



## **Executive Summary**

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

#### **1. Introduction**

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

#### Community Development Block Grant ("CDBG")

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

#### HOME Investment Partnerships Program ("HOME")

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

### Emergency Solutions Grant ("ESG")

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

The Consolidated Plan is a document developed through a collaborative process where Escondido stakeholders identify community improvements, needs and priorities to address using federal grant funds and other available resources. The City created a Citizen Participation Plan which outlines how the City solicits and incorporates the views of community members, organizations and other interested parties into the decision-making process. Through the use of surveys, community meetings and public hearings, the residents of Escondido have a multitude of opportunities to shape the priorities and strategies of the Consolidated Plan. The Fiscal Year (FY) 2024-2025 AAP is for the fifth year of the 2020 – 2024 Consolidated Plan.

Each year, the City of Escondido is required to prepare and develop an Annual Action Plan ("AAP") to affirm goals and priorities. The AAP for FY 2024-25 includes activities to address the City's priority needs and objectives as outlined in the 2020-2024 Five Year Consolidated Plan. These activities will be undertaken with federal FY 2024-25 CDBG and HOME program funds. On May 7, 2024, HUD announced the City of Escondido would receive \$1,378,005 in CDBG funds, \$574,296 in HOME funds, and \$0 in ESG funds for FY 2024-25. Each program has its own unique guidelines and requirements.

## **2. Summarize the objectives and outcomes identified in the Plan**

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

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

**CDBG Priority:** Homeless Services

**Goal:** Supporting homeless shelter and other services

**CDBG Priority:** Neighborhood revitalization

**Goal:** Improve the livability of neighborhoods

**CDBG Priority:** Basic Needs

**Goal:** Provide access to food, water, shelter and sanitation

**CDBG Priority:** Health and Human Development

**Goal:** Provide access to recreation, education and healthcare (including mental health)

**CDBG Priority:** Economic Development

**Goal:** Provide economic development opportunities to low-mod income residents and businesses

**CDBG Priority:** Public Safety

**Goal:** Increase public safety

**HOME Priority:** Creation and preservation of affordable rental housing

**HOME Priority:** Conservation and expansion of affordable homeownership opportunities

### **3. Evaluation of past performance**

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

During the 2023-2024 program year, the City utilized its CDBG and HOME funds for a variety of different housing and community development activities.

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

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

As the fourth year of the Consolidated Plan period (2020-2024) draws to an end, the City of Escondido anticipates meeting the goals established for providing economic opportunities to low-mod income residents and businesses, providing access to food, water, shelter and sanitation, supporting homeless services, and improving the livability of neighborhoods. During the prior year, the City completed the Boys & Girls Club playground structure replacement and began work to restore the Washington Park Pool, replacing antiquated infrastructure at a popular recreation facility in an LMI community. This project is estimated to be completed in 2024. The City managed public service activities that provided resources to unduplicated households experiencing homelessness and/or domestic violence, and the Alabaster Jar Project provided counseling to victims of human trafficking to aid in recovery. Mama's Kitchen served 14,271 meals to Escondido residents and served 36 LMI Escondido residents who were medically-fragile adults with chronic health conditions. Low-mod income family child care providers in the City of Escondido received assistance with technology, business support, and coaching to expand

economic opportunities. This program also created and provided 6 new jobs. CDBG funds also allowed free fair housing services through Legal Aid Society of San Diego.

**Housing:**

The City used \$1,000,000 in HOME Funds to assist Habitat for Humanity in the construction of 10 new affordable housing for-sale units for low- and moderate-income households. The property is located at 245 E. El Norte Parkway, Escondido, CA and construction began in May 2022. These units have been completed and purchased by income eligible households, meeting 80% AMI or less.

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

Summary from citizen participation section of plan.

The City of Escondido follows the Citizen Participation Plan included as part of the 2020-2024 Consolidated Plan. As part of that Plan, City staff is required to hold two public hearings a year to obtain citizen's views and to respond to proposals and questions.

The City of Escondido issued a 30-day public notice on April 4, 2024 for a May 8, 2024 public hearing. The City Council directed City staff to meet with City's Ad-Hoc Subcommittee on Homelessness to provide formal presentations on the history of CDBG, the City's identified priorities, funding expenditures, the City's timeliness test, challenges and obstacles, outcomes, open public services and capital improvement projects, and the recommended allocation process. On May 8, 2024, the City Council held a public hearing to reaffirm the City's CDBG and HOME priorities for FY 2024-25. A 10-day notice was issued to the community notifying them of the public hearing. The City received 0 written comments about the priorities in the Annual Action Plan.

