housing, housing cost burden rate is higher for those with a disability. In the San Diego area, the cost burden rate for a renter household with a physically disabled member is 5.8% higher than a household without a member with a disability. Although newer rental construction is generally more accessible, the need for more accessible units persists.

There are housing and supportive services needed for many types of special needs households in Escondido, including seniors and veterans, as determined during this Needs Assessment.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the County of San Diego 2016 HIV/AIDS Epidemiology Report, there have been approximately 500 persons newly diagnosed with HIV/AIDS in San Diego County during each of the previous two years, and approximately 15,899 diagnosed during the period 1981-2016. In 2016 there

were 13,643 people living with HIV/AIDS (PLWHA) in San Diego County, including 90% males and 10% females. Of this population, 34% (4,697) are Hispanic and 47% (6,418) are white. Thirteen percent (1,798) of this population are Black, 3% are Asian, and less than 1% each are American Indian/Alaska Native (53) and Native Hawaiian/Pacific Islander (35). Of those living with HIV/AIDS in San Diego County, 7,126 (53%) are older than 49. Less than 1% each are less than 13 years old (15) and between 13-19 years old (41). Ninety-four percent are older than 30. One hundred twenty-five of those PLWHA (1.7% of total) are living in Escondido.

Discussion:

Characteristics of special needs populations in community, continued from above:

According to the National Coalition Against Domestic Violence, nationally 10 million men and women will be physically abused by a partner each year. According to San Diego County Live Well, it is estimated that there are approximately 17,000 domestic violence cases reported to law enforcement annually in San Diego County. Due to the large number of sexual/domestic violence victims nationwide and countywide, it is anticipated that there is a need for housing for DV victims in Escondido.

Veterans, whether homeless or not, are another group needing supportive housing in Escondido. Of the population in Escondido over 18 years old, 6.6 percent are veterans. Ninety one percent are male and nine percent are female.

Summary: Certain households have an especially difficult time finding decent and affordable housing due to their special characteristics and needs. Seniors are a significant segment of the Escondido population and a senior household on a fixed income can face great difficulty finding safe and affordable housing. For persons with a disability, adaptable housing is the most critical need, and affordability and design can limit the supply of housing for persons with disabilities.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Based on the Community Needs Survey and other outreach, parks, community centers and recreational facilities, and homeless facilities are the public facility needs with the highest priority. To a lesser extent, healthcare facilities, senior centers and nonprofit facilities were also prioritized.

How were these needs determined?

Public facility needs in Escondido were determined based on the following:

- Comments received during the community outreach process.
- Responses from the Community Needs Survey.
- Consultation with other City Departments, including Community Services and Engineering Services/Public Works

Describe the jurisdiction's need for Public Improvements:

Given the age of the City and the condition of the City's infrastructure, there is a definite need for public improvements. The priority needs for Escondido include street lighting, sidewalk, and street/alley improvements.

How were these needs determined?

Public improvement needs in Escondido were determined based on the following:

- Comments received during the community outreach process.
- Responses from the Community Needs Survey.
- Consultation with other City Departments, including Community Services and Engineering Services/Public Works

Describe the jurisdiction's need for Public Services:

Based on the Community Needs Survey and other outreach, anti-crime programs, health services, senior services, recreational/cultural services, transportation services, youth services, homeless services and mental health services are among the public services most needed in the City.

How were these needs determined?

Public service needs in Escondido were determined based on the following:

- Comments received during the community outreach process.
- Responses from the Community Needs Survey.
- Consultation with other City Departments, including Community Services and Engineering Services/Public Works

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The information in the following Market Analysis, in conjunction with the information in the previous Needs Assessment and the information gathered during the citizen participation process, will help form the basis for the Priority Needs for Community Development, Housing and Homelessness in Escondido for the next five years.

The City of Escondido is approximately 37 square miles in size, within a sphere of influence area of 68 square miles. The City has approximately 45,040 housing units according to the latest available census figures. The units are split almost evenly between renter-occupied (22,815) and owner-occupied (22,225). Based on the Needs Assessment and this Market Analysis, several characteristics indicate that affordable housing is a key issue in Escondido.

According to CoreLogic, the median sales price for a single-family home is \$580,000, while the average rent in Escondido was \$1,315 for a studio; \$1,535 for a 1-bedroom; \$1,785 for a 2-bedroom; and \$2,200 for a 3-bedroom. The majority of Escondido's housing stock was constructed prior to 1980 (51%), which results in many units needing rehabilitation and improvements.

Being an urbanized area, Escondido has easy access to broadband technology services throughout the City. Most areas have access to multiple providers and there are low-cost services available.

Escondido participated in the preparation of a multi-jurisdictional hazard mitigation plan for San Diego County in 2004, which was updated in 2018. In addition, Escondido adopted a Climate Action Plan in 2013, which is in the process of being updated.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The City of Escondido is 37 square miles in size and is not built out. There is available open land in the perimeter areas of the city and there are several infill areas available for redevelopment in the central urban areas. The community supports a wide range of housing types and the growth that is currently occurring consists of both new single-family development on the outskirts of the City, and multi-family development near the downtown core. There are approximately 45,040 housing units in the city. According to 2011-2015 ACS data, slightly less than one-half (49%) of the City of Escondido's housing stock is comprised of detached single-family structures. Multi-family units in properties with five or more units comprise 30 percent of the existing housing stock. Seven percent of the residential units in Escondido (3,330 units) consist of a mobilehome, boat, RV or van. Fifty percent of units in Escondido are owner-occupied while 50% are renter-occupied.

When it comes to the size of a unit, 77 percent of ownership units contain three or more bedrooms, while only 26 percent of rental units contain three or more bedrooms. Four percent of rental units contain no bedrooms, while less than one percent of ownership units contain no bedrooms. Twenty three percent of rental units contain one bedroom, while only one percent of owner units contain one bedroom. This unit size information may explain the number of overcrowded rental versus owner units seen in section NA-10, where 89% of households that are overcrowded are renters and only 11% are owner households.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	23,195	49%
1-unit, attached structure	3,245	7%
2-4 units	3,260	7%
5-19 units	7,950	17%
20 or more units	6,210	13%
Mobile Home, boat, RV, van, etc	3,330	7%
Total	47,190	100%

Table ~~2731~~ – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	90	0%	805	4%

	Owners		Renters	
	Number	%	Number	%
1 bedroom	300	1%	5,245	23%
2 bedrooms	4,650	21%	10,900	48%
3 or more bedrooms	17,185	77%	5,865	26%
Total	22,225	99%	22,815	101%

Table 2832 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

With the dissolution of redevelopment agencies in California in 2012, Escondido’s ability to provide affordable housing opportunities has been diminished. The City has attempted to leverage as many funding sources as possible to continue to provide affordable housing opportunities, and will continue to do so. As of January 2020, the City of Escondido monitors a portfolio of 25 completed affordable rental housing projects (assisted with state redevelopment and/or federal funds), including 958 deed-restricted units, which are restricted to low- and moderate-income households. There are an additional approximately 717 income-restricted units, which were funded through tax credits or other sources. Over the years, the City has partnered in the production of a variety of housing types including multifamily, single-family ownership, co-op, mobilehome parks and mobilehome ownership. Additionally, the City has assisted in five multi-unit ownership projects using HOME funds, with a total of 59 units, affordable to low income households. These units have extended affordability periods to encourage affordability upon resale.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

In the City of Escondido’s 2013-2020 Housing Element, an evaluation of “at-risk” units was completed. Six projects (containing 200 units) were identified as affordable, assisted projects at-risk of losing their affordability between 2012-2023 for various reasons. Original funding sources include HUD Section 8, HUD Section 811, HOME, Tax Credits, and Redevelopment funds. There are several other affordable, assisted projects at risk of losing affordability after 2023 due to expiring affordability periods or Section 8 Voucher contracts. The City cannot anticipate which of these projects could lose affordability, but it does strive to assist in preserving any affordable housing stock. The City does not anticipate losing the affordability of any of the projects, which are monitored by the City, although the status of project-based voucher units is unknown. An updated evaluation of “at-risk” units will be conducted with the upcoming 2021 Housing Element.

Does the availability of housing units meet the needs of the population?

The current availability of housing units in Escondido does not meet the needs of the population, particularly the lower income population. According to the Housing Authority of the County of San Diego, the current waiting period for a Housing Choice Voucher is 10-12 years. Additionally, most, if not all, of the affordable income-restricted residential projects in the City have waiting lists and very low vacancy rates. According to the 2011-2015 CHAS, a total of 17,105 low-income Escondido households (67% of all low-income households) are housing cost burdened (paying 30% or more of their income to housing costs), indicating a need for more affordable units. In addition, 51 percent of the housing units (22,865 units) in Escondido were constructed prior to 1980, indicating a potential need for rehabilitation/repair of units.

Describe the need for specific types of housing:

The City of Escondido has a great need for affordable housing units for lower income households, particularly low- and very low-income households, as seen in the evaluation and numbers for Housing Affordability in MA15 and Housing Cost Burden in NA15 and NA20. Most, if not all, affordable residential projects in Escondido currently have waiting lists and turn over vacancies quickly. In addition, there is a several-years-long waiting list for Housing Choice Vouchers for City of Escondido households.

There is a need for larger (3 or more bedrooms) affordable units particularly for renter households. According to 5-year estimates, the average household size in Escondido is 3.29 members, while the average size of a renter household is 3.4 persons and the average size of an owner-occupied unit is 3.17 persons. According to updated 2017 ACS estimates, 35 percent of Escondido households (16,078) consist of four or more persons. This is 37 percent (8,691) of all renter households and 33 percent (7,387) of all owner households. In contrast 5,865 rental units (26 percent of all rental units) contain 3 or more bedrooms and 17,185 (78%) of all owner-occupied units contain 3 or more bedrooms. Additionally, as seen in Table 11 of NA-10, 4,545 rental households making less than 100% AMI live in overcrowded conditions (more than one person per room). Thirty three percent of overcrowded households have extremely low income. Eighty six percent are renters.

Discussion

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

As is the situation throughout much of the State of California, and particularly San Diego County, the median price of a single-family residence in Escondido has increased tremendously in the past 15 years, even factoring in the 2008 real estate downturn. Market rents have increased significantly as well. The cost of housing and existence of affordable housing are correlated with housing problems such as overcrowding and housing cost burden.

Updated information on the sales price data below is available. According to CoreLogic data, the median sales price for a home in Escondido was \$580,000 in 2019. While this was significantly lower than in some other areas of the county, it represents a 10.5% increase in one year. San Diego County home prices also hit all-time highs in January 2020. The median price of a resale single-family residence in San Diego County was \$630,000 and the median sales price in all six southern California counties was up 6.6%.

