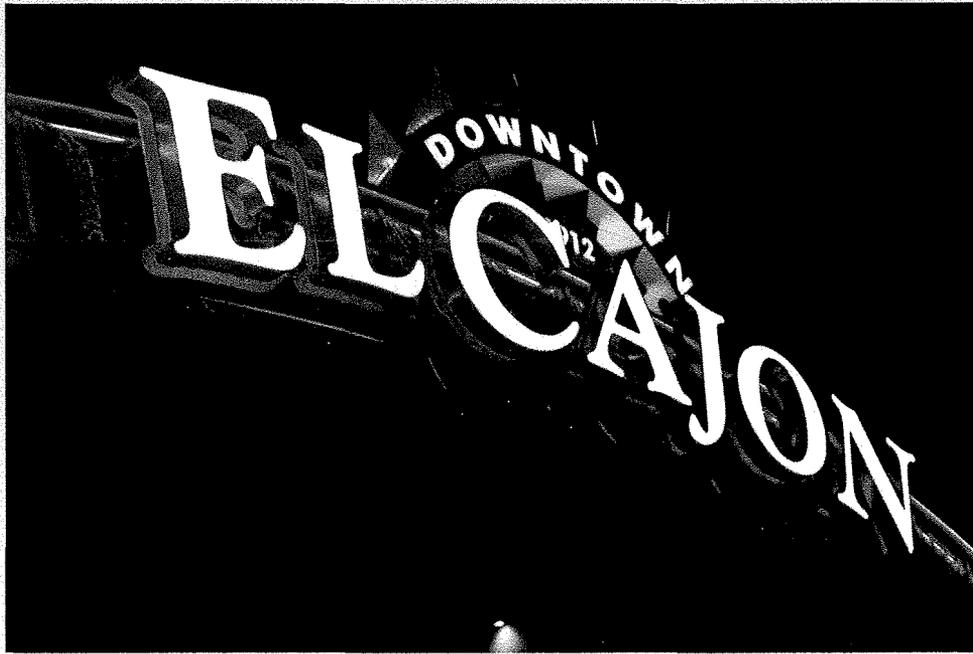




CITY OF EL CAJON

One-Year Action Plan For FY 2012-2013 (Fourth Program Year Action Plan)



200 Civic Center Way
El Cajon, CA 92020
Submitted: May 14, 2012



**One-Year Action Plan
for FY 2012-2013**

(Fourth Program Year Action Plan)

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Fourth Program Year Action Plan

GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

FY 2012-13 Action Plan Executive Summary:

The Fiscal Year 2012-2013 One-Year Action Plan implements the fourth year of the 2009-2014 Five-Year Consolidated Plan and addresses the HUD consolidated planning requirements for the Community Development Block Grant (CDBG), HOME Investment Partnership Act (HOME), Emergency Solutions Grants (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) programs. The City of El Cajon receives only CDBG and HOME funds directly.

This plan outlines the action steps that the City of El Cajon will use to address housing and community development needs in the City. The Plan includes a listing of activities that the City will undertake during FY 2012-13 (July 1, 2012, through June 30, 2013) that utilize CDBG and HOME funds. Use of other resources to leverage these federal entitlement grants is also discussed.

Priority Needs established in the 2009-2014 Five-Year Consolidated Plan, which form the basis for establishing objectives and outcomes in the FY 2012-13 One-Year Action Plan, are as follows:

- Priority 1. Conserve and Improve Existing Affordable Housing;
- Priority 2. Provide Homeownership Assistance to Low and Moderate Income Households;
- Priority 3. Provide Rental Assistance to Low and Moderate Income Households;
- Priority 4. Preserve Assisted Housing at Risk of Converting to Market Rate;
- Priority 5. Assist in the Development of Affordable Housing;
- Priority 6. Promote Equal Housing Opportunity;
- Priority 7. Support a Continuum of Care System for the Homeless;
- Priority 8. Provide for New Community Facilities and Improve the Quality of Existing Community Facilities to Serve Those of Low and Moderate Income and/or with Special Needs;
- Priority 9. Provide Needed Community and Supportive Services to Those of Low and Moderate Income and/or with Special Needs;
- Priority 10. Provide for Needed Infrastructure Improvements in Low and Moderate Income Areas; and
- Priority 11. Provide for Necessary Planning Activities to Develop and Implement Both Housing and Community Development Plans to Address Anticipated Needs.

In addition, the City has incorporated outcome measures for activities in accordance with the Federal Register Notice dated March 7, 2006, which requires the following Performance Measure Objectives/Outcomes to be associated with each activity:

General Objective Categories
Activities will meet one of the following:

- Decent Housing (DH)
- A Suitable Living Environment (SL)
- Economic Opportunity (EO)

General Outcome Categories
Activities will meet one of the following:

- Availability/Accessibility (1)
- Affordability (2)
- Sustainability (3)

In FY 2012-13, the City expects to receive \$999,879 in CDBG and \$380,648 in HOME entitlement funds to address the priorities and objectives identified in the Five-Year Consolidated Plan. In addition, the City will use approximately \$612,436 in unallocated CDBG funds for eligible capital/public facility projects. Unallocated funds accumulate from project savings from completed projects and/or cancellation of various projects during the year. Approximately \$10,390 in unallocated HOME funds will be allocated to specific housing activities. Finally, approximately \$750,000 in CDBG and approximately \$700,000 in HOME funds will be carried over from previous years' allocations for projects/programs still in progress to continue addressing the needs identified.

Although FY 2012-13 allocations have been announced, there remains the possibility that the final allocations will change. The additional unknown amounts (if any) will be allocated as directed by the City Council in the April 24, 2012, public hearing and set forth in this Action Plan for eligible projects and programs.

Program income funds from the repayment of outstanding loans in both CDBG and HOME programs are also expected to be received during the year in the estimated amounts of \$15,000 for HOME and \$0 for CDBG. Program income received from the repayment of Rehabilitation (CDBG and HOME) and First-Time Homebuyer (HOME) loans will automatically be re-programmed for loan activities in those same or similar programs from which the funds were originally provided to the extent possible. If additional program income funds are received that are not automatically re-programmed, specific projects will be identified and amendments to this Action Plan will be prepared and submitted in accordance with the City's adopted Citizen Participation Plan.