The City published a notification in the Escondido Times-Advocate on July 4, 2024 informing the public of the upcoming City's Public Hearing on August 7, 2024 and eliciting feedback on the Annual Action Plan from July 4 – August 2, 2024. The draft Annual Action Plan was posted on the City's website and a paper copy was made available at the Escondido City Hall, Housing & Neighborhood Services Counter at 201 N. Broadway, Escondido, CA 92025. City staff facilitated two in-person public meetings to 45 residents living in low- and moderate-income census tracts on April 25 and July 25, 2024 and presented online to multiple services providers at the Escondido Education COMPACT's Cafe Meeting. City staff emailed the Annual Action Plan to 300 people on the Cafe listserv and notified all applicants of the Annual Action Plan public comment period. City staff held a second public hearing on August 7, 2024 to approve the Annual Action Plan for FY 2024-25. City staff received 0 written public comments and had public speakers commenting on the Annual Action Plan. (Will include actual numbers on August 8, 2024).

**5. Summary of public comments**

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

There were zero comments for the public hearing at the May 8, 2024 City Council meeting.

City staff presented at three community meetings, the Neighborhood Leadership Forum Meeting on April 25, 2024, the Neighborhood Leadership Forum on July 25, 2024, and the Escondido Education COMPACT's CAFE Meeting on July 26, 2024. Between the three meetings, the City had (#) people in attendance. The Annual Action Plan was presented with the proposed funding recommendations and staff solicited feedback from the groups. City staff received no public comments, questions, or concerns on the priorities or plans. Most of the group was supportive of creating more affordable housing and helping homeowners with first-time homebuyer loans.

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

**7. Summary**

The City of Escondido encourages the community's engagement and participation at all community meetings and public hearings.

**PR-05 Lead & Responsible Agencies – 91.200(b)****1. Agency/entity responsible for preparing/administering the Consolidated Plan**

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

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
Lead Agency	City of Escondido	Housing and Neighborhood Services Division
CDBG Administrator	Danielle Lopez & Dulce Salazar	Housing and Neighborhood Services Division
HOPWA Administrator		
HOME Administrator	Danielle Lopez & Norma Olquin	Housing and Neighborhood Services Division
ESG Administrator	Danielle Lopez	Housing and Neighborhood Services Division
HOPWA-C Administrator		

**Table 1 – Responsible Agencies****Narrative (optional)**

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

**Consolidated Plan Public Contact Information**

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

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

### **1. Introduction**

As part of the Consolidated Plan and Annual Action Plan development process, the City encourages and promotes citizen participation. The City of Escondido staff presented at three community meetings in April and July 2024 to discuss the CBDG and HOME programs and encouraged community feedback and participation in the Plan development. Two meetings were held in-person and one was facilitated online. Staff was able to provide outreach to individuals who were comprised of residents living in low- and moderate census tracts, service providers, educators, residents in Escondido.

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

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

The City of Escondido is committed to fostering relationships with local community groups to address homelessness, senior and youth services, mental and physical health, and basic needs. The City maintains an updated agency list of all interested groups in development of this Action Plan.

### **Community Meetings**

### **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 Regional Task Force on Homelessness (RTFH) is the lead agency and administrative entity for the Continuum of Care for the San Diego County. RTFH operates the Homeless Management Information System (HMIS) that captures data on individuals and households who are at-risk or experiencing homelessness in San Diego County as well as provides system-level regarding information on homeless services utilization, performance, and outcomes. City of Escondido staff meets regularly with other agencies in the region to determine the current needs and priorities for assisting the County's homeless population.

### **Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate**

**outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The City of Escondido collaborates with the Continuum of Care and participants in regional meetings; however, the City is not directly receiving HUD Emergency Solutions Grant in FY 2024-25.

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

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Table 2 – Agencies, groups, organizations who participated

1	<b>Agency/Group/Organization</b>	ESCONDIDO EDUCATION COMPACT
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Annual Action Plan for FY 2024-25
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Escondido Education COMPACT facilitates a bi-monthly meeting to local service providers in the community. City staff attended the meeting on July 26, 2024 to discuss the Annual Action Plan and solicit public comment. Escondido Education COMPACT emailed the FY 2024-25 Annual Action Plan to approximately 300 people on their ListServ.