Rental rates vary in Escondido based on several factors, including the number of bedrooms and location. According to the San Diego Apartment Association, average monthly rents in Escondido have increased by 28%-97%, depending on size, between 2014 and 2018. According to the 2015 ACS data below, the median contract rent in Escondido was \$1,128. Updated rental information also is available. According to rental information on apartmentguide.com, monthly market rental rates for apartments in Escondido range between \$1,200 and \$1,350 for a studio; \$1450 and \$1815 for a one bedroom unit; between \$1,640 and \$2,100 for a 2-bedroom unit; between \$2075 and \$2400 for a 3-bedroom unit; and between \$2,500 and \$3,000+ for a 4-bedroom unit. Also, according to CoreLogic, the average rent in Escondido was \$1,315 for a studio; \$1,535 for a 1-bedroom; \$1,785 for a 2-bedroom; and \$2,200 for a 3-bedroom. These rents are lower than, but consistent with Fair Market rents, below, established by HUD for federal housing programs.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	432,300	346,000	(20%)
Median Contract Rent	986	1,128	14%

Table 2933 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,220	5.3%

Rent Paid	Number	%
\$500-999	6,540	28.7%
\$1,000-1,499	10,960	48.0%
\$1,500-1,999	3,100	13.6%
\$2,000 or more	1,000	4.4%
Total	22,820	100.0%

Table 3034 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	750	No Data
50% HAMFI	2,565	1,540
80% HAMFI	15,595	3,490
100% HAMFI	No Data	5,900
Total	18,910	10,930

Table 3135 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,404	1,566	2,037	2,894	3,576
High HOME Rent	1,198	1,284	1,543	1,775	1,960
Low HOME Rent	936	1,003	1,203	1,391	1,552

Table 3236 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

According to the Housing Affordability Table above and the Number of Households Table (in Section NA-10), there is not sufficient housing in Escondido for any income groups. Renter or owner units is considered affordable if the cost is no more than 30% of a household's income. While there are 8,245 households with household income of less than 30% AMI, there are only 750 housing units affordable to extremely low-income households. There are 4,105 rental and owner units affordable to households earning less than 50% AMI, while there are 8,345 very low-income households. There are more units available for relatively higher income households. There are 19,085 units available to low-income households (earning between 50%-80% AMI), while there are 8,945 low-income households. While this may look like an overabundance, many of these must be rented by lower income households who

cannot find housing affordable to them, and must rent the most attainable housing they can find regardless of budget. There are 23,940 rental and owner units affordable to all income categories up to 80% AMI, and 25,535 households with incomes up to 80% AMI. Additionally, many households earning more than 80% AMI will compete for these less expensive units as there are few deed-restricted units. Escondido has many large families and fewer 3+ bedroom units. These less expensive units may also be occupied by large families crowding into small units, which may be inadequate, in an effort to afford their housing.

How is affordability of housing likely to change considering changes to home values and/or rents?

Although it is unknown whether home values and/or rents will increase in the foreseeable future and by how much, it is likely that housing affordability will not significantly improve in the near-term. The latest information indicates that there are 8,245 extremely low-income households in Escondido. Although the State has been implementing many new housing regulations and requirements intended to spur construction of additional affordable housing, it is unknown whether it will be adequate to result in the construction of enough housing units to reduce home prices and rents. According to a Zillow study in January 2020, some experts predicted slower gains in housing process nationwide, but faster growth for San Diego County in 2020. Real estate experts seem to be divided on how much prices will rise, with many uncertainties in the economy. The COVID-19 pandemic will definitely exacerbate this issue. Affordable housing will be in demand in Escondido for the foreseeable future according to the information in this report.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

As seen in Table 31, HUD 2020 Fair Market Rents are \$1,404 for a studio; \$1,566 for a 1-bedroom; \$2,037 for a 2-bedroom; \$2,894 for a 3-bedroom; and \$3,576 for a 4-bedroom unit. Fair Market Rents are gross estimates of rent including tenant paid utilities, and are used as payment standards for federal housing programs. These rent levels are comparable to average rents in Escondido. According to apartmentguide.com, in Escondido the average rent is \$1,315 for a studio; \$1,535 for a 1-bedroom; \$1,785 for a 2-bedroom; and \$2,200 for a 3-bedroom. Availability and cost in the market also can vary with time. HUD-established high and low HOME rents are much lower than current market rents in Escondido, since they are maximum rent levels for HUD-assisted rental projects. Producing and preserving affordable housing has been and will always be a goal in the City of Escondido. Since FMR amounts are still unaffordable to a large percentage of Escondido residents, there is still a need to preserve and produce affordable housing.

Discussion

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The housing conditions evaluated in the table below are the same as the housing problems in the Needs Assessment portion of this plan: Lacks complete plumbing facilities, lacks complete kitchen facilities, more than one person per room, and cost burden greater than 30%. Fifty two percent of renter-occupied units and 36 percent of owner occupied units in Escondido have one of the conditions. Only two percent of owner-occupied and 14% of renter-occupied units have two of the conditions. Thirty-four percent of renter occupied units and 62 percent of owner-occupied units (48% of all units) have none of the housing problems. Fortunately, only 10 units (all owner-occupied) have three of the conditions and no units have all four of the housing conditions.

Definitions

The City of Escondido uses the Health and Safety Code to define standard and sub-standard conditions of housing. As defined in the California Health and Safety Code (H&SC) section 17920.3, a substandard structure is any building or portion thereof in which there exists any of a specific list of conditions to an extent that endangers the life, limb, health, property, safety or welfare of its occupants or the public. The conditions include lack of/improper bathroom facilities; structural hazards; inadequate heating; faulty wiring; lack of/improper kitchen sink; inadequate fire protection; inadequate exits; and occupying portions of a building not intended to be occupied for such purposes, such as sleeping.

A standard condition for a housing unit is one that meets all conditions of H&SC 17920.3.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	8,000	36%	11,890	52%
With two selected Conditions	480	2%	3,260	14%
With three selected Conditions	10	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	13,735	62%	7,665	34%
Total	22,225	100%	22,815	100%

Table 3337 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	3,005	14%	1,635	7%
1980-1999	8,945	40%	8,595	38%
1950-1979	9,480	43%	11,545	51%
Before 1950	795	4%	1,045	5%
Total	22,225	101%	22,820	101%

Table 3438 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	10,275	46%	12,590	55%
Housing Units build before 1980 with children present	4,450	20%	1,665	7%

Table 3539 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 3649 - Vacant Units

Data Source: 2005-2009 CHAS

Vacant Units

2,038 Total vacant units

Little information is available on vacant residential units in Escondido. The City does not have data available on the number of abandoned vacant, real estate owned (REO) vacant, or REO abandoned units. Since the real estate downturn in 2008, the City has used Code Enforcement efforts to greatly minimize the number of abandoned properties, and it is likely there are very few in the City. According to the 2013-2017 ACS five-year estimates, only 2,038 residential units in the City are vacant. It is also unlikely that there are any vacant units that are unsuitable for rehabilitation, due to ongoing code enforcement efforts in the city.

Need for Owner and Rental Rehabilitation

Housing age is one indicator of general housing conditions within a community, since housing stock gradually deteriorates over time. Although there has been a lot of recent, new residential development, the City of Escondido is an older community with an older housing stock. Housing is subject to gradual deterioration over time, which can depress neighborhood appearance and property values and impact quality of life.

According to ACS data above, a majority of Escondido's housing stock was constructed prior to 1980. Fifty one percent of the housing stock (22,865 total units) was constructed prior to 1980, meaning that more than half of the City's housing is more than 40 years old, including 47 percent of owner-occupied housing and 56 percent of renter occupied housing. Typically, housing over 40 years of age is more likely to have some rehabilitation needs. This indicates that a significant portion of the City's housing stock may need some improvements/rehabilitation.

Another indicator of the need for rental and owner rehabilitation is the number of units with housing conditions. The housing conditions evaluated include lacking complete plumbing facilities, lacking complete kitchen facilities, more than one person per room, and cost burden greater than 30%. Thirty-six percent of owner-occupied housing units and 52% of renter households, totaling 19,890 units, have at least one of these conditions.

Code enforcement violations are another indicator of needed residential rehabilitation. During the latest calendar year, the City had 72 housing-related code enforcement cases and there are currently 12 ongoing cases. These violations include lack of water/utilities, inhabiting unpermitted space, insect and/or rodent infestation, water leaks, mold and improper maintenance.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Housing age is the key indicator used to estimate the number of housing units containing lead-based paint (LBP). Beginning in 1978, the federal government prohibited the consumer use of paint containing lead, and all residential uses. Nationwide it has been estimated that approximately 24 million housing units have significant lead-based paint hazards including deteriorated paint and lead contaminated house dust (Centers for Disease Control and Prevention). Approximately 4 million of these units are home to young children and older homes are more likely to contain lead-based paint. According to the federal Centers for Disease Control (CDC), approximately 250,000 children in the United States aged one to five years have elevated lead in their blood.

According to 2011-2015 CHAS data, 22,865 units in Escondido were constructed prior to 1980. This is 47 percent (10,275) of all owner-occupied units and 56 percent (12,590) of all rental units. According to the CDC, all housing units built prior to 1978 are likely to contain some LBP. In Escondido, 7 percent of rental housing and 20 percent of owner housing are built before 1980 and contain children. According to ACS 2017 one-year estimates, a total of 7,464 households (17% of all households) has at least one child under six years of age. 40% of these are owner-occupied households and 60% are rental households.

According to 2011-2015 CHAS data presented in NA-10, 57 percent of all units (25,535) are occupied by households with income less than 80% AMI (low-income). Nineteen percent (8,245) of units have household income less than 30% AMI (extremely low income). Twenty three percent of the extremely low-income households have one or more children under six. Seventy two percent of all households with children under six have household incomes under 80% AMI. According to all of this information, a large number of units are occupied by low income families and may contain lead-based paint hazards.

While the above figures closely approximate the number of homes impacted, not all units with lead-based paint have lead-based paint hazards. In addition, some pre-1978 housing units may already have been remediated during remodeling or other actions.

Discussion

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Housing Authority of the County of San Diego (HACSD) administers the Public Housing and Housing Choice Voucher programs within the majority of San Diego County jurisdictions, including Escondido. There are no public housing units within the City of Escondido boundaries. The table below summarizes existing housing vouchers administered by the HACSD, not specifically within the City of Escondido.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	87	121	10,905	0	10,905	1,031	0	432
# of accessible units									

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 3741 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

There are no public housing developments/units located in the City of Escondido.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table [3842](#) - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

There are no public housing developments/units located in the City of Escondido.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

N/A. The City of Escondido is not a public housing authority and there are no public housing units in the jurisdiction.

Discussion:

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

According to the Regional Task Force on the Homeless (RTFH) WeAllCount Point in Time Count 2019, an estimated 350 homeless individuals were located in Escondido at the time of the count. This number includes 241 unsheltered and 109 sheltered individuals. Those in shelters included 70 in an emergency shelter, 30 in transitional housing, and 9 in a safe haven.

The San Diego Regional Task Force on the Homeless (RTFH) is a regional group of 18 cities, the County of San Diego, nonprofit service providers, and other stakeholders making up the San Diego County Continuum of Care (CoC). The RTFH provides regional leadership and oversight of the homeless crisis response system. The overall goal and vision of the RTFH is to reduce and end homelessness across San Diego. Over the last five years, San Diego has seen an overall increase in the number of beds for emergency shelter, rapid rehousing, and permanent supportive housing, and a decline in the number of transitional housing beds, according to the RTFH.

Interfaith Community Services is currently the agency in Escondido providing the most shelter and supportive housing beds, including youth, veterans and seniors.

Currently in Escondido, the agencies providing year-round shelter beds for the homeless include:

- Manzanita, operated by Community HousingWorks: 10 beds for chronically homeless
- Haven House, operated by Interfaith Community Services: 49 beds

Permanent Supportive Housing is available as follows:

- El Norte Parkway, operated by Community HousingWorks: 8 units for veterans
- Las Casitas, operated by Community HousingWorks: 14 units/42 beds for individuals & families
- Mental Health Systems: 28 units/42 beds for indiv & families w/ pref for chronically homeless
- Mental Health System: 20 units/24 beds for chronically homeless
- Interfaith RAP operated by Interfaith CS: 15 units for chronically homeless w/ subst. abuse & mental issues
- Raymond's Refuge, operated by Interfaith: 16 beds for mentally or physically disabled seniors

- Home Now, operated by Interfaith: 22 units of rapid rehousing
- NC Safe Haven operated by Mental Health Systems: 12 safe haven beds for seriously mental ill
- Veterans Villages operated by VVSD: 54 units for chronically homeless veterans and families
- Manzanita, operated by Community HousingWorks: 6 units/13 beds for single adults, 10 for chronically homeless

Transitional housing is available as follows:

- Path to Permanence operated by Interfaith: 4 families
- Interfaith no longer provides transitional beds in Escondido for veterans due to HUD preferences. Veterans transitional housing is located nearby in Oceanside. All previous units were converted to affordable housing.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	16	42	0
Households with Only Adults	0	0	0	41	0
Chronically Homeless Households	59	0	0	91	0
Veterans	0	0	0	62	0
Unaccompanied Youth	0	0	0	0	0

Table 3943 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Community-based organizations in Escondido have developed a wide range of supportive services in conjunction with shelter and transitional housing to promote self-sufficiency among residents and to prepare them for permanent housing. A variety of agencies are able to provide services such as job training, parenting classes, basic needs, social work, case management and other self-sufficiency training for homeless families, pregnant/parenting women, men and women with alcohol/drug addictions, veterans, mentally ill individuals, unaccompanied youth, women and their children fleeing domestic violence, and others. There are many local homeless service providers directly helping the homeless in Escondido, including Interfaith Community Services, Interfaith Shelter Network, Veterans Village San Diego, Community Housing Works, Mental Health Systems, Salvation Army, and others.