Based on the identified priorities and availability of funds, the projects to be funded and objectives and outcomes anticipated during FY 2012-13 are shown in Table 1 below.

Table 1: Approved FY 2012-13 CDBG and HOME Projects

Category/Activity	National Objective	Performance Objective/ Outcome	FY 2012-13 CDBG Funding	FY 2012-13 HOME Funding
Priority 1: Conserve and Improve Existing Affordable Housing				
Housing Rehabilitation Programs [Activity is authorized to receive excess CDBG funds – See Note 1 below.] (Includes Administration of	Low/Mod Housing	DH-1	\$100,700	\$0

Table 1: Approved FY 2012-13 CDBG and HOME Projects

Category/Activity	National Objective	Performance Objective/ Outcome	FY 2012-13 CDBG Funding	FY 2012-13 HOME Funding
CDBG and HOME Rehab Programs and Loan funds for Mobile Home Rehab projects)				
Housing Programs Pool of Funds [See Note 2 below - FY 2012-13 HOME Housing Program Notes – for additional authorizations and funding information]	Low/Mod Housing	DH-1	\$0	\$285,543
Single-Family Rehabilitation Loan Program [Funds will be transferred to this activity from the Housing Programs Pool of Funds as specific projects are identified – See Note 2c below] (Loan funds for Single-family Rehab projects)	Low/Mod Housing	DH-1	\$0	\$0
Priority 1 Subtotal:			\$100,700	\$285,543
Priority 2: Provide Homeownership Assistance to Low and Moderate Income Households				
First-Time Homebuyer Program – American Dream [Funds will be transferred to this activity from the Housing Programs Pool of Funds as specific projects are identified – See Note 2c below]	Low/Mod Housing	DH-2	\$0	\$0
Priority 2 Subtotal:			\$0	\$0
Priority 5: Assist in the Development of Affordable Housing				
CHDO Set Aside Funds [Activity to be funded at 15% of total HOME allocation (may be increased or decreased) – See Note 3 below.]	Low/Mod Housing	DH-2	\$0	\$57,097
Priority 5 Subtotal:			\$0	\$57,097
Priority 6: Promote Equal Housing Opportunity				
Center for Social Advocacy – Fair Housing Services	Administration	DH-1	\$10,000	\$0
Priority 6 Subtotal:			\$10,000	\$0

Table 1: Approved FY 2012-13 CDBG and HOME Projects

Category/Activity	National Objective	Performance Objective/ Outcome	FY 2012-13 CDBG Funding	FY 2012-13 HOME Funding
Priority 7: Support a Continuum of Care System for the Homeless				
East County Transitional Living Center – Emergency Shelter Program	Low/Mod Clientele	SL-1	\$75,000	\$0
Priority 7 Subtotal			\$75,000	\$0
Priority 8: Provide for New Community Facilities and Improve the Quality of Existing Community Facilities to Serve Those of Low and Moderate Income and/or with Special Needs				
Ladder Truck - Section 108 Loan	Low/Mod Area	SL-1	\$79,865	\$0
City Hall and Council Chambers – ADA Improvements (Activity to also receive an allocation of Unallocated CDBG Funds - See Note 4 and Table 2 below)	Low/Mod Clientele	SL-1	\$274,769	\$0
Park Fencing at Wells Park	Low/Mod Area	SL-1	\$20,287	\$0
East County Transitional Living Center – Additional Heating/Air Conditioning Unit Replacements	Low/Mod Clientele	SL-1	\$30,000	\$0
Family Health Centers of SD – Interior Climate Control Improvements	Low/Mod Clientele	SL-1	\$38,500	\$0
Home of Guiding Hands – Facility Improvements at Group Homes for the Developmentally Disabled	Low/Mod Clientele	SL-1	\$30,800	\$0
Priority 8 Subtotal			\$474,221	\$0
Priority 9: Provide Needed Community and Supportive Services to Those of Low and Moderate Income and/or with Special Needs				
Community Policing Project – Crime Free Multi-Housing Program	Low/Mod Area	SL-1	\$59,982	\$0
Meals-on-Wheels Greater San Diego – Meals-on-Wheels El Cajon	Low/Mod Clientele	SL-1	\$10,000	\$0
Angel's Depot – Emergency Food Distribution for Seniors	Low/Mod Clientele	SL-1	\$5,000	\$0
Priority 9 Subtotal:			\$74,982	\$0
Priority 10: Provide for Needed Infrastructure Improvements in Low and Moderate Income Areas				
ADA Curb Ramps Installation	Low/Mod Clientele	SL-1	\$75,000	\$0
Priority 10 Subtotal:			\$75,000	\$0

Table 1: Approved FY 2012-13 CDBG and HOME Projects

Category/Activity	National Objective	Performance Objective/ Outcome	FY 2012-13 CDBG Funding	FY 2012-13 HOME Funding
Priority 11: Provide for Necessary Planning Activities to Develop and Implement Both Housing and Community Development Plans to Address Anticipated Needs				
CDBG/HOME Administration [Activity is authorized to receive excess CDBG and HOME funds to maximum percentages allowed – See Note 5 below.]	Administration	DH-1	\$189,976	\$38,008
Priority 11 Subtotal:			\$189,976	\$38,008
FY 2012-13 CDBG and HOME Allocation Totals:			<u>\$999,879</u>	<u>\$380,648</u>
<p>Note 1: The Housing Rehabilitation Programs activity will receive any excess CDBG funds if the actual allocation from HUD is greater than the estimated allocation up to the grant balance (may also be reduced if the actual allocation from HUD is less than estimated).</p> <p>Note 2: FY 2012-13 HOME HOUSING PROGRAM NOTES:</p> <ul style="list-style-type: none"> a) The Housing Programs Pool of Funds will be allocated \$285,543 from the FY 2012-13 HOME allocation plus an additional \$10,390 in unallocated HOME funds identified for a total project allocation of \$295,933. See Table 2 below. b) The Housing Program Pool of Funds will receive excess HOME funds if the actual allocation from HUD is greater than the estimated allocation up to the grant balance (may also be reduced if the actual allocation is less than estimated). c) HOME funds will be transferred from the Housing Programs Pool of Funds to the following authorized activities on an as-needed basis based on market conditions and demands, and as specific projects are identified: Single-Family Rehabilitation, Mobile Home Rehabilitation, the Multi-Family Rehabilitation and/or the First-Time Homebuyers Programs. <p>Note 3: The required HOME CHDO set aside allocation will be increased or reduced to the 15% minimum of the actual HOME total allocation per the regulations.</p> <p>Note 4: The City Hall/Chambers ADA project will be allocated \$274,769 from the FY 2012-13 CDBG allocation plus an additional \$612,436 in unallocated CDBG funds identified for a total project allocation of \$887,205. See Table 2 below.</p> <p>Note 5: If the actual total CDBG/HOME allocation from HUD is greater than or less than the estimated total allocation, the allocations to Administration may be increased or reduced to the maximums allowed by the regulations (20% for CDBG; 10% for HOME).</p>				