2	<b>Agency/Group/Organization</b>	CDBG-Eligible Neighborhood Groups
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Annual Action Plan for FY 2024-25
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City has 18 organized neighborhood groups. City staff facilitated two meetings where all of the neighborhood group board members came together to discuss accomplishments, challenges, group events, etc. The agenda typically includes City speaker(s), community/non-profit speaker, and neighborhood leader roundtable/sharing.
3	<b>Agency/Group/Organization</b>	Homelessness Subcommittee
	<b>Agency/Group/Organization Type</b>	Services- homeless

<b>What section of the Plan was addressed by Consultation?</b>	Annual Action Plan for FY 2024-25
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The mission in the City of Escondido is to work with our partners to manage and reduce homelessness.

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

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

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	RTFH	Both plans identify activities to help end homelessness
Housing Element 2021-2029	City of Escondido	Both plans analyze potential housing sites, including any city-owned land, that have opportunities for affordable housing
Analysis of Impediments to Fair Housing 2020-2025	City of Escondido	The regional plan aligns with the strategic goal of affirmatively furthering fair housing choice. More importantly, this AI identifies impediments that may prevent equal housing access and develops solutions to remove such impediments
City Council Goals 2023-2025	City of Escondido	Both plans encourage housing development, improvements to public safety, and neighborhood revitalization.
City of Escondido General Plan 2035	City of Escondido	The General Plan is a comprehensive document with policies not only guiding land use and private development, but also public facilities and services

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

**Narrative (optional)**

The City of Escondido continues to work with other local CDBG entitlement jurisdictions in San Diego County to address impediments to fair housing.

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

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

The Office of Community Planning and Development issued a notice: CPD-24-01 on January 16, 2024 allowing entitlement jurisdictions, like the City, to submit their Annual Action Plan by August 16, 2024.

The City used this opportunity to do a comprehensive review of its CDBG Program and meet with the Ad Hoc Subcommittee on Homelessness and the City Council.

The Public Hearing was noticed for the May 8, 2024 City Council Meeting.

The City will hold another Public Hearing on August 7, 2024. A Public Notice was posted on July 4, 2024, in the Escondido Times Advocate to announce the availability of the Annual Action Plan for review, opening a 30-day Public Comment Period, and announcing the Public Hearing scheduled for August 7, 2024. The Public Hearing and Public Comment Period is an opportunity for the public to provide input and feedback regarding the Plan for City Council's consideration.

## Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	A notice was published in the Escondido Times-Advocate newspaper announcing the April 4, 2024 public hearing.	None received	None	
2	Public Meeting	Non-targeted/broad community	A Public Hearing on May 8, 2024 to review and affirm priorities for CDBG and HOME.	None received	None	
3	Newspaper Ad	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	A notice was published on July 4, 2024 in the Escondido Times Advocate newspaper announcing the August 7, 2024 Public Hearing.			

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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	Public Hearing	Non-targeted/broad community	A Public Hearing on August 7, 2024 to approve the Annual Action Plan for FY 2024-25.			
6	Neighborhood Leadership Forum	Non-targeted/broad community Organized neighborhood groups	April 25, 2024	None received	None	
7	Neighborhood Leadership Forum	Non-targeted/broad community Organized neighborhood groups	July 25, 2024			
8	CAFE – Community Advocates for Escondido	Non-targeted/broad community	July 26, 2024			

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)
9	Social Media	Non-targeted/broad community	July 2024			

Table 4 – Citizen Participation Outreach



## Expected Resources

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

#### Introduction

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

On May 7, 2024, HUD announced the City will receive \$1,378,005 in CDBG funds, \$574,296 in HOME funds, and \$0 in ESG funds for FY 2024-25. The City has received to-date \$525,885.00 in HOME Program Income from loan repayments from various HOME projects. The total amount of anticipated federal funds for FY 2024-25 is \$2,478,186.

The City of Escondido was not awarded ESG funding in FY 2022-23, FY 2023-24, and FY 2024-25 and it is uncertain if the City will be receiving funding in future years. The City does not receive funding under the Housing Opportunities for Persons with AIDS ("HOPWA") program. Program income received from the repayment of CDBG-owned rental property will be reassigned for permitted activities. Any additional Program Income

funds also will be reprogrammed into allowable programs or projects, as identified during the Action Plan process.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,378,005	0	\$160,883	1,538,888	1,538,888	Funding based on anticipated HUD allocation. The City closed previously completed activities in IDIS and has a balance of \$160,883.85 in unallocated CIP projects.  This is the fifth year of a five-year planning cycle.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	574,296	525,885	0	1,100,181	1,100,181	Funding based on anticipated HUD allocation.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	0	0	0	0	0	The City was not awarded ESG funds in FY 2022-23, FY 2023-24, and FY 2024-25.