The Regional Taskforce on the Homeless (RTFH), consisting of the City of Escondido, other jurisdictions, non-profit and advocate groups, and social service organizations, meets jointly to coordinate regional and local efforts to provide services.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

In order to effectively deal with the complications presented by the unique homeless clientele of veterans, chronic homeless, unaccompanied youth and families, services need to be well-coordinated and integrated. Effective coordination involves the Police Department, County mental health, health care providers, public health personnel, and alcohol/drug recovery services. A range of intervention, case management, stabilization and recovery services is needed to effectively treat the mentally ill, in addition to shelter placement. Services and facilities available in Escondido for specific homeless populations include:

Interfaith Community Services, Veterans Village San Diego, Community Housing Works, Mental Health Systems, Salvation Army, and others provide a variety of homeless-related services, including to these unique populations. Available services include navigation, case work, life and vocation training, healthcare, transportation, legal services and life skills. Interfaith Community Services and the YMCA in Escondido serve as north county inland access sites to the coordinated entry system (CES). The CES is the assessment for the network of resources in San Diego County, and the prioritization through the RTFH, which allow homeless individuals and families access to valuable resources, including shelter, meals, day centers and support. Interfaith will continue to provide many supportive homeless services, including shelters, homeless prevention, case management services, and rapid re-housing.

The YMCA has begun providing supportive housing for youth aging out of the foster care system (TAY).

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The City will continue to maintain and coordinate services to assist the special needs population. Existing service providers will be supported when possible and existing funds will be prioritized and expended when appropriate and feasible.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly persons, including the frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, veterans, and persons with HIV/AIDS and their families, may require long-term supportive housing that could include an assisted living, supportive housing or nursing care component. There is a need for services such as transportation services, help with basic living, home care, meal delivery, and housing that is adapted to specific needs, especially for seniors and veterans, at an affordable price.

Throughout San Diego County there are a wide range of housing options for the elderly including supportive housing, group homes, and state-licensed residential care facilities. According to the San Diego County Health and Human Services Agency's Aging & Independence Services, there is a concentration of community care facilities in and around Escondido. The City has many residential facilities that provide long-term supportive housing for the elderly, those with memory care needs and those with other disabilities, including assisted living and residential care. Although there is little detailed information available on facilities in Escondido, according to the state Department of Social Services, Community Care Licensing Division, there are 133 licensed community care facilities with 2,918 beds for special needs persons in Escondido. There are approximately 1,054 residential facilities for seniors, with a capacity of over 28,000 beds in San Diego County. Additional affordable service options are needed.

Veterans also have a unique need for supportive services and housing, including mental health, substance abuse, case management, employment training, life skills and parenting classes, help with paperwork and legal matters. Although there are several providers of services for veterans in Escondido, additional, affordable help is needed.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

It can be difficult for persons returning from mental and physical health institutions to receive appropriate supportive housing. In Escondido there are several small group homes, adult residential facilities and residential care facilities for the elderly, which are regulated by the State Department of Social Services (DSS), Community Care Licensing Division. Escondido also has several locations and providers of supportive housing within the City.

Interfaith Community Services is one the biggest providers of mental and physical supportive services in the City, with locations throughout the City. In addition to housing, they provide nutrition services and a food pantry, basic needs (laundry, phones), vocational development, senior services, vocational development, veterans' services, mental health services, and addiction recovery services.

Veterans' Village of San Diego is another agency providing housing and supportive services for veterans in their new Veterans' Villas facility in Escondido. They are able to provide several beds for previous homeless veterans and their families, in addition to mental health and supportive services, after completing a recent expansion.

Community Housing Works provides supportive housing along with essential social services in two projects at three locations in Escondido, including households with and without children.

Mental Health Systems is another provider in Escondido for mental health services, including supportive housing, through a statewide network.

HealthRight 360 operates several facilities in Escondido offering providing residential and out-patient substance use disorder treatment services.

For persons with disabilities, two specific providers of supportive services in Escondido are United Cerebral Palsy and Mountain Shadows. United Cerebral Palsy of San Diego County has an adult day center in Escondido, which provides work skills, employment, and training in vocation, communication and recreation skills. Mountain Shadows Support Group provides a variety of residential, transportation, respite, day program, independent living, and other support services for the community.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

In FY 2020-2024 the City will address the following services with respect to persons who are not homeless but have other special needs:

In both housing and community services, the City proposes to put a particular focus on senior and veterans.

The San Diego County region is in the process of completing its Analysis of Impediments to Fair Housing. The City will follow up on any housing or community service- related impediments and action items that are identified.

The city is currently in the process of working with potential developers identified through a Request for Proposals (RFP). Potential providers will develop new rental or owner affordable projects in the City, and may provide new supportive housing units.

The City plans to continue using some remaining Successor Housing Agency funds to continue to operate a program providing a small amount of rental assistance to extremely low-income seniors and disabled households living in apartments and mobilehomes.

The City plans to focus CDBG public service funds on basic needs, homelessness and human development.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Many public policies can have an adverse impact on the provision of affordable housing, including a local jurisdiction's policies.

See attached narrative.

Barriers to Affordable Housing

Many public policies can have an adverse impact on the provision of affordable housing, including a local jurisdiction's policies.

Land Use Controls

Land use policies and zoning requirements are often cited as a barrier to development, specifically to affordable housing. The City has streamlined the process for adding an Accessory Dwelling Unit, allowing increased opportunities for individual property owners to add additional affordable housing. The Density Bonus ordinance also allows affordable housing development in accordance with State requirements. The City is continuously reviewing requirements for other opportunities to streamline housing development.

Environmental Protection

The type of environmental review needed for a residential project depends on the type of project, as well as the type of financing involved. Both state (California Environmental Quality Act) and federal (National Environmental Policy Act) environmental laws can add cost to a project, due to required studies, additional timing, etc. Most of this is out the City's control.

Planning and Development Fees

The cost of development, including permit fees paid to the City, is often cited as a barrier to developers of housing. Building, zoning and site improvement fees, in addition to the cost of land and materials, can add significantly to the cost of construction and have a negative impact on housing production. The City of Escondido periodically reviews all fees to ensure they include cost recovery while balancing the needs of the public and developers.

Public Opposition to Affordable Housing

Public opposition to all housing, and in particular affordable housing, can cause delays in the development process, add costs, and possibly result in a project being denied. The State of California has enacted new housing laws meant to discourage NIMBY-ism (Not In My Backyard).

Permit and Processing Procedures/Times

The processing time required to obtain approval of development permits and building permits is often cited as a contributing factor to the cost of housing. Development processing time varies depending on the complexity of a project, but the state has initiated expedited and streamlined processing of certain types of residential permits to improve this. The City of Escondido is responsive to all project submittals and streamlines them as much as possible, and is initiating additional programs to reduce development timelines.

Lack of Affordable Housing Funds

The City of Escondido, like many cities in California, faces significant challenges in continuing to provide affordable housing opportunities. Some previously available funding has been eliminated or reduced, and costs have increased exponentially. The City will continue to leverage other funding sources as available to develop affordable housing opportunities.

Prevailing Wage Requirements

The State Department of Industrial Relations (DIR) has expanded the types of projects that require the payment of prevailing wages. In addition, Davis-Bacon prevailing wages must be paid when federal funds are used on new and multi-family rehabilitation projects of more than eight units. The prevailing wage is usually higher than competitive wages, raising the cost of housing production and rehabilitation activities. Prevailing wage also adds to a project's costs by requiring documentation of compliance.

Building Codes and Enforcement

The City has adopted the 2019 California Building Code and 2019 Green Building Code. Building Codes could be considered an adverse impact on the timing and cost of affordable housing.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The City of Escondido continues to focus on the business expansion, attraction, and retention of six high priority cluster industries: Agribusiness and Ag-Tech; Cleantech; Culture, Entertainment, and Tourism; Hospitals and Healthcare; Information, Communications, Technology; and Specialty Foods and Beverages. In addition, the 2018 Escondido Comprehensive Economic Development Strategy contains a detailed Economic Development Market Analysis: https://www.escondido.org/Data/Sites/1/media/PDFs/CMOffice/Attachmenttostaffreport-Updated2017CEDS_v2.pdf

See attached narrative below and continued farther below.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,231	377	2	1	-1
Arts, Entertainment, Accommodations	7,842	4,457	16	12	-4
Construction	4,617	6,423	9	17	8
Education and Health Care Services	7,803	6,475	16	17	1
Finance, Insurance, and Real Estate	2,945	1,762	6	5	-1
Information	1,086	484	2	1	-1
Manufacturing	6,270	3,051	12	8	-4
Other Services	2,181	1,913	4	5	1
Professional, Scientific, Management Services	5,683	2,894	11	8	-3
Public Administration	0	0	0	0	0
Retail Trade	6,924	7,820	14	21	7

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Transportation and Warehousing	1,110	361	2	1	-1
Wholesale Trade	2,590	1,066	5	3	-2
Total	50,282	37,083	--	--	--

Table 4045 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Economic Development Market Analysis

The following are highlights of Non-Housing Community Development assets and improvements which occurred or will occur in the City during Fiscal Years 2019-2020 and 2020-2021:

- \$8.5 million grant received for Creek Trail improvements to support health and wellness, increased lighting to increase pedestrian and bicycle use thereby improving safety along the trail, and increased business engagement with the community along the trail
- Improve the City Hall experience of members of the public by relocating the Tourism and Marketing staff member from a Grand Avenue storefront to the City Hall information desk to assist with general directional information and referral to the appropriate city department(s)
- New SpringHill Suites by Marriott 107-suite hotel opening at 200 La Terraza Boulevard
- Continue reclaimed water efforts for agriculture and other development purposes and work closely with Escondido Growers for Agricultural Preservation (EGAP) to install miles of “purple pipe” to bring reclaimed water to agricultural customers
- Leverage the ongoing investment in reclaimed water infrastructure by officially designating agriculture as a “priority” industry cluster
- Construction of a Membrane Filtration/Reverse Osmosis (MFRO) Facility to treat tertiary effluent from the existing Hale Avenue Resource Recovery Facility - the MFRO facility, once complete, would remove salts from the effluent so that it may supply agricultural and landscape uses thereby lowering overall water demand
- Develop and maintain relationships with commercial/industrial and residential real estate brokers to convey that Escondido is business friendly and development ready
- Continued focus on downtown revitalization to include Grand Avenue street improvements - palm trees with lighting, sidewalk widening, and the addition of 45 temporary and 35 permanent parking spaces
- Established six Community Advisory Groups to identify and advance key initiatives: Economic Development and Agriculture; Climate

Action and Environmental Impacts; Health and Healthy Living; Housing and Homelessness; Arts and Culture; and Recreation and Youth Activities