In addition, as noted above, the City will re-allocate approximately \$612,436 in unallocated CDBG funds for eligible capital/public facility projects as shown in Table 2 below. Unallocated funds accumulate from project savings from completed projects and/or cancellation of various projects during the year. Further, approximately \$10,390 in unallocated HOME funds will be allocated to specific housing activities, as outlined below in Table 2.

Table 2: Approved Re-allocation of Unallocated CDBG and HOME Funds

Category/Activity	National Objective	Performance Objective/ Outcome	Unallocated CDBG Funding	Unallocated Home Funding
Priority 1: Conserve and Improve Existing Affordable Housing				
Housing Programs Pool of Funds	Low/Mod Housing	DH-1	\$0	\$10,390
Subtotal:			\$0	\$10,390
Priority 8: Provide for New Community Facilities and Improve the Quality of Existing Community Facilities to Serve Those of Low and Moderate Income and/or with Special Needs				
City Hall and Council Chambers ADA Improvements	Low/Mod Clientele	SL-1	\$612,436	\$0
Subtotal:			\$612,436	\$0
Unallocated Funds Totals:			\$612,436	\$10,390

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.
3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.
4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

FY 2012-13 Action Plan General Questions response:

1. The City encompasses an area of approximately 14.2 square miles and the City's current estimated population of 99,637 makes it the sixth-most populous jurisdiction in the region and the largest city in East County. El Cajon is located 15 miles east of the City of San Diego. El Cajon is a diverse residential, commercial and industrial area and serves as the main commerce center for several surrounding communities and the unincorporated areas. Gillespie Field, a general aviation airport, is a major contributing factor to the City's vibrant industrial development. El Cajon includes a cross-section of housing types: lower cost mobile homes, apartments, moderately

priced condominiums and moderate- to high-cost single-family homes. The City's name in Spanish means "big box" and is descriptive of its geographic setting in a boxlike valley.

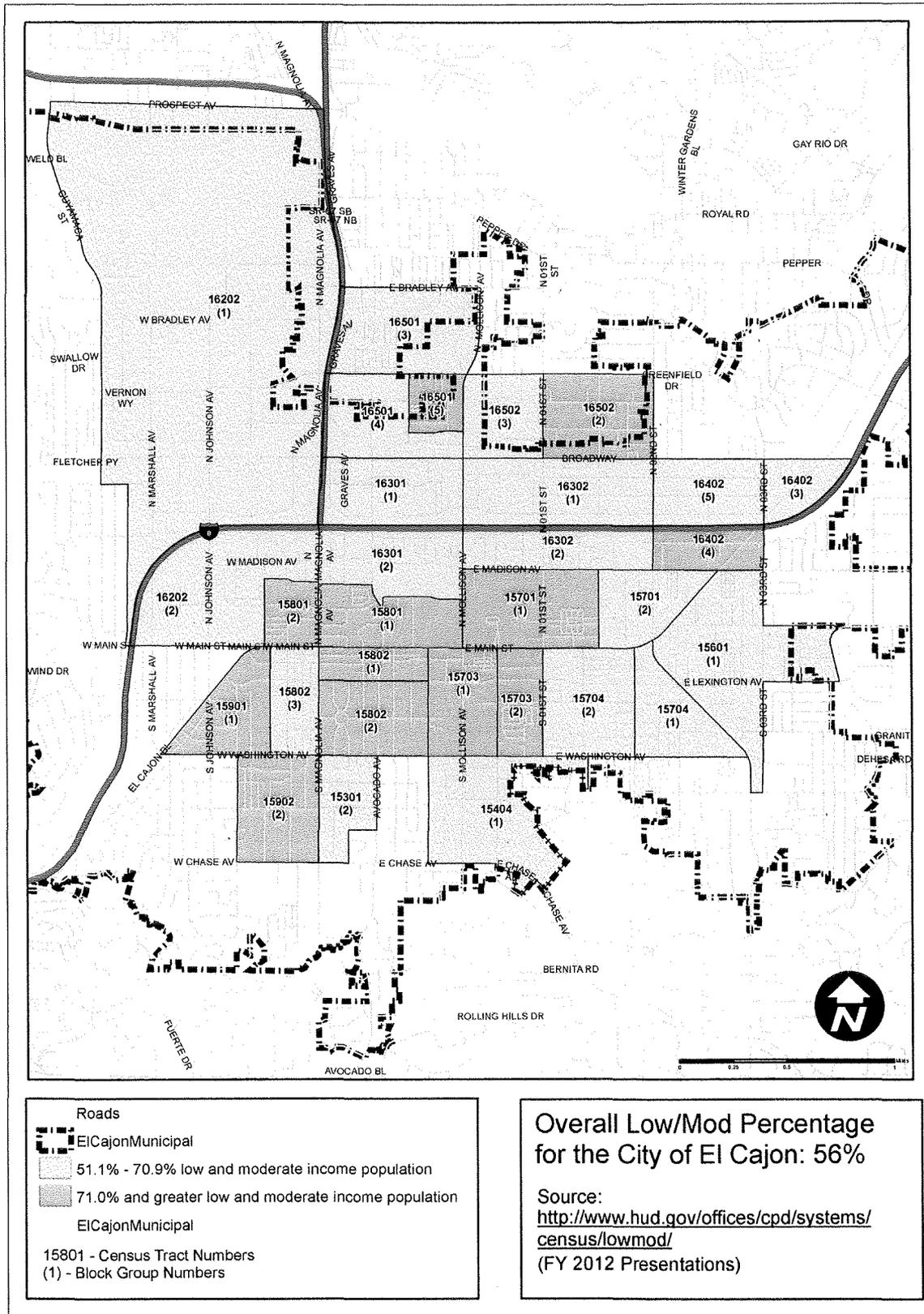
Low and Moderate Income Summary Data released by HUD for FY 2012 participation shows that **overall 56%** of the population of the City of El Cajon earns at or below 80% of the Area Median Income. However, a concentration of lower income residents exists on the valley floor, surrounded by higher income and lower density residential areas (see Figure 1 – Low and Moderate Income Areas, page AP-8). Many of the proposed CDBG and HOME activities serve beneficiaries citywide (such as programs for seniors and improvements to public facilities for ADA accessibility). However wherever possible, the predominant focus is directed to the low-income neighborhoods and block groups within the City's central core. There are a few block groups with concentrations of minorities slightly higher than the County averages, but these block groups are scattered and do not constitute a specific geographic concentration that could be defined by race or ethnicities.