Table 5 - Expected Resources – Priority Table

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

CDBG does not require matching funds.

Matching HOME requirements will be satisfied with other eligible financial resources and/or in-kind services. The City will continue to seek these funding sources.

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

The City will be evaluating its publicly-owned land and property for future affordable housing opportunities. As part of 2021's Housing Element update, the Planning Department analyzed potential housing sites, including any city-owned land, that have opportunities for affordable housing. The City of Escondido has not identified specific city-owned sites at this time.

**Discussion**

No comment.

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## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Create and preserve affordable rental housing	2020	2024	Affordable Housing	City of Escondido	Creation/preservation of affordable rental housing	HOME: \$15,000	Increase rental subsidy program by 10 households.
2	Affordable ownership opportunities	2020	2024	Affordable Housing	City of Escondido	Conservation/expansion afford homeowner opportunity	HOME: \$511,886.40	Release RFP for the provision of long-term affordable rental housing or first-time homebuyer opportunities.
3	Support homeless shelter and other services	2020	2024	Homeless	City of Escondido	Homelessness services Emergency Shelter Essential services to shelter residents Free legal assistance Engagement of homeless individuals and families	CDBG: \$120,000	Homelessness Prevention: 260 Persons Assisted
4	Prov access to food, water, shelter and sanitation	2020	2024	Homeless	City of Escondido	Basic needs	CDBG: \$29,400	Public service activities for Low/Moderate Income Housing Benefit: 150 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Access to rec, education, and healthcare	2020	2024	Non-Housing Community Development	City of Escondido	Neighborhood Revitalization	CDBG: \$540,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 3 Parks Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted
6	Improve the livability of neighborhoods	2020	2024	Non-Housing Community Development		Neighborhood Revitalization	CDBG: \$50,000	Household Assisted: 10
7	Access to rec, education, and healthcare	2020	2024	Non-Housing Community Development	City of Escondido	Health and human development	CDBG: \$363,004	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 2120 Households Assisted Property Care: 2000 Household Housing Unit Other: 100 Other

Table 6 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Create and preserve affordable rental housing
	<b>Goal Description</b>	Increase rental subsidy program by 10 households.
2	<b>Goal Name</b>	Affordable ownership opportunities
	<b>Goal Description</b>	Release RFP for the provision of long-term affordable rental housing or first-time homebuyer opportunities.
3	<b>Goal Name</b>	Support homeless shelter and other services
	<b>Goal Description</b>	Provide shelter beds for individuals experiencing homelessness, offer mental health services and psychosocial groups, and provide free legal assistance to households at-risk of homelessness.
4	<b>Goal Name</b>	Prov access to food, water, shelter and sanitation
	<b>Goal Description</b>	Support basic needs, such as food, water, shelter, sanitation for homeless and low- and moderate-income persons.
5	<b>Goal Name</b>	Access to recreation, education, and healthcare
	<b>Goal Description</b>	Support educational, recreational and mental health for all members of the community, including youth, families and seniors.
6	<b>Goal Name</b>	Improve the livability of neighborhoods
	<b>Goal Description</b>	Work with neighborhood leaders to build community, reduce slum and blight and beautify low- and-moderate income neighborhoods.
7	<b>Goal Name</b>	Access to rec, education, and healthcare
		Provide economic development opportunities, access to recreation and education opportunities

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

#### Projects

#	Project Name
1	CDBG Admin
2	Public Services
3	Capital Improvements
4	Neighborhood Revitalization
5	HOME Administration
6	CHDO
7	Residential Rehabilitation
8	First Time Homebuyer Program

**Table 7 - Project Information**

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

Allocation priorities for CDBG and HOME funds were made based on the Housing Needs Assessment, Market Analysis, and the Community Needs Assessment process of the 2020-2024 Consolidated Plan (Con Plan).

The City's First Time Homebuyer Program provides down payment and/or closing cost assistance to households earning up to 80% Area Median Income (AMI). The program provides a deferred payment loan for the lessor of 5% of the purchase price, up to \$25,000 and the maximum set purchase price for a new or existing home in San Diego County is \$676,000 (2023).