- Continue weekly cross-functional Staff Development Committee meetings to ensure timely processing of all development projects and identify opportunities to further streamline permitting and approval procedures
- Host an Education Summit to nurture existing relationships and to work collaboratively with primary/secondary schools and higher education institutions
- Promote tourism, arts, and culture with marketing tools and the Visit Escondido website
- The City's Community Services Department partners with the County of San Diego to offer *SD Nights*, a free program hosted at the East Valley Community Center and provides a safe place for teens to foster connections with adults and other teens, participate in healthy activities, and have a meal during critical after-school hours; the program flyer is distributed to local schools and advertised on the City's social media
- The Escondido Public Library offers a wide variety of free programming for teens such as book clubs, gaming events, virtual reality, Teen Advisory Board, volunteer opportunities, Animanga Kurabu, Inclusive Art Club, movie events, Safe Space Escondido for LGBTQ youth, BeYOUtiful Nail Art Club, and more

Labor Force

Total Population in the Civilian Labor Force	72,125
Civilian Employed Population 16 years and over	66,225
Unemployment Rate	8.18
Unemployment Rate for Ages 16-24	20.76
Unemployment Rate for Ages 25-65	4.92

Table 4146 - Labor Force

Data Source: 2011-2015 ACS

Economic Development Market Analysis Cont

- The City will be constructing the Washington Park Skate Spot (anticipated completion in Fall 2020); has embedded the construction of future neighborhood skate spots pending the availability of funding into the Capital Improvement Program; and the Skate Park located at the Escondido Sports Center continues to host hundreds of skaters/bikers/scooters in a variety of programs, tournaments, and special events
- Revitalized City Volunteer Program: Opportunities to volunteer with the City for clean-up events, fire hydrant painting, Adopt-a-Creek program, or other volunteer projects
- Turf project at Escondido Sports Center will allow for expanded programming at the facility
- The City is preparing a Climate Action Plan update which addresses environmental stewardship and how the city will reduce its contribution to greenhouse gas emissions - not only will the plan identify new ideas to reduce energy, transportation, and water use, it will also address climate adaption, social equity, and environmental justice
- Community Events - the City permits hundreds of special events each year including parades, cultural events, concerts, holiday celebrations, fun runs/races/athletic challenges, street fairs, car shows, art events, movie nights, food festivals, historic celebrations, carnivals, and more

Occupations by Sector	Number of People
Management, business and financial	12,465
Farming, fisheries and forestry occupations	2,730
Service	8,385
Sales and office	15,515
Construction, extraction, maintenance and repair	8,750
Production, transportation and material moving	3,560

Table 4247 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	38,505	61%
30-59 Minutes	20,990	33%
60 or More Minutes	4,110	6%
Total	63,605	100%

Table 4348 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	13,855	1,125	6,895
High school graduate (includes equivalency)	9,755	660	4,125
Some college or Associate's degree	17,115	1,555	6,175
Bachelor's degree or higher	13,460	515	2,345

Table 4449 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	660	3,585	4,535	4,735	1,930
9th to 12th grade, no diploma	3,095	3,220	2,790	2,995	990
High school graduate, GED, or alternative	5,475	4,935	3,755	6,020	3,680
Some college, no degree	5,615	5,650	2,890	8,105	3,360
Associate's degree	1,040	2,575	2,225	3,625	1,425
Bachelor's degree	790	3,465	2,450	5,730	2,780
Graduate or professional degree	85	980	1,165	2,640	1,590

Table 4550 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	21,621
High school graduate (includes equivalency)	27,148
Some college or Associate's degree	33,049
Bachelor's degree	51,739
Graduate or professional degree	63,551

Table 4654 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Based on this information, the major employment sectors in Escondido are education and health care services; arts, entertainment, accommodations; and retail trade. According to the tables above, there is a large under supply of labor in construction and retail trade jobs, and to a smaller extent in education and health care services. There is an over-supply of labor in arts/entertainment/accommodations, manufacturing, professional/scientific/management services, and wholesale trade.

Describe the workforce and infrastructure needs of the business community:

The business community needs municipal support with zoning and development considerations, as needed, to effectively engage in business activities and an educated and skilled workforce in order to grow revenue and meet market demands.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Workforce development in English as a Second Language (ESL), apprenticeships, and construction trades would support half of the Escondido labor force (over 16 years old) who either did not graduate from high school or who did not obtain a college degree in an effort to help increase median earnings thereby increasing spending power in the region. Many residents in Escondido are underemployed, rather than unemployed. Part time work in service industries is common. Additional specialized training would help underemployed workers to find better paying, full time work.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

There is an existing labor shortage for construction and retail workers. Upskilling of the workforce in construction trades, business skills, and customer service is needed for the existing workforce in order to meet the employment demands of the region.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Many of the goals of the consolidated plan are intended to improve the lives of lower and moderate income households. A stronger workforce and labor market would result in more jobs and higher wages, which could reduce the burden on lower income households. There are a number of areas of the City that show significant signs of economic distress based on employment and income data. Related implementation items in the CEDS include drafting and educational enhancement operational plan addressing higher education within the city, proposing programs to address identified training/job readiness gaps, and establishing/reinforcing collaborative efforts such as STEM programs in Escondido primary/secondary schools.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The CEDS, updated in 2018, includes many action items and potential infrastructure projects, which would impact economic growth in the City. Proposed infrastructure projects support all areas of the City, including older, central areas in low-mod income neighborhoods. In addition, there are a number of areas of the City that show significant signs of economic distress based on employment and income data. The major goals established in the CEDS include creating new jobs, expanding the City's tax base, improving the residents' employment opportunities and upgrading workforce preparedness, improving

the City's residential community amenities, and relaying a consistent message that the City is "ready for business."

Specific implementation items that can be coordinated with the Consolidated Plan include:

- Interfacing with the primary/secondary schools and higher education in Escondido to expand training capacity in areas where gaps have been identified.
- Conducting needs assessment for critical downtown infrastructure
- Increase resources directed at addressing homelessness and its impacts to the downtown business environment
- Continue to leverage the City's partnerships/alliances with private and regional organizations
- Coordinate with Palomar Health (hospital) to maximize related opportunities
- Promote the food/beverage/culture/entertainment/tourism industries by coordinating with Stone Brewing
- Work with Escondido Growers for Agricultural Preservation to implement plan to bring reclaimed water to agricultural customers
- Designate agriculture as a priority industry cluster and relate to agritourism
- Support implementation of the Grape Day Park Master Plan downtown, including a new library

Discussion

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

There is no specific location information on the various housing problems evaluated in the Needs Assessment. Housing problems impact lower and moderate-income households disproportionately compared to middle and upper income households. Therefore, areas with higher concentrations of lower and moderate-income households are likely to have higher rates of housing problems. The same can generally be said about concentrations of a minority population.

For census tracts, a low to moderate-income concentration is defined as a block group where at least 51 percent of the population is of lower or moderate income. According to HUD, a minority concentration is defined as a census tract whose proportion of a non-white population is at least 20 percentage points higher than the countywide average. In Escondido, there are both minority concentration areas and a concentration of low- and moderate-income households in the central core of the city.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

A minority concentration is defined as a census tract whose proportion of a non-white population is at least 20 percentage points higher than the countywide average, according to HUD's Rental Assistance Determination Minority Concentration Analysis Tool. Based on this definition there is a large area in the central portion of the City (14 census tracts) considered a Hispanic minority concentration area. See maps below.

Also, according to the HUD RAD tool, areas of concentrated poverty are located in the central part of the City. In general, Hispanic households are concentrated in the central core of the city, similar to the concentration of low and moderate income households. Each of the 14 census tracts in a minority concentration area are also areas of at least 10 percent poverty. Six of the tracts have a household poverty level of 10-20 percent, five have a poverty level of 20-30 percent, and three have a poverty level of 30-100 percent.

What are the characteristics of the market in these areas/neighborhoods?

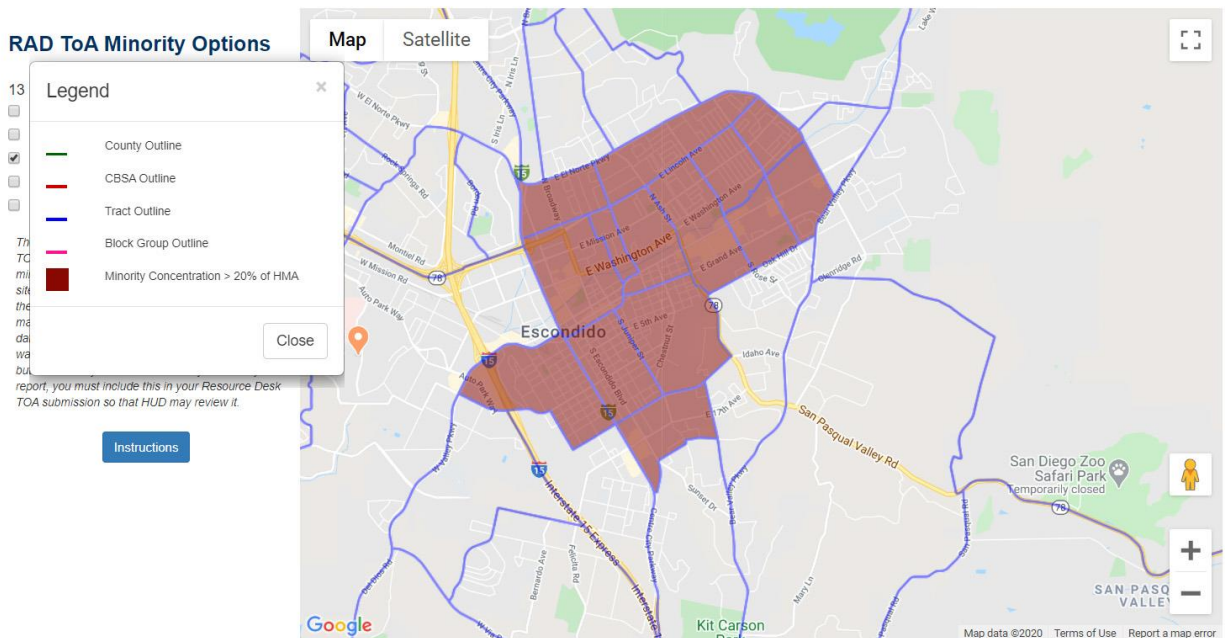
In Escondido, areas of low and moderate income concentrations and minority concentrations are generally located in the central portion of the City. These areas also correlate with areas with a large amount of rental housing and a large amount of multi-family housing.

Are there any community assets in these areas/neighborhoods?

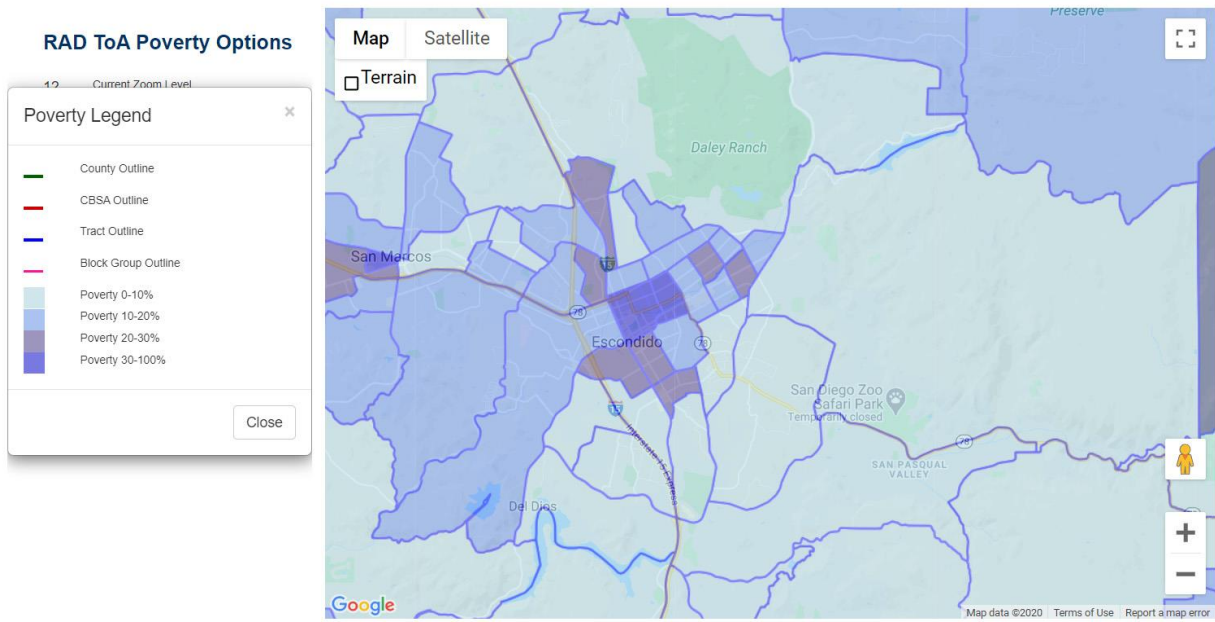
There are many community assets in the central core of the city and lower and moderate-income neighborhoods, including the City library, the East Valley Community Center, the Park Avenue Community Center and senior center, Grape Day Park, and other neighborhood parks. Other community assets in this area include the Boys and Girls Club, YMCA, Escondido Education Compact and its Assessment Center, Interfaith Community Services, and the Salvation Army.