For FY 2012-13, the City will expend \$20,287 in CDBG funds to improve community facilities for the benefit of all residents of the low/mod area(s) in which they are located (Park Fencing at Wells Park project). In addition, the City will expend \$962,205 to design and construct improvements to community facilities designed to benefit all disabled residents of the City (City Hall & Chambers ADA Improvements and ADA Transition – Curb Ramps). Further, the City will expend \$99,300 to improve privately-owned public facilities serving low/mod individuals and families (Chase Avenue Clinic Interior Climate project, East County Transitional Living Centers Heating/Air Conditioning Unit Replacements and Home of Guiding Hands Facility Improvements to Four Group Homes for the Developmentally Disabled).

All of the public service projects selected will benefit low- and moderate-income and special-needs persons citywide. The City will expend \$59,982 in CDBG funds to provide a community policing program and activities that will benefit predominantly low-income areas and persons (Crime-Free Multi-Housing Program). In addition, the City will expend \$15,000 for programs to benefit low- and extremely-low income seniors throughout the city (Meals on Wheels and Angel's Depot). Further, the City will expend \$100,700 in CDBG funds and \$295,933 in HOME funds for affordable housing projects/programs that will directly assist low- and moderate-income households citywide.

As the valley floor and the central core of the City have the highest concentration of lower-income residents, several projects and programs are located in and focused upon this area. However, the majority of projects are available to low/mod residents and special populations throughout the entire city such as the First-Time Homebuyers Program, Housing Rehabilitation Programs, projects including ADA improvements serving the disabled, and those serving seniors. Fair housing services are available to all citizens of El Cajon.

Figure 1 – City of El Cajon Low and Moderate Income Areas
(Source: 2000 Census)



2. As stated above, Low and Moderate Income Summary Data released by HUD for FY 2012 participation shows that **overall 56%** of the population of the City of El Cajon earns at or below 80% of the Area Median Income. Many of the proposed CDBG and HOME activities serve beneficiaries citywide (such as programs for seniors, the homeless, and improvements to public facilities for ADA accessibility). However wherever possible, the predominant focus is directed to the low-income neighborhoods and block groups within the City's central core.
3. The greatest obstacle to meeting underserved needs is the ongoing severe reduction of resources (including CDBG, HOME and redevelopment resources) directed to assist those needs. Leveraging, to the greatest extent possible, will continue.
4. A variety of resources will be made available to assist in addressing the needs identified in this plan.

Federal Resources:

As noted above, the City expects to receive \$999,879 in **CDBG** and \$380,648 in **HOME** entitlement funds to address the priorities and objectives identified in the Five-Year Consolidated Plan. In addition, the City will use approximately \$612,436 in **unallocated CDBG funds** that have accumulated from project savings from completed projects and/or cancellation of various projects for eligible capital/public facility projects. Approximately \$10,390 in **unallocated HOME funds** will be allocated to specific housing activities. See Table 2 above. Finally, approximately \$750,000 in CDBG funds and approximately \$700,000 in HOME funds will be carried over from previous years' allocations for projects/programs still in progress to continue addressing the needs identified.

Although FY 2012-13 allocations have been announced, until the grant agreements are executed, there remains the possibility that the final allocations will change. Additional funds (if any) will be allocated as directed by the City Council in the April 24, 2012, public hearing and set forth in this Action Plan for eligible projects and programs (see Table 1 and accompanying Notes).

Program income funds from the repayment of outstanding loans in both CDBG and HOME programs vary greatly from year to year. Program Income is expected to be received during FY 2012-13 in amounts of approximately \$15,000 for HOME and \$0 for CDBG. Program income received from the repayment of Rehabilitation (CDBG and HOME) and First-Time Homebuyer (HOME) loans will automatically be re-programmed for loan activities in those same or similar programs from which the funds were originally provided (CDBG or HOME) to the extent possible. If additional program income funds are received that are not automatically re-programmed, specific projects will be identified and amendments to this Action Plan will be prepared and submitted in accordance with the City's adopted Citizen Participation Plan.

The Housing Authority of the County of San Diego (HACSD) administers the Section 8 Housing Choice Voucher program on behalf of most of the cities in the region, including the City of El Cajon. This program provides rent subsidy payments for very low income households in privately owned rental housing units. It is anticipated that just over \$100 million in Section 8 funds will be used to assist nearly 11,000

households throughout the County. Of these households, approximately 2,400 households (22%) are assisted annually with Section 8 Housing Choice Vouchers in the City of El Cajon.

Each year, HUD awards two types of homeless assistance grants to organizations across the country. First, the Department awards Continuum of Care (CoC) grants competitively that fund transitional housing, permanent housing, and supportive services. The CoC grants include funds for the Supportive Housing Program (SHP) and the Shelter Plus Care Program (S+C). The SHP Program is the primary federal program supporting transitional housing for the homeless. SHP funds provide transitional housing and support services to assist homeless persons in the transition from streets and shelters to permanent housing and maximum self-sufficiency. The SHP program is a critical source of funding for El Cajon's Continuum of Care. The S+C Program provides rental assistance for permanent housing choices in connection with supportive services. The Regional Continuum of Care Council (RCCC), comprised of representatives of the 18 cities and the County of San Diego, non-profit service providers, and other interested parties, has been very successful in competing for SHP and S+C funds in San Diego County. In FY 2011-12, over \$15 million was awarded to the various agencies in San Diego County through the RCCC's application for these funds. A similar amount is expected to be awarded in FY 2012-13 to various agencies and their partners through the RCCC with the County as lead agency.

The Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act) amended the McKinney-Vento Homeless Assistance Act, including major revisions to the Emergency Shelter Grants program, now the Emergency Solutions Grants (ESG) program. The ESG Program is the second type of homeless assistance grant provided by HUD which provides funds by formula for homeless prevention and emergency assistance. The ESG program is designed as the first step in the Continuum of Care, identifying sheltered and unsheltered homeless persons as well as those at risk of homelessness, and providing emergency shelter and services necessary to help those persons quickly regain stability in permanent housing. In the San Diego region, only the City of San Diego, the County of San Diego, and the City of Chula Vista are eligible to receive ESG grant funds. Together these agencies received a total of \$1,492,435 in two rounds in FY 2011-12. A similar amount is expected to be awarded in FY 2012-13 to these government agencies and their partners.

Mortgage Credit Certificates provide first-time homebuyer assistance through an IRS program. Administered regionally in the San Diego area (all jurisdictions in San Diego County with the exceptions of the Cities of San Diego and Oceanside pool their resources). The City of El Cajon has benefited through this pooling arrangement and will continue to participate in the program.

State Resources:

Federal and state tax credits are used by developers of multi-family housing in return for reserving a portion of the development for moderate, low and very low income households at affordable rents. These Federal and state tax credits are allocated by the State based on a priority scoring system. Over the years, several nonprofit organizations, assisted with City HUD Program funds, have received LIHTC funds. The City will continue to encourage organizations to apply and utilize these funds.

Most recently, LIHTC credits were awarded to the Solterra/Chambers Senior Residences Development project in El Cajon in June of 2011. The Solterra project is a 49-unit new construction project targeting very-low income seniors. Located near the downtown area with access to public transportation, this project will bring new life to an aging area with exciting architecture, community access to the patio/gardens, while still providing mixed-use office/retail components to support senior needs. The Agency also committed \$4,500,000 in Low and Moderate Income Housing Funds. A Groundbreaking Ceremony was held in April of 2012 and construction is underway. Completion and occupancy are expected in the summer of 2013.

The CalHome Program is a competitive application process that provides funds to local public agencies and non-profit organizations for deferred-payment mortgage assistance loans for low-income first-time homebuyers or for owner-occupied rehabilitation. In FY 2012-13, San Diego Habitat for Humanity will use a portion of its most recent award of CalHome funds to supplement the City's HOME funds in conjunction with the American Dream First-time Homebuyer Program.

Local Resources:

Since 1952, tax increment financing ("redevelopment funds") has been a primary source of funding used to redevelop blighted communities. Under California Redevelopment Law (CRL), redevelopment agencies were given broad powers and specific tools to conduct redevelopment activities that could include assembling property, issuing bonds, investing in infrastructure, and providing affordable housing. Redevelopment in El Cajon was focused on eliminating blighted conditions in the City, and was effective in spurring new development, promoting job growth and generating tax revenues. In El Cajon, the El Cajon Redevelopment Agency was the agency given responsibility for carrying out the activities allowed under CRL.

In addition, under CRL, not less than 20% of redevelopment funds collected were to be set aside for low- and moderate-income housing households. These "Low and Moderate Income Housing Funds" were used to increase, improve or preserve the supply of low- and moderate-income housing within the city limits of El Cajon. These funds provided effective means for the City to leverage additional funds and served as a major source of match for HOME funds.

However, the Governor's decision to sign into law ABx1 26 and ABx1 27 on June 28, 2011, and a subsequent Court ruling in December of 2011 striking down the legality of provisions contained with ABx1 27, eliminated the opportunity for redevelopment agencies to continue to exist and dissolved redevelopment agencies throughout the State of California as of February 1, 2012. Any unencumbered redevelopment funds will likely be transmitted to the County to re-distribute to taxing entities including the City, School and various other special districts

The City of El Cajon has worked proactively to preserve its ability to continue to make use of committed redevelopment funds and physical assets. In January of 2012, the City Council authorized the City of El Cajon to become the Successor Agency for all Redevelopment Agency non-housing assets and enforceable obligations. The Successor Agency is responsible, through the governance of an Oversight Board, to complete projects with enforceable obligations, dispose of the Agency's assets, and wind up the affairs of the former Agency.

Further, the City Council established and activated the El Cajon Housing Authority in March 2011, a new agency, and adopted a resolution to become the Successor Agency for all housing assets and functions acquired or assisted with Low and Moderate Income Housing Funds in January 2012. Although no new Low and Moderate Income Housing funds will be available, the El Cajon Housing Authority has accepted responsibility for the physical housing assets and housing loan portfolio which may continue to generate income as loans are repaid. The El Cajon Housing Authority will have responsibility for determining the direction and focus of any income generated from original Low and Moderate Income Housing Funds. A plan for the use of income generated from these assets, including specific goals, objectives and activities, is currently under development.

In the past, the City has leveraged redevelopment and Low and Moderate Income Housing funds to address many of the goals and objectives of the Consolidated Plan. For example, the First-Time Homebuyer Program utilized two funding sources: HOME funds for families earning up to 80 percent of area median income, and Low and Moderate Income Housing Funds which assist families earning up to 120 percent of AMI. While the recent decrease in home prices and extremely reduced mortgage interest rates has opened up more opportunities for first-time homebuyers, the demise of the Redevelopment Agency (along with the severe reductions in HOME funding) have seriously depleted the resources available to increase homeownership. It remains to be seen whether future funds will be available from these or other resources. These funds, or their replacements, will be leveraged with HOME and other funding sources to the greatest extent possible.