Due to high interest rates, low loan amount and limits on maximum purchase price, it has been difficult finding eligible households who qualify for this program. City staff will continue to evaluate the program, look for opportunities to make improvements, work with local banks, and educate the community about



these resources.

The City recognizes this program is important for low-to-moderate income households who are trying to pursue homeownership and will continue to explore the program in more depth.

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**AP-38 Project Summary**  
**Project Summary Information**

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## Attachment "1"

1	<b>Project Name</b>	CDBG Admin
	<b>Target Area</b>	Neighborhood Groups City of Escondido
	<b>Goals Supported</b>	Support homeless shelter and other services Prov access to food, water, shelter and sanitation Access to recreation, education and healthcare Improve the livability of neighborhoods Economic development Public Safety
	<b>Needs Addressed</b>	Homelessness services Basic needs Health and human development Neighborhood Revitalization Economic Development Public Safety
	<b>Funding</b>	CDBG: \$275,601
	<b>Description</b>	General administration of the CDBG program. Includes staff costs for compliance, reporting, financial management and program monitoring.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	
2	<b>Project Name</b>	Public Services
	<b>Target Area</b>	Neighborhood Groups CDBG Eligible Areas City of Escondido
	<b>Goals Supported</b>	Support homeless shelter and other services Prov access to food, water, shelter and sanitation Access to recreation, education and healthcare
	<b>Needs Addressed</b>	Homelessness services Basic needs Health and human development
	<b>Funding</b>	CDBG: \$206,700.75

<b>Description</b>	Public services will benefit low-mod community members through basic needs, legal aid, clinical and supportive services with individuals experiencing homelessness and career building skills.
<b>Target Date</b>	6/30/2025
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 1,000 low- and moderate-income, disabled, housing-insecure, and various other vulnerable Escondido residents will benefit from the CDBG-funded public service activities.
<b>Location Description</b>	Citywide
<b>Planned Activities</b>	<ul style="list-style-type: none"> <li>• Mama's Kitchen Home Delivered Meal Service (\$10,000) Provides medically tailored meals to low- and moderate-income Escondido residents facing critical illness such as cancer, type 2 diabetes, congestive heart failure, and chronic kidney disease.</li> <li>• Senior Cares (\$19,400) Improves the quality of life for income seniors living in Escondido by improving accessibility to referral services, decreasing isolation, and assisting them to age in place with confidence and vitality.</li> <li>• Project Next (formerly San Marcos Promise) (\$30,000) Provides personal development services to LMI high students to assist with preparing the student for college and adult life.</li> <li>• The Legal Aid Society of San Diego (\$35,000) enforces fair housing rights and helps Escondido residents to maintain housing stability. The program provides services to Escondido residents including (1) education and outreach regarding rights and responsibilities under the Fair Housing Act and related State laws; (2) legal education, referral, advice/ and/or representation; (3) testing to detect fair housing discrimination from housing providers.</li> <li>• Voices for Children (\$10,000). Advocacy services are provided to Escondido foster youth through individual assessment and case liaison programs.</li> <li>• Mobile Recreation (\$8,600). Provide a safe and supportive environment in lower socioeconomic neighborhoods for families that have limited access to recreational opportunities.</li> </ul>

## Attachment "1"

		<ul style="list-style-type: none"> <li>Interfaith Community Services, Inc. (\$50,000). Provide services aimed at preventing homelessness for senior households who reside in Escondido and are at risk of homelessness.</li> <li>Center for Community Solutions (\$35,000). Operates Hidden Valley House, a domestic violence shelter. The proposal requests capital funding for the lease and maintenance of the Hidden Valley House domestic violence shelter in Escondido, which provides provide 45 households (120 adults and children) with a combined 3,000 nights of shelter and services. The project will provide capital funds for utility expenses, computers, and other items.</li> </ul>
3	<b>Project Name</b>	Capital Improvements
	<b>Target Area</b>	Neighborhood Groups CDBG Eligible Areas City of Escondido
	<b>Goals Supported</b>	Improve the livability of neighborhoods
	<b>Needs Addressed</b>	Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$425,000
	<b>Description</b>	Public facilities improvements.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	These programs are anticipated to serve 2,120 households and improve three parks.
	<b>Location Description</b>	
	<b>Planned Activities</b>	<ul style="list-style-type: none"> <li>Poured-in-place rubber surfacing in CDBG Parks (\$425,000). This project is to replace the engineered wood fibers (EWF) in the playground areas and replace with poured-in-place rubber surfacing in three CDBG eligible parks.</li> </ul>
4	<b>Project Name</b>	Neighborhood Revitalization
	<b>Target Area</b>	Neighborhood Groups CDBG Eligible Areas City of Escondido