Are there other strategic opportunities in any of these areas?

There are many opportunities to provide assistance in the central area of the City. The City will continue to collaborate with agencies in the surrounding North County community to ensure services and programs are available and delivered in a cost-effective manner. All federal funding will be allocated to provide assistance to those who are most in need.



Minority Concentration



Low income concentration

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Although internet use, broadband adoption and smartphone ownership have grown rapidly for all Americans since inception of the World Wide Web, the digital lives of lower- and higher –income Americans remain markedly different, according to the Pew Research Center. Household income is strongly associated with technology ownership. The digital divide can impact access for school–age children, the so called “homework gap,” employment searches, and other everyday activities. According to Pew Research, in 2019, 26% of adults living in households earning less than \$30,000 a year are “smartphone” dependent internet users, meaning they own a smart phone but do not have broadband access at home. Only 5% of those living in households earning \$100,000 or more fall into this category. In addition, in 2015, 35% of lower income households with school age children did not have broadband access internet at home. In all technology categories studied, including smartphones, computers, home broadband and tablets, lower-income persons had lower levels of technology adoption. Also, the share of lower-income Americans relying on smartphones for online access has doubled since 2013. The share of persons earning \$100,000 or more has stayed steady during that time. In addition, higher income persons are likely to have multiple devices.

Lower income households in Escondido fare better when it comes to broadband access. According to the 2017 ACS one-year estimates, 93.2% of Escondido households has one or more types of computing devices, including 80.6 % of households with a desktop computer, 87.2% with a smartphone, and only 7.3% (3,375 households) with only a smartphone and no other computer. Eight-seven percent of households (40,435) have a broadband internet subscription. 9.6% of those with an internet subscription (4,457) have only a cellular data plan with no other internet subscription. When household income levels are included, more of a digital divide is evident. Among households earning less than \$20,000 per year, 35.6% (1,748 households) have no internet subscription in the home. Among households with incomes between \$20,000 and \$74,999 per year, 15.3% (3,316 households) have no household internet subscription. Among households earning more than \$75,000, only 3.8% have no internet subscription. In Escondido dial-up internet service versus broadband is not an issue, as there are no households using a dial-up service.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Increased competition also does not appear to be an issue in Escondido, as there are several internet providers available to most residents. According to decisiondata.org, a data and consulting organization,

95% of homes in Escondido have access to a fixed-line internet service, 93.3% can get DSL, 3.5% with fiber and 91.1% with cable. There are approximately 13 home internet options available in the city, including 2 DSL, 4 cable, 2 fiber and 5 fixed wireless providers. There are 9,000 households with only one choice for internet, although the majority of households have 3-4 options. Cost, coverage and speed vary among providers, although one internet provider is available to 94% of Escondido residents, according to BroadbandNow.

There are several internet providers in Escondido, with costs depending on speed, contract type, etc. However, due to the number of providers that are available, there is a lot of competition which can bring process down. There are several lower-priced providers that specialize in services for seniors and low-income households. There are also a couple of carriers that are specifically available to households receiving government benefits or on the school lunch program.

Although internet services are highly available in Escondido, a digital divide has been visible during the need for online school during the COVID-10 pandemic. Providers have been giving free and low-cost broadband, and there are plans being considered to ensure that all students have access at home.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

According to the Intergovernmental Panel on Climate Change, warming of the climate system is unequivocal. Climate change appears to be affecting California and the San Diego region, including rising sea levels and an increase in average temperatures. Climate change is not a hazard in and of itself, but rather is a factor that could affect the location, extent, probability of occurrence, and magnitude of climate related hazards.

The federal Disaster Mitigation Act of 2000 requires all local governments to create a disaster plan to qualify for hazard mitigation funding. The County of San Diego Office of Emergency Services has adopted and revised a countywide plan that identifies risks and ways to minimize damage from natural and manmade disasters. The County of San Diego was one of the first to tackle this planning effort on a region wide basis and includes mitigation plans and evaluations for all jurisdictions in the County, including Escondido.

After reviewing localized hazard maps and exposure/loss information, the following hazards were identified as the top five for the area: Wildland Fire, Earthquake, Hazardous Materials, Flooding or Dam Failure, and Terrorism or other Manmade Events. The jurisdiction developed goals, objectives and actions related to the Hazard Mitigation Plan (HMP).

Disasters happen indiscriminately, but the results can disproportionately impact lower income families. The identified risks from the HMP do not appear to disproportionately impact low- and moderate-income households in Escondido on a geographic basis, based on the hazard maps and the location of housing. Many of the risk areas cover the entire city or only outlying areas where housing is more expensive. However, lower income households are generally more vulnerable to the impacts of those risks. Even though low-income households, the elderly and the disabled are often less likely to use and have access to current technologies, according to the information in the previous broadband discussion, a lack of technology and communication for warning systems does not appear to be a large issue in Escondido. Anecdotally, there is a lot of discussion on impacts from disasters to the lowest-income households, even if the risk itself is not necessarily greater. Lower income households are more likely to be impacted by a disaster due to type/lack of insurance, time lost from work or school, having to temporarily relocate, the ability to permanently relocate, the cost of evacuating (gas, lodging,) and a delayed or missing paycheck, among other issues. Access to disaster aid, local services and community assistance, and coordination of resources are the keys to ensuring that the impacts to lower income households is lessened.

The County of San Diego has also created a disaster plan relating to pandemics. All residents are at risk from disease, but low-moderate income and homeless residents are most susceptible to the multiple effects of disease, stemming from disparate access to healthcare, fiscal reserves and space to shelter in

place. The County of San Diego will act as a central coordinator for the 19 communities in the County, working closely with federal and state agencies and the local healthcare community to monitor and test for the pandemic.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Natural hazard risks in Escondido associated with climate change are not located specifically in low-income areas, but are mostly located throughout the City. The identified risks from the HMP do not appear to disproportionately impact low- and moderate-income households in Escondido on a geographic basis, based on the hazard maps and the location of housing. Many of the risk areas cover the entire city or only outlying areas where housing is more expensive. However, lower income households are generally more vulnerable to the impacts of those risks. Anecdotally, there is a lot of discussion on impacts from disasters to the lowest-income households, even if the risk itself is not necessarily greater. Lower income households are more likely to be impacted by a disaster due to type/lack of insurance, time lost from work or school, having to temporarily relocate, the ability to permanently relocate, the cost of evacuating (gas, lodging,) and a delayed or missing paycheck, among other issues. Access to disaster aid, local services and community assistance, and coordination of resources are the keys to ensuring that the impacts to lower income households is lessened.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Consolidated Plan provides a strategic course of action for revitalization of the City's neighborhoods, development of affordable housing and assisting the homeless. The City of Escondido's strategy is based on available resources, community input, and government guidelines. The City has experienced the same economic issues during the last few years as the rest of the country. Using all available funding in ways that best benefit individuals and the City is a priority.

This Strategic Plan addresses:

- General Priorities in the categories of homelessness, housing and community development
- Programs and projects to assist those households/individuals in need
- Anticipated resources over five years
- Five-year goals and outcome indicators identifying proposed accomplishments
- Monitoring of plan activities

The Strategic Plan also addresses the following required areas:

- Anti-poverty strategy
- Lead-based paint hazard reduction
- Reduction of barriers to affordable housing
- Institutional structure/coordination among agencies

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 4752 - Geographic Priority Areas

1	Area Name:	CDBG Eligible Areas
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	Area Name:	City of Escondido
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	

	Are there barriers to improvement in this target area?	
3	Area Name:	Neighborhood Groups
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Escondido does not distribute HOME allocations for housing projects and programs geographically. Available allocations can be 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 funds will be allocated in low-mod income census tracts and neighborhood group areas, as needs appear to be concentrated there. The City currently has 18 organized neighborhood groups. All groups except one are located in low-mod census areas.

ESG funds will be allocated throughout the City, in any locations where a homeless need is identified.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 4853 – Priority Needs Summary

1	Priority Need Name	Creation/preservation of affordable rental housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	City of Escondido
	Associated Goals	Create and preserve affordable rental housing
	Description	Add new affordable rental housing, including new construction, conversion and rehabilitation.
	Basis for Relative Priority	Per the Needs Assessment, both housing related needs are priorities. Available funding and timing will determine the actual priority of each need. Associated Goals: Create and perseve affordable rental housing. Geographic Areas Affected: City of Escondido
	2	Priority Need Name
Priority Level		High
Population		Low Moderate Large Families
Geographic Areas Affected		City of Escondido
Associated Goals		Affordable ownership opportunities

	Description	Providing opportunities for homeownership for low-income residents, including construction of new ownership units and down payment assistance through a first-time homebuyer program.
	Basis for Relative Priority	Per the Needs Assessment, both housing related needs are priorities. Available funding and timing will determine the actual priority of each need. Geographic Areas Affected: City of Escondido Associated Goals: Affordable ownership opportunities
3	Priority Need Name	Homelessness services
	Priority Level	High
	Population	Extremely Low Families with Children Elderly Chronic Homelessness Individuals Mentally Ill Chronic Substance Abuse Unaccompanied Youth
	Geographic Areas Affected	City of Escondido
	Associated Goals	Support homeless shelter and other services
	Description	Supporting homeless shelter and other needs
	Basis for Relative Priority	Per the Needs Assessment, all 5 community development needs are priorities. Available funding and timing will determine the actual priority of each need. Geographic Areas Affected: City of Escondido Associated Goals: Support homeless shelter and other services
4	Priority Need Name	Basic needs
	Priority Level	High

	Population	Extremely Low Low Moderate Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Unaccompanied Youth
	Geographic Areas Affected	City of Escondido
	Associated Goals	Prov access to food, water, shelter and sanitation
	Description	Provide access to food, water, shelter and sanitation
	Basis for Relative Priority	Per the Needs Assessment, all 5 community development needs are priorities. Available funding and timing will determine the actual priority of each need. Geographic Areas Affected: City of Escondido
5	Priority Need Name	Health and human development
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly Chronic Homelessness Individuals Mentally Ill Chronic Substance Abuse Unaccompanied Youth
	Geographic Areas Affected	CDBG Eligible Areas City of Escondido
	Associated Goals	Access to rec, ed and healthcare (inc mentl hlth)