Managing the Process

1. *Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.*
2. *Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.*
3. *Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.*

FY 2012-13 Action Plan Managing the Process response:

1. The El Cajon Community Development Department, Redevelopment and Housing Division serves as the lead agency in the preparation of the One Year Action Plan and administration of the HOME and CDBG programs. The Division also acts as staff liaison and support for the City of El Cajon as successor agency to the El Cajon Redevelopment Agency, and the El Cajon Housing Authority. Additionally, the City contracts with the Center for Social Advocacy for administration of its Fair Housing Program.
2. The City's process for development of the FY 2012-13 Action Plan included coordinating with local non-profit service providers, other City departments, the Regional Continuum of Care Council, non-profit housing developers, and adjacent governmental agencies to identify emerging trends and needs, and to seek

information about services that are available to East County residents that address the priority needs of the Consolidated Plan. In addition, the City published a Notice of Funds Available (as well as mailing out the Notice to interested parties) seeking applications for community development projects for FY 2012-13. Two public meetings were held during the FY 2012-13 One-Year Action Plan process for which citizen input was sought and a 30-day public comment period was available. Notice of the hearings and comment period were advertised multiple times in local newspapers (both English and Spanish-language), and all Notices of the hearings and other activities were placed on the City's website, posted in kiosks at City Hall and posted at the City's two public libraries. The Notices also included the contact information of staff available to answer questions.

The City also met with representatives from other CDBG and HOME entitlement jurisdictions in San Diego and Imperial Counties on a regular basis to share resources, and to identify and address common issues.

Further, the City participated actively with the Fair Housing Resources Board, consisting of City representatives, HUD representatives and fair housing service providers in San Diego County to identify and address issues related to furthering fair housing and the development and implementation of the recommendations set forth in the Regional Analysis of Impediments to Fair Housing.

The City will also continue to meet with and assist county, state, federal, education and private organizations involved in economic development and job training in targeting their efforts toward those areas of El Cajon exhibiting the greatest need, when the opportunity allows.

3. The City maintains a contact list of interested potential applicants. Letters or notices announcing the availability of funds are mailed to these interested agencies at least annually, in addition to notices in the local newspaper and the posting of notices at the City's two libraries and on the City website. Applications for public service and public facility projects are accepted after notification for a minimum of a 30-day availability period as stated above. In addition, staff attends several local and regional meetings which include service providers, neighboring agencies and elected officials to keep abreast of issues impacting the quality of life for El Cajon's low-income residents. The City maintains a web presence and is pro-active in providing technical assistance throughout the year to assist interested citizens and agencies in understanding and applying for El Cajon's CDBG and HOME funds.

In addition, the City is developing enhancements and strengthening its coordination and consultation processes with other agencies, including State and local public agencies, the Regional Continuum of Care Council and others as listed in the Institutional Structure section below, to ensure that needed services and funding for homeless and other services are directed to the East County region and to El Cajon residents specifically. Staff has and will continue to consult closely with members of the RCCC to develop efficiencies in data-sharing, collaborate on strategic planning, and encourage the coordination of services and efforts among the providers. The City will continue to work with these and other agencies and organizations to strengthen coordination, assess gaps in the delivery of services, develop strategies to overcome those gaps, and to carry out the goals and objectives of the Consolidated Plan.

Citizen Participation

1. *Provide a summary of the citizen participation process.*
2. *Provide a summary of citizen comments or views on the plan.*
3. *Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.*
4. *Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.*

**Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.*

FY 2012-13 Action Plan Citizen Participation response:

1. The City of El Cajon adopted a Citizen Participation Plan (CPP) pursuant to HUD regulations and adheres to the notification and citizen comment procedures established in that Plan. Residents are given timely notices of public hearings held relative to the development of the Consolidated Plan and Annual Action Plans. Citizens are also given a 30-day period to review and comment on the draft Plans prior to adoption.

For FY 2012-13, the City of El Cajon followed its Citizen Participation Plan in accordance with the schedule below. The two public meetings held during the FY 2012-13 One-Year Action Plan process were advertised multiple times in the newspaper, and all Notices of the hearings and other activities are placed on the City's website and posted at City Hall and the City's two public libraries. In addition, the tentative Citizen Participation Schedule was included with the application packets to requesting parties.

**FY 2012-13 ONE-YEAR ACTION PLAN
CITIZEN PARTICIPATION PROCESS**

November 3, 2011	"Notice of Funding Availability" published in the newspaper and mailed to interested parties' list.
November 7, 2011	Applications for CDBG Funding available.
November 7-December 4, 2011	Technical Assistance is available upon request. Call (619) 441-1786 for telephone assistance or to set an appointment.
December 7, 2011	Deadline for proposals/applications for CDBG funds to be submitted to Redevelopment and Housing Division, 200 Civic Center Way, Third Floor, El Cajon, CA 92020 by 5:30 p.m.
January 26, 2012	Applicants notified regarding eligibility.

January 26, February 9, 2012	"Notice of Public Hearing" was published in the newspaper, placed on City's website and posted in public places.
February 14, 2012	First Public Hearing at 7:00 p.m. to solicit public input and tentatively allocate FY 2012-13 CDBG funds.
March 22, and March 29, 2012	"Notice of Public Review and 30-day Comment Period and Notice of Public Hearing" was published in newspaper. Notice included full listing of tentatively-approved projects, amounts and regulatory citations, and seeks public input.
April 24, 2012	Second Public Hearing at 3:00 p.m. to solicit public input and final adoption of FY 2012-13 One-Year Action Plan.
April 25, 2012	Begin contract negotiations with selected CDBG subrecipients and initiate environmental reviews. Agreements targeted for execution on or before June 30, 2012.
May 14, 2012	One-Year Action Plan submitted to HUD for approval.
May 17, 2012	"Notice of Submittal of One-Year Action Plan" published in newspaper.
May 15 - June 30, 2012	HUD review period of One-Year Action Plan.
July 1, 2012	Begin Fiscal Year 2012-13.

2. At the public hearing held on February 14, 2012, thirteen (13) speakers representing applicant agencies and city departments made requests to the City Council to consider their request. At the public hearing held on April 24, 2012, three speakers addressed the City Council. Excerpts of the minutes from both hearings, including all comments is provided in Appendix A.
3. The City of El Cajon responded to all relevant oral comments at the hearings. No additional written comments were received.