	<b>Goals Supported</b>	Improve the livability of neighborhoods
	<b>Needs Addressed</b>	Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$95,000
	<b>Description</b>	Improve the livability of neighborhoods through education, outreach, and the beautification/enhancement of neighborhoods. Offer a Minor Home Repair Program.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Neighborhood revitalization activities focused in CDBG-eligible areas of the city will provide improved livability of residents in Neighborhood Groups and overall city beautification.
	<b>Location Description</b>	CDBG-eligible communities
	<b>Planned Activities</b>	<ul style="list-style-type: none"> <li>• Neighborhood clean ups (\$45,000) in LMI communities within Escondido</li> <li>• Provide grants (\$50,000) to homeowners of single family-home and mobile homes</li> </ul>
5	<b>Project Name</b>	Capital Improvements
	<b>Target Area</b>	CDBG Eligible Areas
	<b>Goals Supported</b>	Access to recreation, education and healthcare
	<b>Needs Addressed</b>	Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$70,000
	<b>Description</b>	Public Facilities improvement
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Building is open to the public and utilized by local community as the go-to place for e-waste disposal and for young people (age 18-26) to seek further education and career development opportunities.
	<b>Location Description</b>	Urban Corps Escondido Recycling Center
	<b>Planned Activities</b>	Roof repair

6	<b>Project Name</b>	Economic Development
	<b>Target Area</b>	Citywide, CDBG Eligible Areas
	<b>Goals Supported</b>	Access to recreation, education and healthcare
	<b>Needs Addressed</b>	Health & Human Development
	<b>Funding</b>	\$314,004
	<b>Description</b>	BOOST (Business Operation & Optimization Support Tools) for Family Child Care Homes located in Escondido
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Benefit 48 LMI daycare owners, potentially create 14 LMI jobs, and benefit up to 400 LMI families seeking childcare
	<b>Location Description</b>	Daycares
	<b>Planned Activities</b>	<ul style="list-style-type: none"> <li>WeeCare (\$314,404) would help expand economic opportunities for 48 in-home, family child care providers in Escondido by training them to how to use essential tools to make their business operations more efficient. The program will increase child care providers' income, expand the provider's capacity to serve more children and potentially create 14 new jobs.</li> </ul>
7	<b>Project Name</b>	HOME Administration
	<b>Target Area</b>	City of Escondido
	<b>Goals Supported</b>	Create and preserve affordable rental housing Affordable ownership opportunities
	<b>Needs Addressed</b>	Creation/preservation of affordable rental housing Conservation/expansion of affordable homeowner opportunities
	<b>Funding</b>	HOME: \$57,429.60
	<b>Description</b>	HOME Administration Costs
	<b>Target Date</b>	6/30/2024

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	
8	<b>Project Name</b>	CHDO
	<b>Target Area</b>	City of Escondido
	<b>Goals Supported</b>	Affordable ownership opportunities
	<b>Needs Addressed</b>	Conservation/expansion affordable homeowner opportunities
	<b>Funding</b>	HOME: \$86,144.40
	<b>Description</b>	Build affordable housing
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City anticipates releasing an RFP for the conservation and/or expansion affordable homeowner opportunities
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Build affordable housing
9	<b>Project Name</b>	Residential Rehabilitation
	<b>Target Area</b>	City of Escondido
	<b>Goals Supported</b>	Create and preserve affordable rental housing
	<b>Needs Addressed</b>	Creation/preservation of affordable rental housing
	<b>Funding</b>	HOME: \$15,000
	<b>Description</b>	Provide rental subsidy to 10 additional Escondido households
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 seniors who are currently on Section 8 waitlist



10	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Provide rental subsidy to 10 additional Escondido households
	<b>Project Name</b>	First Time Homebuyer Program
	<b>Target Area</b>	City of Escondido
	<b>Goals Supported</b>	Affordable ownership opportunities
	<b>Needs Addressed</b>	Conservation/expansion affordable homeowner opportunities
	<b>Funding</b>	HOME:
	<b>Description</b>	Offer \$25,000 loans to qualified low and moderate-income Escondido residents who are purchasing a home.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Help provide loans to LMI residents