	Description	Goal is to provide access to recreation, education and healthcare (including mental health)
	Basis for Relative Priority	Per the Needs Assessment, all 5 community development needs are priorities. Available funding and timing will determine the actual priority of each need. Geographic Areas Affected: City of Escondido
6	Priority Need Name	Neighborhood Revitalization
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly Non-housing Community Development
	Geographic Areas Affected	Neighborhood Groups CDBG Eligible Areas
	Associated Goals	Improve the livability of neighborhoods
	Description	Code enforcement, neighborhood outreach, and public works activities to improve existing neighborhoods. Removing public infrastructure gap in neighborhoods.
	Basis for Relative Priority	Per the Needs Assessment, all 5 community development needs are priorities. Available funding and timing will determine the actual priority of each need. Geographic Areas Affected: City of Escondido, CDBG eligible areas Associated Goals: Improve livability of neighborhoods
7	Priority Need Name	Economic Development
	Priority Level	Low
	Population	Low Moderate
	Geographic Areas Affected	Neighborhood Groups CDBG Eligible Areas

	Associated Goals	Economic development
	Description	Supporting local economy to benefit low-mod employees and businesses
	Basis for Relative Priority	COVID-19 pandemic has highlighted the need for economic strategies focused on workforce development, job creation and other efforts to help stimulate the local economy. Geographic Areas Affected: City of Escondido Associated Goals: Support adult education and job training
<u>8</u>	Priority Need Name	Public Safety
	Priority Level	High
	Population	Low Moderate
	Geographic Area	City of Escondido Low Moderate Area Benefit with more than 51% low/mod households
	Associated Goals	Public Facilities – Fire Station/Equipment
	Basis for Relative Priority	The City has seven fire stations with eleven trucks (seven active and four in reserve). The average lifespan of a fire engine is 20 years and the City has two fire engines that are 18 and 20 years old. Due to COVID and supply change delays, it takes up to 36 months to receive a fire engine, so the City needs to order the engine now to replace its aging fleet. These two fire trucks will be placed at fire stations located in service areas where more than 51% of residents are low-moderate income.
<u>98</u>	Priority Need Name	Homelessness prevention
	Priority Level	High
	Population	Extremely Low Families with Children Elderly Chronic Homelessness Individuals Mentally Ill Chronic Substance Abuse Unaccompanied Youth

	Geographic Areas Affected	City of Escondido
	Associated Goals	Keep HH at risk from becoming homeless
	Description	Rental assistance for those individuals and families at-risk of becoming homeless
	Basis for Relative Priority	Per the Needs Assessment, all 5 Homeless needs are priorities. Available funding and timing will determine the actual priority of each need. Geographic Areas Affected: City of Escondido Associated Goals: Keep households at imminent risk of homelessness from becoming homeless
109	Priority Need Name	Emergency Shelter
	Priority Level	High
	Population	Extremely Low Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Unaccompanied Youth
	Geographic Areas Affected	City of Escondido
	Associated Goals	Temporarily house homeless residents Basic needs and case mgt to residents in shelter
	Description	Improve the quality and number of emergency shelters for homeless individuals and families, by assisting shelters with additional beds and services.
	Basis for Relative Priority	Per the Needs Assessment, all 5 Homeless needs are priorities. Available funding and timing will determine the actual priority of each need. Geographic Areas Affected: City of Escondido Associated Goals: Temporarily house homeless residents Provide basic needs and case management to homeless residents living in an emergency shelter

110	Priority Need Name	Essential services to shelter residents
	Priority Level	High
	Population	Extremely Low Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Unaccompanied Youth
	Geographic Areas Affected	City of Escondido
	Associated Goals	Temporarily house homeless residents Basic needs and case mgt to residents in shelter
	Description	Improve the quality and number of emergency shelters for homeless individuals and families, by assisting shelters with additional beds and services.
	Basis for Relative Priority	Per the Needs Assessment, all 5 Homeless needs are priorities. Available funding and timing will determine the actual priority of each need. Geographic Areas Affected: City of Escondido Associated Goals: Temporarily house homeless residents Provide basic needs and case management to homeless residents living in an emergency shelter
124	Priority Need Name	Engagement of homeless individuals and families
	Priority Level	High
	Population	Extremely Low Families with Children Elderly Chronic Homelessness Individuals Mentally Ill Chronic Substance Abuse Unaccompanied Youth

	Geographic Areas Affected	City of Escondido
	Associated Goals	Engage/assess homeless indiv/families on street
	Description	Engage and assess homeless individuals and families living on the street to assess need for provision of services, housing and case management
	Basis for Relative Priority	Per the Needs Assessment, all 5 Homeless needs are priorities. Available funding and timing will determine the actual priority of each need. Geographic Areas Affected: City of Escondido Associated Goals: Engage and assess homeless individuals and families living on the street
132	Priority Need Name	Rapid rehousing for homeless individuals/families
	Priority Level	High
	Population	Extremely Low Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Unaccompanied Youth
	Geographic Areas Affected	City of Escondido
	Associated Goals	Provide perm hsg to homeless households
	Description	Rapidly re-house and provide permanent housing to homeless households
	Basis for Relative Priority	Per the Needs Assessment, all 5 Homeless needs are priorities. Available funding and timing will determine the actual priority of each need. Geographic Areas Affected: City of Escondido Associated Goals: Provide permanent housing to homeless individuals

Narrative (Optional)

Priority needs established in the 2020-2024 Consolidated Plan will form the basis for establishing objectives and outcomes for the Strategic Plan and the 2020-2021 Action Plan. The Needs Analysis demonstrates the need for the proposed Housing, Community Development and Homeless priority needs. [A city-wide need was identified and a substantial amendment was made in 2023.](#)

SP-30 Influence of Market Conditions – 91.215 (b)**Influence of Market Conditions**

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Although there is a need for rental assistance, the City of Escondido does not plan to use HOME funds for TBRA. Since FY 2012-2013, the City has received approximately \$500,000-\$600,000 annually in HOME funds, which is not large enough to start a rental assistance program, including administration.
TBRA for Non-Homeless Special Needs	Although there is a need for rental assistance, the City of Escondido does not plan to use HOME funds for TBRA. Since FY 2012-2013 the City has received approximately \$500,000-\$600,000 annually in HOME funds, which is not large enough to start a rental assistance program, including administration.
New Unit Production	A majority of the City’s low- and moderate-income households experience housing cost burden, as seen in the Needs Analysis. It is the most common housing problem among the City’s households. The City plans to use a large portion of its HOME allocation to assist in the production of rental and ownership units for lower income households.
Rehabilitation	Fifty-one percent of the City’s housing stock was constructed prior to 1980, meaning there is the possibility of lead- based paint hazards in many units, and that a significant portion of the housing stock may need some improvement/rehabilitation. Additionally, 66% of renter occupied and 38% of owner-occupied units have at least one identified housing condition. The city expects to use a significant portion of its HOME allocation to provide assistance to rehabilitate single- and multi-family units.
Acquisition, including preservation	The City will strive to assist developers interested in acquisition/rehabilitation of existing multi-family housing to provide improved, affordable housing due to the age and condition of the city’s multi-family housing stock. The city also will assist in preserving any identified units that are “at-risk” of losing affordability, when possible.

Table 4954 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 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 \$1,818,665 in CDBG funds, \$622,150 in HOME funds, and \$160,313 in ESG funds for FY 2020. Accordingly, the City anticipates receiving approximately \$9,000,000 in CDBG funds, \$3,000,000 in HOME funds, and \$775,000 in ESG funds over the next five 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.

As part of a FY2020-2021 substantial amendment, the City will reprogram \$1,382,180 in CDBG funds to new/expanded projects. It also acknowledges a revision of the 2020 HUD allocations made in November 2020, resulting in a \$277 decrease in CDBG funds (amended to \$1,818,665) and \$148 decrease in HOME funds (amended to \$622,150).

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	1,818,665	0	692,188	2,510,853	7,181,058	It is estimated that the City will receive a CDBG allocation of approximately \$9,000,000 over the five years of the Consolidated Plan based on past and current funding.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	622,150	100,000	0	722,150	2,377,702	It is estimated that the City will receive a HOME allocation of approximately \$3,000,000 over the five years of the Consolidated Plan based on past and current funding.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	160,313	0	0	160,313	614,687	It is estimated that the City will receive an ESG allocation of approximately \$775,000 over the five years of the Consolidated Plan based on past and current funding.

Table 5055 - Anticipated Resources

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 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 needs during the term of the Consolidated plan.

Discussion

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Escondido	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
INTERFAITH COMMUNITY SERVICES	Non-profit organizations	Homelessness	Region
COMMUNITY HOUSINGWORKS	Non-profit organizations	Ownership Rental	Region

Table 5156 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Housing, supportive services, homeless prevention and community development activities for residents of the City of Escondido are delivered by a large number of public agencies, non-profit organizations, faith-based groups, and private entities. The strengths in the coordinated delivery system include the Regional Taskforce on the Homeless (RTFH), and the City’s coordinated outreach. Through the RTFH, the City is able to use a coordinated approach to assisting the homeless, using their leveraged and comprehensive resources. Additionally, the City utilizes coordinated contacts in various City Departments and throughout the community to identify any gaps and look at ways to fill them.

The City and its partners have organizational capacity to address the needs of the community. In addition, there are adequate CHDOs in the area capable of carrying out housing development and services.

Gaps in delivery occur due to lack of funding, since funding is always limited, and coordination among service providers. It is sometimes difficult to ensure that residents are aware of available services.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X		
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X		
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
Other			

Table 5257 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Regional Taskforce on The Homeless utilizes a coordinated system of providers, services and funding to assist homeless persons, including the unique segments of the homeless population, veterans, chronically homeless, families with children, unaccompanied youth. While many there are many providers and types of services and programs available, as discussed in this Consolidated Plan, the level of services available is not adequate to meet the needs of the City's residents.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

There are a variety of services and programs for the special needs population and persons experiencing homelessness available in Escondido. The need continues to be greater than the ability to provide services. Always needed are additional funding to provide increasing levels of service to a growing population, and additional coordination among agencies providing services.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City will continue to work with other nearby ~~juridictions~~[jurisdictions](#), nonprofit and faith-based organizations, and the Regional Taskforce on the Homeless (RTFH) to coordinate available resources and collaborate on a strategy for overcoming gaps to addressing the priority needs. The City is confident that the structure is available to address the priority needs outlined in this Consolidated Plan.

SP-45 Goals Summary – 91.215(a)(4)

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: \$1,327,000	Rental units constructed: 0 Household Housing Unit Rental units rehabilitated: 15 Household Housing Unit
2	Affordable ownership opportunities	2020	2024	Affordable Housing	City of Escondido	Conservation/expansion afford homeowner opport	HOME: \$1,250,000	Homeowner Housing Added: 10 Household Housing Unit Direct Financial Assistance to Homebuyers: 5 Households Assisted
3	Support homeless shelter and other services	2020	2024	Homeless	City of Escondido	Homelessness services	CDBG: \$250,000	Homeless Person Overnight Shelter: 500 Persons Assisted

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: \$750,000	Other: 1500 Other
5	Access to rec, ed and healthcare (inc mentl hlth)	2020	2024	Non-Housing Community Development	CDBG Eligible Areas City of Escondido	Health and human development	CDBG: \$500,000	Public service activities for Low/Moderate Income Housing Benefit: 750 Households Assisted
6	Improve the livability of neighborhoods	2020	2024	Non-Housing Community Development	Neighborhood Groups CDBG Eligible Areas	Neighborhood Revitalization	CDBG: \$5,300,000 \$6,000,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 10000 Households Assisted Public service activities for Low/Moderate Income Housing Benefit: 200 Households Assisted Housing Code Enforcement/Foreclosed Property Care: 1000 Household Housing Unit

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	CDBG Eligible Areas City of Escondido	Economic Development	CDBG: \$195,000	Public service activities for Low/Moderate Income Housing Benefit: 1 Households Assisted Jobs created/retained: 1 Jobs Businesses assisted: 1 Businesses Assisted
8	Public Safety	2020	2024	Public Facilities	City of Escondido Low-mod area benefit	Fire Stations/Equipment	CDBG: \$700,000	Purchase two fire engines Additional goals will be created
98	Keep HH at risk from becoming homeless	2020	2024	Non-Homeless Special Needs	City of Escondido	Homelessness prevention	ESG: \$290,000	Homelessness Prevention: 80 Persons Assisted
109	Temporarily house homeless residents	2020	2024	Homeless	City of Escondido	Emergency Shelter Essential services to shelter residents	ESG: \$200,000	Homeless Person Overnight Shelter: 600 Persons Assisted
110	Basic needs and case mgt to residents in shelter	2020	2024	Homeless	City of Escondido	Emergency Shelter Essential services to shelter residents	ESG: \$225,000	Homelessness Prevention: 400 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
121	Engage/assess homeless indiv/families on street	2020	2024	Homeless	City of Escondido	Engagement of homeless individuals and families	ESG: \$100	Homelessness Prevention: 1 Persons Assisted
132	Provide perm hsg to homeless households	2020	2024	Homeless	City of Escondido	Rapid rehousing for homeless individuals/families	ESG: \$10,000	Tenant-based rental assistance / Rapid Rehousing: 1 Households Assisted Homelessness Prevention: 1 Persons Assisted

Table ~~5358~~ – 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 ownership housing for lower income homebuyers.