Institutional Structure

1. *Describe actions that will take place during the next year to develop institutional structure.*

FY 2012-13 Action Plan Institutional Structure response:

1. The City of El Cajon strives to foster and maintain relationships with other agencies to establish an institutional structure that maximizes its resources. The institutional structure through which the City of El Cajon will carry out its Consolidated Plan and Annual Action Plan includes other public agencies, regional planning groups, for-profit agencies, philanthropic organizations, and non-profit developers and service organizations, many of which include:

City of El Cajon: In 2010, the City's Redevelopment and Housing Department was combined with and became a division of the Community Development Department under direction of the Community Development Director. The Redevelopment and

Housing Division was responsible for staff support and administration of the activities of the El Cajon Redevelopment Agency, with responsibility for distributing and monitoring the use of redevelopment funds. More recently, as a result of the demise of the Redevelopment Agency, the Redevelopment and Housing Division now serves as lead division and staff support to the two successor agencies of that Agency. Significant time and resources have been and will be expended in planning for and implementing the dissolution and transition to the two agencies. Many legal questions are as yet unanswered relative to this transition and additional changes to the institutional structure of the Redevelopment and Housing Division may occur during the year.

Further, the Division acts as lead division and provides staff support to the City Council for all federal housing and community development grant programs that are the subject of this Action Plan. The Division serves as lead for development of the Five-Year Consolidated Plan, Annual Action Plans, annual performance reports, and all other required reports and activities (such as monitoring). Staff members continue to attend appropriate training sessions as available.

Additional City of El Cajon departments that implement Consolidated Plan objectives include:

- City of El Cajon Police Department
- City of El Cajon Public Works Department
- City of El Cajon Planning Department

Housing Authority of the County of San Diego (HACSD): HACSD administers the Section 8 Rental Assistance Program in the city of El Cajon.

Certified Community Development Organizations (CHDOs): In the past, the City of El Cajon has funded CHDOs to address the needs of low and moderate income families, the elderly and disabled. In 2010, the City entered into a contract with San Diego Habitat for Humanity for the provision of a project to acquire and rehabilitate vacant homes. In FY 2012-13, a Request for Qualifications for qualified CHDO developers will be conducted in anticipation of identifying a project and awarding CHDO funds.

Regional Continuum of Care Council (RCCC): The Regional Continuum of Care Council consists of over 50 nonprofit organizations, local jurisdictions and stakeholders to develop programs and address issues regarding the regional homeless. Staff has and will continue to consult closely with members of the RCCC to develop efficiencies in data-sharing, collaborate on strategic planning, and encourage the coordination of services and efforts among the providers.

Regional Planning Groups/Coalitions: The City actively pursues opportunities to coordinate with other jurisdictions in various regional Task Forces. The City will continue to participate in the regional CDBG Administrators work group, a group that meets on a regular basis to discuss common concerns and to share information. Through the CDBG Administrators' group, local jurisdictions are able to maximize technical assistance from HUD and from each other. In FY 2012-13, the group will continue to meet quarterly.

Nonprofit Organizations: Nonprofit organizations play a vital role in implementing the Consolidated Plan. The City has worked diligently to develop a positive working relationship with local nonprofits, which are actively involved in the provision of support services. City staff is also available for individual consultation with nonprofit organizations regarding grant proposals, funding guidelines, and for review of ideas that could lead to project development.

Private Industry: The City will continue to coordinate its efforts with those of public and private organizations providing economic development and job training programs. In addition, many private housing developers have participated in multi-family housing density bonus programs, tax-exempt bond financing, and Low Income Housing Tax Credits. However, county-wide, for-profit developers and builders will continue to have a difficult time finding appropriate sites for multi-family development, obtaining adequate financing from private sources, and constructing housing that is affordable to low and moderate income renters and homebuyers.

The City will continue to work with these and other agencies and organizations to strengthen coordination, assess gaps in the delivery of services, develop strategies to overcome those gaps, and to carry out the goals and objectives of the Consolidated Plan.

Monitoring

1. *Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.*

FY 2012-13 Action Plan Monitoring response:

Monitoring will be directed toward programmatic, financial and regulatory performance. Primary objectives are (1) to ensure that subrecipients/CHDOs comply with all pertinent regulations governing their administrative, financial and programmatic operations; (2) to ensure subrecipients/CHDOs achieve their performance objectives within the terms of their agreement and budget; and (3) to assess capabilities and/or any potential needs for training or technical assistance in these areas.

All Projects and Programs:

1. Subrecipients/CHDOs are evaluated as part of the pre-award assessment. Evaluation of the nature of proposed activity, proposed plan for carrying out activity, the organization's capacity to do the proposed work, and the potential for conflicts of interests are reviewed carefully within the pre-award assessment. Projects which are not eligible or which represent significant risk are brought to Council's attention during the public hearing and allocation process.
2. Invoices are reviewed monthly and reports are reviewed quarterly (or more often as agreed between the parties) for progress and performance of activities specified in the agreement with each subrecipient. Reports must be current prior to approval of any payment request. Report forms are provided to the

subrecipient/CHDO with the executed contract, to ensure that all required information is included.

3. Technical assistance is provided as requested or as specific training needs are identified, particularly with subrecipients identified as inexperienced in the provision of projects or services using CDBG or HOME funds.

CDBG Projects and Programs:

1. During the program year, staff will establish an Annual Monitoring Plan.
2. As a part of the Annual Monitoring Plan, staff will identify subrecipients most likely to have serious problems and will devote extra attention and assistance to them. This identification may be due to recent turnover in personnel, past or current program or administrative performance, or the nature of the particular project.
 - a. The Plan will establish a schedule for on-site visits. Smaller subrecipients or subrecipients that have been monitored in the recent past and are managing well will be monitored through file evaluation.
 - b. If on-site monitoring is deemed appropriate, staff will conduct on-site monitoring with a written checklist. Staff will provide the subrecipient with an exit interview to give them an early indication of staff's findings.
 - c. Staff will conclude the monitoring by providing the subrecipient with a letter or report listing staff's findings, concerns and areas worthy of commendation. If applicable, staff will set deadlines for compliance with correcting deficiencies. Staff will make every effort to include positive feedback in the written letter or report.
2. Single Audit Requirements
 - a. The subrecipient's requirements under the Single Audit Act will be included as a part of the agreement for use of the federal funds. An additional letter reminding subrecipients of the requirements may be provided.
 - b. Staff will review all audit reports received. A letter of concern will be sent to any subrecipient with findings or concerns. Staff will follow up to assure that all findings have been cleared by subrecipient.

HOME/ADDI Projects and Programs:

Rental Projects

The City or its agent will:

1. Perform on-site inspections to determine compliance with property standards no less than once every three years for projects containing one to four units; once every two years for projects containing five to 25 units; and once per year for projects with 26 or more units.