## AP-50 Geographic Distribution – 91.220(f)

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

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

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

### Geographic Distribution

Target Area	Percentage of Funds
Neighborhood Groups	35
CDBG Eligible Areas	100
City of Escondido	100

**Table 8 - Geographic Distribution**

### Rationale for the priorities for allocating investments geographically

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

### 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 households as possible.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	20
Special-Needs	0
Total	20

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	10
The Production of New Units	10
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	20

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

#### Discussion

The City of Escondido was awarded a \$574,296 HOME grant in 2024. Combined with previous year HOME funds, the City will release an RFP for the provision of long-term affordable rental housing or first-time homebuyer opportunities 2024.

Habitat for Humanity's El Norte Project successfully provided 10 new homes for families in Escondido. As of June 2024, all ten houses have been occupied. The project, which received \$1 million in HOME funds, marks a significant milestone in addressing housing needs and improving the living conditions for many in the community, that meet or are below 80%AMI.

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

DRAFT

## **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 considered a Public Housing Authority. The County of San Diego is the Housing Authority that administers the rental assistance program, Housing Choice Voucher Program which is also commonly referred to as Section 8, for Escondido residents.

The City of Escondido has 4,370 people on the County's waiting list for the Housing Choice Voucher Program which is a 13.5% increase from 2023. Close to half of applicants are families. 20% are single, 20% report having a disabling condition and 10% are elderly. In 2024, the County currently serves 829 households in the city with a voucher, which is a 5.25% decrease from 875 households in 2023. More research needs to be conducted to explain why the decrease in vouchers. When looking at the program recipients' demographic information, 645 households are considered disabled/elderly, 148 households are considered a small family (less than four people) and 36 households are a large family (which is 5 people+). Eighty-five percent of all voucher holders are extremely low-income (0-30% AMI).

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

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

Housing subsidies and ongoing rental assistance programs like Housing Choice Vouchers are very important to provide housing stability and wellness for extremely low and low-income households. The need is high and waitlists are long, and as a result, many applicants are unable to access this important resource. The City of Escondido currently offers shallow subsidy program to twenty seniors who are severely rent burdened who are living in mobile home and apartments. Part of the condition of the program is to be on the Section 8 waitlist. The City will be expanding that program to 30 residents in fiscal year 2024 to help more vulnerable community members and align with its Housing Element goals. The subsidy currently ranges from \$75 - \$125 per month and is funded through Successor Housing

Agency and HOME funds.

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

The City of Escondido's public housing needs 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.

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

Not applicable.

**Discussion**

Housing subsidies and ongoing rental assistance programs like Housing Choice Vouchers are very important to provide housing stability and wellness for extremely low and low-income households. The need is high and waitlists are long, and as a result, many applicants are unable to access this important resource.

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

### **Introduction**

Addressing homelessness is one the City's top priorities. According to the 2024 Point-in-Time Count, the City had 588 unduplicated individuals experiencing homelessness (sheltered & unsheltered) in the City of Escondido. The City saw a 32% increase in the unsheltered population of 401, compared to 304 unduplicated individuals counted in the previous year. The City Council voted in March 2023 to create a Homelessness Ad Hoc Subcommittee. The Subcommittee has met numerous times to discuss important topics.

- 1) The City received \$2.26M in HOME-ARP funds to support homeless services. The City Council conditionally approved the plan to fund supportive services and housing solutions.
- 2) The City participates in regular meeting with the Regional Task Force on Homelessness (RTFH).

### **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**

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

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City anticipates awarding Interfaith \$50,000 to provide services aimed at preventing homelessness for approximately 15 senior households who reside in Escondido and are at risk of homelessness. Voices for Children (\$10,000) advocates for youth to have stable home placements. VFC receives referrals for youth from Juvenile Court judges, social workers, attorneys, and even the youth themselves. This program will help prepare transitional age youth in San Diego County for life after foster care.

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

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

The City has awarded a \$1.6M CDBG-CV grant for homeless prevention and utility assistance, to a subrecipient to help households in Escondido who are behind on their payment of rent or utilities, and are at-risk of homelessness.

**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.**

The City has funded various homelessness prevention through the use of ESG, ESG-CV and CDBG-CV dollars. Since the City is not a recipient of ESG funds for FY 2024-2025, we will be looking creatively to other funding streams to fill this gap.

**Discussion**

The City recognizes homelessness is a priority and is taking actionable steps to combat this problem.