3	Goal Name	Support homeless shelter and other services
	Goal Description	Provide access to shelter beds.
4	Goal Name	Prov access to food, water, shelter and sanitation
	Goal Description	Assist with provision of basic needs to 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 adult education and job training. Support the local economy to benefit low-mod employees and businesses.
8	Goal Name	Public Safety
	Goal Description	Acquisition, construction, or rehabilitation of fire stations and/or the purchase of fire trucks and emergency rescue equipment.
98	Goal Name	Keep HH at risk from becoming homeless
	Goal Description	Prevent families and individuals from becoming homeless.
109	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.

110	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.
124	Goal Name	Engage/assess homeless indiv/families on street
	Goal Description	Outreach to homeless individuals and families on the street.
132	Goal Name	Provide perm hsg to homeless households
	Goal Description	Rapidly re-house homeless families and individuals.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The 2020-2024 Consolidated Plan has established the following affordable housing objectives:

- Provide first-time homebuyer assistance to five households.
- Expand the City's affordable housing inventory by 15 rental units through construction or acquisition/rehabilitation.
- Expand the City's inventory of affordable ownership units by 10.

Overall, 30 extremely-low, very-low, low- and moderate-income households will benefit from the City's federally-funded affordable housing activities over the upcoming five years. This includes 15 renters and 15 homeowners. It is proposed that over 2,500 homeless households will be assisted.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The City of Escondido has no Section 504 Voluntary Compliance Agreement. There is no public housing in Escondido.

Activities to Increase Resident Involvements

There are no public housing units in Escondido.

Is the public housing agency designated as troubled under 24 CFR part 902?

N/A

Plan to remove the ‘troubled’ designation

N/A

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Many public policies can have an adverse impact on the provision of affordable housing, including a local jurisdiction's policies.

See attached [narrative](#).

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City of Escondido continually works to review requirements and fees, and removes any barriers to affordable housing whenever possible, without negatively impacting the health and safety of all residents.

The City is currently participating in the development of a regional Analysis of Impediment to Fair Housing Choice, as required by the Department of Housing and Urban Development. The City will address all regional impediments and impediments specific to Escondido. The City will also continue to amend the Zoning Code wherever necessary to remove affordable housing barriers and better facilitate development of affordable housing.

The City will continue to streamline processes, including environmental review, for affordable developments when possible. Duplicative and unnecessary processes and development fees will be evaluated.

Barriers to Affordable Housing

Land Use Controls

Land use policies and zoning requirements are often cited as a barrier to development, specifically to affordable housing. The City has streamlined the process for adding an Accessory Dwelling Unit, allowing increased opportunities for individual property owners to add additional affordable housing. The City has adopted Density Bonus provisions consistent with State law, in order to facilitate individual development of affordable housing opportunities. The City is continuously reviewing requirements for other opportunities to streamline housing development.

Environmental Protection

The type of environmental review needed for a residential project depends on the type of project, as well as the type of financing involved. Both state (California Environmental Quality Act) and federal (National Environmental Policy Act) environmental laws can add cost to a project, due to required studies, additional timing, etc. Most of this is out the City's control.

Planning and Development Fees

The cost of development, including permit fees paid to the City, is often cited as a barrier to developers of housing. Building, zoning and site improvement fees, in addition to the cost of land and materials, can add significantly to the cost of construction and have a negative impact on housing production. The City of Escondido periodically reviews all fees to ensure they include cost recovery but are not excessive.

Public Opposition to Affordable Housing

Public opposition to all housing, and in particular affordable housing, can cause delays in the development process, add costs, and possibly result in a project being denied. The State of California has enacted new housing laws meant to discourage NIMBY-ism (Not In My Backyard). The City considers all public comments related to projects.

Permit and Processing Procedures/Times

The processing time required to obtain approval of development permits and building permits is often cited as a contributing factor to the cost of housing. Development processing time varies depending on the complexity of a project, but the state has initiated expedited and streamlined processing of certain types of residential permits to improve this. The City of Escondido is responsive to all project submittals and streamlines them as much as possible.

Lack of Affordable Housing Funds

The City of Escondido, like many cities in California, faces significant challenges in continuing to provide affordable housing opportunities. Some previously available funding has been eliminated or reduced, and costs have increased exponentially. The City will continue to leverage other funding sources as available to develop affordable housing opportunities.

Prevailing Wage Requirements

The State Department of Industrial Relations (DIR) has expanded the types of projects that require the payment of prevailing wages. In addition, Davis-Bacon prevailing wages must be paid when federal funds are used on new and multi-family rehabilitation projects of more than eight units. The prevailing wage is usually higher than competitive wages, raising the cost of housing production and rehabilitation activities. Prevailing wage also adds to a project's costs by requiring documentation of compliance. The City of Escondido continues to comply with all state and federal requirements.

Building Codes and Enforcement

The City has adopted the 2019 California Building Code and 2019 Green Building Code. Building Codes could be considered an adverse impact on the timing and cost of affordable housing. The City uses flexibility when permitted

SP-60 Homelessness Strategy – 91.215(d)

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

The City's strategic plan for homelessness includes a comprehensive, integrated service system to transition local homeless families and individuals to supportive, transitional or permanent housing and self-sufficiency. The City plans to use a portion of its ESG funding to fund providers offering shelter services and case management. Currently, the City funds a social worker to work with the Police Department assisting in outreach to the homeless population (using state grant funds).

Addressing the emergency and transitional housing needs of homeless persons

The City will use a portion of its CDBG allocation and all of its ESG allocation to provide emergency shelter for the homeless, including Interfaith Community Services' 365-day a year bridge housing, in addition to other homeless services. Prevention assistance also will be a priority, as is assisting to provide shelter beds and basic needs. Rapid rehousing and street outreach are secondary priorities. The City works with the Continuum of Care (the Regional Taskforce on the Homeless) in a collaborative process to provide housing and supportive services to homeless individuals and families.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City proposes to use ESG funds for emergency shelter and homeless prevention for as many homeless individuals and families as possible. This will include rental assistance and housing relocation and stabilization.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City proposes to use ESG funds for homeless prevention, including rental assistance and relocation and stabilization services.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

According to the CDC, there are at least 4 million homes in the United States that have significant lead-based paint hazards, that are home to young children. According to the federal Centers for Disease Control (CDC), approximately 250,000 children in the United States aged one to five years have elevated lead in their blood. There is no level of lead exposure considered safe for children. Due to their age, 22,865 housing units in Escondido may pose some LBP risk. Forty-seven percent (10,275) of owner-occupied housing units and 56% (12,590) of renter housing units in Escondido were constructed prior to 1980. A more detailed evaluation of LBP risk in Escondido's housing units is found in the Market Analysis (MA-20). Since the use of lead-based paint was banned in 1978, actions to address LBP hazards impact homes constructed prior to 1978.

In San Diego County lead poisoning is addressed by the San Diego County Health & Human Services Agency's Childhood Lead Poisoning Prevention Program (CLPPP). Their services include increasing awareness, reducing lead exposure, product information, and increasing assessment and testing of children.

In Escondido all units/projects assisted with HOME funds will comply with Title X of the 1992 Housing and Community Development Act, including HUD's Lead Safe Housing Rule.

How are the actions listed above related to the extent of lead poisoning and hazards?

All sources agree that lead based paint exposure negatively affects children's physical and emotional health. According to the San Diego County Childhood Lead Poisoning Prevention Program (CLPPP) the number of new cases of blood lead poisoning in children under the age of 21 has decreased since 2006, although the danger of lead-based paint and lead poisoning still exists.

How are the actions listed above integrated into housing policies and procedures?

When HOME funds are used in programs and projects impacting housing, lead based paint is a concern. Due to the age of housing units, the number of rental units, and the location of older units in the central core of the City, programs/projects undertaken by the City are impacted by lead-based paint regulations.

Lead based paint actions are included in the City's policies and procedures related to HOME-funded ownership and rental projects. Notification and testing are the most common requirements. Notification is required for all programs and projects. Owners, occupants, and purchasers

receive written disclosure information on LBP, a seller's disclosure regarding presence of LBP, and a "Protect Your Family from Lead in Your Home" pamphlet. If LBP is identified through a visual assessment in a pre-1978 property, or when surfaces are to be disturbed, lead hazard reduction and clearance is required in conformance with 24 CFR Part 35.

For rehabilitation programs, including assistance of acquisition/rehabilitation of existing multi-family projects and any owner-occupied rehabilitation program, the purpose of the requirements is to remove any lead based paint hazards. Notification of residents is also required. The City will require a lead hazard evaluation and risk assessment for properties constructed prior to 1978. LBP remediation will be handled by certified contractors.

First-time homebuyer program – The City requires that a home be free from LBP hazards and that all notifications be made.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

According to the latest available census estimates, approximately 14.9 percent of Escondido's population lives below the poverty line. There are several strategies for elevating the income levels of those individuals and families living in poverty. These include affordable housing, a livable community, education and job creation.

As much of the City's HOME allocation as possible will be spent on providing additional affordable housing opportunities to lower income households, which should help to reduce the number of families living in poverty. Lowering the amount of a household's housing costs will help bring them out of poverty, rather than provide them a service while they are in poverty. The City proposes to assist in creating and preserving affordable rental housing and affordable homeownership opportunities to create affordable housing for as many as possible.

Strengthening the City's economic base is also a key to reducing poverty in the City. The City proposes a coordinated approach of economic development strategies, job creation, and business retention, expansion and attraction. Individuals and families are also assisted through job training, counseling, education, and connection to jobs and opportunities. Efforts will be coordinated with other public and private organizations providing education, and job training programs.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Expanding and preserving affordable housing opportunities will reduce the housing cost burden of households living in poverty. Affordable rental and ownership housing will be provided. This will allow households a portion of disposable income to pursue additional educational and other opportunities. Improving the community they live in will also help reduce poverty. The City plans to spend a portion of its federal allocation of HOME, CDBG and ESG funds to provide opportunities for its residents and improve the community they live in.

SP-80 Monitoring – 91.230

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

HOME projects/programs: All sub-recipients or CHDOs are evaluated as part of the pre-award assessment, in conformance with HOME Final Rule requirements. Prior to disbursement of HOME funds to any entity, the city shall enter into a written agreement with the entity, which remains in effect for the length of affordability, ensuring compliance with all applicable statutes and regulations. All CHDOs, sub-recipients, projects and programs funded by HOME are monitored during all project phases to ensure they are in compliance with all requirements, the HOME Final Rule, and the City's HOME monitoring procedures.

CDBG projects/programs: Recipients of CDBG funding (sub-recipients) are required to enter into written agreements with the City prior to receipt of CDBG funds. The agreements govern the activities of sub-recipients and specify regulations and conditions under which funds will be provided. Additionally, agreements define the purpose and nature of services and projects and where they will be provided, the tasks to be performed, the level of service to be offered in quantifiable units, performance measurements and a project implementation schedule within a defined contract period.

The City will also monitor all CDBG projects and program activities on an ongoing basis to ensure compliance with HUD regulations and City policies, facilitate timely completion of projects and provide opportunities for dialogue with sub-recipients. Monitoring strategies will include on-site field visits, telephone calls, monthly review of financial records, quarterly review of agency performance reports, and the provision of technical assistance as needed. Annual site visits will be conducted for all sub-recipients new to the CDBG program, those with previous compliance or performance problems, and those carrying out multiple or high-risk CDBG activities.

ESG programs: Recipients of ESG funds (subrecipients) will enter into agreements with the City prior to receiving ESG funds. Agreements will govern the activities and specify regulations and conditions under which funds will be provided.

The City will monitor the provider(s) administering ESG funds, via site visits, conference check-ins, and reviewing required reports, to ensure that they are inline with the Continuum of Care and the requirements of HUD.

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 \$1,818,665 in CDBG funds, \$622,150 in HOME funds, and \$160,313 in ESG funds for FY 2020. Accordingly, the City anticipates receiving approximately \$9,000,000 in CDBG funds, \$3,000,000 in HOME funds, and \$775,000 in ESG funds over the next five 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.

As part of a FY2020-2021 substantial amendment, the City will reprogram \$1,382,180 in CDBG funds to new/expanded projects. It also acknowledges a revision of the 2020 HUD allocations made in November 2020, resulting in a \$277 decrease in CDBG funds (amended to \$1,818,665) and \$148 decrease in HOME funds (amended to \$622,150).

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	1,818,665	0	692,188	2,510,853	7,181,058	It is estimated that the City will receive a CDBG allocation of approximately \$9,000,000 over the five years of the Consolidated Plan based on past and current funding.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	622,150	100,000	0	722,150	2,377,702	It is estimated that the City will receive a HOME allocation of approximately \$3,000,000 over the five years of the Consolidated Plan based on past and current funding.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
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ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	160,313	0	0	160,313	614,687	It is estimated that the City will receive an ESG allocation of approximately \$775,000 over the five years of the Consolidated Plan based on past and current funding.

Table 5459 - 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 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 needs during the term of the Consolidated plan.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Create and preserve affordable rental housing	2020	2024	Affordable Housing	City of Escondido	Creation/preservation of affordable rental housing	HOME: \$447,000	Rental units rehabilitated: 4 Household Housing Unit
2	Affordable ownership opportunities	2020	2024	Affordable Housing	City of Escondido	Conservation/expansion afford homeowner opport	HOME: \$25,000	Direct Financial Assistance to Homebuyers: 1 Households Assisted
3	Support homeless shelter and other services	2020	2024	Homeless	City of Escondido	Homelessness services	CDBG: \$45,000	Homeless Person Overnight Shelter: 180 Persons Assisted
4	Prov access to food, water, shelter and sanitation	2020	2024	Homeless	City of Escondido	Basic needs	CDBG: \$166,700	Other: 500 Other
5	Access to rec, ed and healthcare (inc mentl hlth)	2020	2024	Non-Housing Community Development	CDBG Eligible Areas City of Escondido	Health and human development	CDBG: \$77,900	Public service activities for Low/Moderate Income Housing Benefit: 250 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Improve the livability of neighborhoods	2020	2024	Non-Housing Community Development	Neighborhood Groups CDBG Eligible Areas	Neighborhood Revitalization	CDBG: \$1,200,257	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 15000 Households Assisted
7	Economic development	2020	2024	Non-Housing Community Development	CDBG Eligible Areas	Economic Development	CDBG: \$0	Jobs created/retained: 0 Jobs Businesses assisted: 0 Businesses Assisted
8	Keep HH at risk from becoming homeless	2020	2024	Non-Homeless Special Needs	City of Escondido	Homelessness prevention	ESG: \$60,959	Homelessness Prevention: 12 Persons Assisted
9	Temporarily house homeless residents	2020	2024	Homeless	City of Escondido	Emergency Shelter Essential services to shelter residents	ESG: \$0	Homeless Person Overnight Shelter: 0 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 0 Beds
10	Basic needs and case mgt to residents in shelter	2020	2024	Homeless	City of Escondido	Emergency Shelter Essential services to shelter residents	ESG: \$87,441	Homelessness Prevention: 200 Persons Assisted
11	Engage/assess homeless indiv/families on street	2020	2024	Homeless	City of Escondido	Engagement of homeless individuals and families	ESG: \$0	Homelessness Prevention: 0 Persons Assisted

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	Rapid rehousing for homeless individuals/families	ESG: \$0	Tenant-based rental assistance / Rapid Rehousing: 0 Households Assisted Homelessness Prevention: 0 Persons Assisted

Table 5560 – 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 ownership 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. Residents of the Old Escondido CDBG Neighborhood Group requested new street lights from 2nd to 9th Avenue. The project was initially approved in the 2015-2019 Consolidated Plan, but due to staffing and a lack of funds, the project was delayed. It is being recommended as a new activity in the 2020-2024 Consolidated Plan. The City plans to re-allocate the \$595,370 funds previously approved to the project and add an additional \$400,000 (totaling \$995,370).
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	Housing development
9	HESG 2020
10	CHDO set-aside and administration

Table [5664](#) – Project Information

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

AP-38 Project Summary
Project Summary Information

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: \$328,733
	Description	General Administration of the CDBG program. Staff costs for compliance, reporting, financial management and program monitoring.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City of Escondido
	Planned Activities	Staff time, administration, compliance, reporting, financial management, and monitoring.
2	Project Name	Fair Housing
	Target Area	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 accessible education and mediation services for Escondido tenants and landlords, ensuring equal opportunity in housing, increasing awareness of fair housing laws, and providing random fair housing testing.

	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City of Escondido
	Planned Activities	Contract with provider for fair housing services, including landlord/tenant mediation and testing.
3	Project Name	Public Services
	Target Area	Neighborhood Groups CDBG Eligible Areas
	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: \$319,620
	Description	Public services in low-mod areas, provided by the City or local non-profit agencies and organizations.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Citywide

	Planned Activities	<p>Most of the City's public services programs have COVID-19 implications (funds that will, non-exclusively, address the City's response to COVID/needs created or exacerbated by the pandemic). Senior Transportation (\$34,610), Senior Nutrition (\$56,110), Senior CARE (\$16,000), and Meals on Wheels (\$25,000) serve one of the City's most COVID at-risk populations. We are working to provide basic needs for folks who need to primarily shelter in place, or when it is necessary to go out, to be socially distanced. Alliance for Regional Solutions (\$45,000) services another highly at-risk population, homeless, providing shelter and the ability to shelter and monitor their health. Voices for Children (\$10,000) and Project UP (\$17,900) address the safety and mental health of children whose social safety nets have been dramatically cut during the COVID crisis.</p> <p>This totals \$204,620/\$1,818,942 = 11%</p> <p>Public service programs that do not directly respond to COVID are Learn to Swim (\$15,000), Neighbor to Neighbor (\$45,000), San Diego Children's Museum (\$5,000). Operations will be modified, operations will be effected, but the programs themselves do not necessarily address COVID needs. Neighborhood Improvement Planning Program will include concept development and feasibility studies of projects that will address both COVID and non-COVID needs in our community (\$50,000)</p> <p>This totals \$115,000/\$1,818,942 = 6%</p>
4	Project Name	Capital Improvements
	Target Area	Neighborhood Groups CDBG Eligible Areas
	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: \$160,000
	Description	Capital or public street improvements

	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City of Escondido
	Planned Activities	
5	Project Name	Neighborhood Revitalization
	Target Area	Neighborhood Groups CDBG Eligible Areas
	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: \$1,667,500
	Description	Improve the livability of neighborhoods through education, outreach, and the beautification/enhancement of neighborhoods.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Citywide

	Planned Activities	<p>Activities will be funded through \$975,312 in 2020 CDBG funds and \$692,188 in reprogrammed previous year funds (from closed projects).</p> <p>CDBG-funded Code Enforcement (\$115,000) to address blight and Code violations in CDBG-eligible areas.</p> <p>Grants to Blocks (\$75,000) to address neighborhood projects and livability issues in CDBG-eligible areas.</p> <p>Graffiti Removal (\$157,500) for graffiti removal on private property in CDBG-eligible areas.</p> <p>Project NEAT (\$45,000) to address appearance and neighborhood deterioration issues in CDBG-eligible areas.</p> <p>Playground Equipment Replacement Project (\$775,000) to replace playground equipment in four parks in CDBG-eligible neighborhoods: Jesmond Dene, Westside, El Norte, and Washington Parks.</p> <p>Jesmond Dene Parking Lot Lighting Project (\$150,000) to add lighting at a park used by youth at/after dusk to address safety concerns.</p> <p>PACC Courtyard Improvements (\$200,000) to improve exterior ADA accessibility at a community center to meet the needs of seniors and increase COVID-safer congregate meal settings.</p> <p>Hoffman Victorian Preservation (\$50,000) for stabilization projects to preserve the historic Hoffman House to allow the continues use as a museum frequently by 3rd graders as part of the local history curriculum.</p> <p>Urban Corps Escondido Facility Improvement Project (\$100,000) to assist a local non-profit in the rehabilitation of their building to allow better job training of at-risk young adults.</p>
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 oppor
	Funding	HOME: \$62,215
	Description	HOME administration costs
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City of Escondido
	Planned Activities	Administrative support of HOME programs 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 a low-interest loan which can be used toward the down payment or closing costs for first time homebuyers.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	One low-moderate income household.
	Location Description	Citywide
	Planned Activities	Provide down payment or closing cost assistance to low-income first time homebuyers.
8	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: \$441,610
	Description	Provide affordable rental and owner housing development through new construction or acquisition/rehabilitation.
	Target Date	6/30/2021

	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.
9	Project Name	HESG 2020
	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: \$160,313
	Description	Funds for emergency shelter, homeless prevention, homeless outreach, temporary emergency shelter, and rapid re-housing.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Citywide
	Planned Activities	Administrative: \$12,013 Emergency shelter operations: \$87,441 Homeless prevention via rental assistance: \$60,859
10	Project Name	CHDO set-aside and 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: \$93,325
Description	Mandatory CHDO set-aside and administrative costs associated with potential new project development.
Target Date	6/30/2021
Estimate the number and type of families that will benefit from the proposed activities	
Location Description	Citywide
Planned Activities	Mandatory CHDO set-aside and administrative costs associated with potential new project development.

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 5762 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

See above discussion.

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	1,142
Non-Homeless	5
Special-Needs	0
Total	1,147

Table 5864 - 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	4
Acquisition of Existing Units	1
Total	5

Table 5965 - One Year Goals for Affordable Housing by Support Type

Discussion

The City will leverage additional funding, 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.

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 2020-21, 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

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

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

Key elements to homeless prevention 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 this 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 some 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 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 will be updating its Housing Element in 2021. 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.

Discussion:

See discussion above.

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 this Consolidated Plan.

Actions planned to address obstacles to meeting underserved needs

The City hopes to meet the goal of assisting in 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 hold additional lender training to try to increase participation.

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, employment marketability and household income. It also includes an increase of housing options, 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(I)(1,2,4)

Introduction:

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

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

- | | |
|--|----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 0 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | 0 |
| 5. The amount of income from float-funded activities | 0 |
| 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. | 100.00% |

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

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

None

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used

for homebuyer activities as required in 92.254, is as follows:

The City 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.

Appendix - Alternate/Local Data Sources

1	Data Source Name Maplebrook
	List the name of the organization or individual who originated the data set. City of Maplebrook
	Provide a brief summary of the data set. The city conducted a neighborhood planning study of the community.
	What was the purpose for developing this data set? To determine existing community needs.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Data is from entire neighborhood.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2013-2014 time period
	What is the status of the data set (complete, in progress, or planned)? The data set is complete.