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

### **Introduction:**

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

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

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

The City of Escondido is currently in the process of updating its Housing Element. The City will follow up on any governmental constraints to housing development that are identified in the Housing Element, including appropriate amendments to the Zoning Code. In the meantime, the City continues to monitor zoning and development regulations, environmental requirements, and development processes, and will implement the streamlined permit process required by State law.

The City approved its East Valley Specific Plan in July 2023 which will help to comprehensively assess and address housing development at all levels in Escondido.

The City will also continue to use available funding, including its HOME allocation, to provide assistance to first time homebuyers and provide additional affordable housing help to mitigate some barriers to affordable housing. The City continues to work with developers to assist them to provide as much affordable housing as possible.

### **Discussion:**

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

### **Introduction:**

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

### **Actions planned to address obstacles to meeting underserved needs**

The City hopes to meet the goals of building affordable housing and assisting with homeownership. The City will release an RFP in the coming year for the provision of long-term affordable rental housing or first-time homebuyer opportunities. City staff will work with banks, community members and nonprofits to learn more about the barriers to homeownership and update their First Time Homebuyer program design.

The City approved the East Valley Specific Plan in July 2023 and now has a certified Housing Element with HCD.

### **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 to apply for project-based vouchers with the County to strengthen the fiscal health of the properties.

### **Actions planned to reduce lead-based paint hazards**

HUD requires all CDBG and HOME funded activities to comply with HUD's lead-based paint regulations. The City of Escondido is committed to addressing lead-based paint hazards. Federal law requires lead-based paint disclosure and education prior to leasing, renting, selling or purchasing most pre-1978 housing. The City will follow disclosure and warning requirements about lead-based paint, including incorporation of the "Protect Your Family from Lead in your Home" pamphlet in all applicable housing programs. The City will conduct required lead-based paint related activities for all HOME funded activities under title X regulations, such as notification, paint testing, risk assessment, hazard reduction or abatement, and clearance. All abatement activities will be performed by a certified professional. The

City will also send staff to EPA-compliance lead based paint hazard training, when possible.

### **Actions planned to reduce the number of poverty-level families**

The City will implement its 5-year Strategic Plan, including a strategy to reduce the number of poverty-level families. The anti-poverty strategy includes economic development programs to increase business opportunities, business retention, employment marketability, job training, and connection to jobs and opportunities. The strategy also includes an increase of affordable housing opportunities, rapid re-housing, and homelessness prevention programs. Activities will be focused in the urban core, but also in the remainder of CDBG-eligible areas in the City. Efforts will be coordinated with other agencies and nonprofit 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 Homelessness (CoC), to coordinate provision of improvements, housing and services to the City's residents, while administering the CDBG and HOME 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 Homelessness (RTFH), and the San Diego Regional Alliance for Fair Housing (SDRAFFH). The City will continue to be involved with various community groups involved with all aspects of community development, services and housing, and will assist them in the provision of affordable housing and services to help achieve the goals of the Consolidated Plan.

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

The Division also will continue to be involved with various community and neighborhood groups to

coordinate provision of community facilities and services.

**Discussion:**

DRAFT

## Program Specific Requirements

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

#### Introduction:

#### Community Development Block Grant Program (CDBG)

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

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

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

#### Other CDBG Requirements

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

#### HOME Investment Partnership Program (HOME)

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

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

City staff will explore what alternative funds can be used, such as Successor Housing Agency funds,

HOME-ARP or grant opportunities to support HOME funds.

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 imposes recapture and resale 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. Resale provisions require that the PJ ensures the property is sold to another low-income homebuyer who will use the property as his or her principal residence, the original homebuyer receives a fair return on investment (i.e., the homebuyer's down payment plus capital improvements made to the house), and the property is sold at a price that is "affordable to a reasonable range of low-income buyers."

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 and resale 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. The maximum amount loaned in the first-time homebuyer program will be the lesser of \$25,000 or 5 percent of the purchase price requiring an affordability period as outlined by 24 CFR 92.254(a)(4) is ensured. Interest is forgiven after ten years, but repayment of principal is still required. Recapture funds are re-invested by the City into the HELP first-time homebuyer program, housing development, or other HOME-eligible activities.

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

None.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

N/A

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

N/A

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

N/A

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

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

The City is not receiving funding for the ESG program in FY 2024-25.

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

N/A

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).

N/A

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.

N/A

5. Describe performance standards for evaluating ESG.

N/A