2. Verify tenant income via self-certification process on an annual basis. Every sixth year, full tenant income verification will be conducted.
3. Verify rents on HOME-assisted units conform to current HOME rent limits.

Ownership Projects and Programs

1. The City will verify residency through an annual self-certification and a review of the current Tax Assessor's records. In the event that the unit is no longer owner-occupied, City staff will pursue recapture of HOME/ADDI funds.
2. In the event that the City receives a Notice of Default or Notice of Foreclosure for a single family residence, staff will attempt to contact the owner to determine the nature of default and if appropriate, provide technical assistance and/or referral information. Should a foreclosure occur, staff will pursue recapture of HOME/ADDI funds.

Lead-based Paint

1. *Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.*

FY 2012-13 Action Plan Lead-based Paint response:

1. The City informs all residents applying for loans or grants through the Housing Rehabilitation Loan Program about the hazards of lead-based paint. Code enforcement and building inspectors will continue to identify lead-based paint hazards as part of their ongoing activities, if the scope of the complaint allows them into the unit, or if it is part of an ongoing investigation. The Building Division will continue to be alert to units that may contain lead-based paint. They will inform tenants and landlords as part of their inspections of the dangers of lead-based paint. The City will continue to distribute the brochures, "Lead Based Paint" and "Threat and Protect Your Family from Lead in Your Home." The City will continue to attend meetings and training on lead-based paint hazards.

In order to address the health risks to young children posed by lead-based paint in residential dwellings, the City has implemented the following guidelines for housing rehabilitation programs. This includes all ongoing rehabilitation programs:

Table 3: Lead-Based Paint Guidelines for Residential Rehabilitation

Rehab Costs (per Unit)	<\$5,000	\$5,000-\$25,000	>\$25,000
Approach to Lead Hazard Evaluation and Reduction	Do no harm	Identify and control lead hazards	Identify and abate lead hazards
Notification	Yes	Yes	Yes
Lead Hazard Evaluation	<ul style="list-style-type: none"> ▪ Paint Testing of surfaces to be disturbed by rehabilitation 	<ul style="list-style-type: none"> ▪ Paint Testing of surfaces to be disturbed by rehabilitation ▪ Risk Assessment 	<ul style="list-style-type: none"> ▪ Paint Testing of surfaces to be disturbed by rehabilitation ▪ Risk Assessment
Lead Hazard Reduction	<ul style="list-style-type: none"> ▪ Repair surfaces disturbed during rehabilitation ▪ Safe work practices ▪ Clearance of work sites 	<ul style="list-style-type: none"> ▪ Interim Controls ▪ Safe work practices ▪ Clearance of unit. 	<ul style="list-style-type: none"> ▪ Abatement ▪ Safe work practices ▪ Clearance of unit
Ongoing Maintenance	For HOME funded rental properties only.	For HOME funded rental properties only.	For HOME funded rental properties only.
Options	<ul style="list-style-type: none"> ▪ Presume lead-based paint ▪ Use safe work practices on all surfaces 	<ul style="list-style-type: none"> ▪ Presume lead-based paint ▪ Use standard treatments 	<ul style="list-style-type: none"> ▪ Presume lead-based paint ▪ Abate all applicable surfaces
<p>Lead Hazard Evaluation. A risk assessment, paint testing or a combination of these to determine the presence of lead-based hazards or lead-based paint in properties built prior to 1978</p> <p>Lead Hazard Reduction. Activities designed to reduce or eliminate exposure to lead based paint hazards through methods including interim controls, standards treatments or abatement. The action taken will depend on the project costs as required under Subpart J.</p> <p>Clearance. An activity conducted following lead-based paint hazard reduction activities to determine that the hazard reduction activities are complete.</p>			

For rehabilitation projects, the City's policy is to isolate the cost of lead abatement in a forgivable third trust deed (3rd mortgage) when the lead abatement costs exceed 100 percent of the loan-to-value ratio. That loan is forgiven upon the expiration of the affordability period found at 24 CFR 92.254(a)(4). Of the eight mobile home parks in which the City offers mobile home rehabilitation loans, five have been exempted from the lead requirements, as they are senior-only parks. The rehabilitation of individual units in the remaining three mobile home parks will be addressed per the chart found above. For FY 2012-13, the City has allocated CDBG funds for the City Housing Rehabilitation Program and additional HOME funds for the Housing Program Pool of Funds that may be used for various housing programs

including rehabilitation of single-family homes, mobile homes, or multi-family as needed.

For the First-Time Homebuyer Programs, lead abatement is the responsibility of the seller, and the City will not participate in down payment/closing cost assistance on any house containing lead.

HOUSING

Specific Housing Objectives

1. *Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.*
2. *Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.*

**Please also refer to the Housing Needs Table in the Needs.xls workbook.*

FY 2012-13 Action Plan Specific Housing Objectives response:

1. **Rehabilitation** of existing housing for low-income owners and homebuyers continues to be an area of High Priority and focus for the City of El Cajon. In FY 2012-13, the City will continue to offer a number of Rehabilitation Loan programs for eligible low-income homeowners, including programs for rehabilitation or replacement of mobile homes, rehabilitation of single-family homes and/or rehabilitation of multi-family units. Currently, the Consolidated Plan states a goal of assisting ten (10) mobile home units and five (5) single-family units annually for a total of 50 mobile homes and 25 single-family units during the five-year period. However, the City anticipates amending the Consolidated Plan to lower these goals due to continued reductions in funding and the apparent reduced demand from consumers. These issues will be explored thoroughly in the following months and a Substantial Amendment will be prepared with citizen input.

In addition, increasing **homeownership** is another area of High Priority and focus for the City. According to the 2000 Census, only 40 percent of El Cajon residents were homeowners, a full 26 percent below the national level. The City of El Cajon continues to prioritize its housing resources and efforts on increasing the homeownership rate within the City. For FY 2012-13, the City will continue to offer homebuyer assistance programs designed to assist first-time low- and moderate-income homebuyers to purchase a new or existing single-family or condominium home in the City. Currently the Consolidated Plan states the goal of assisting 10 new homebuyers during the year. However, the City anticipates amending the Consolidated Plan to lower this goal due to continued, substantial reductions in funding. These issues will be explored thoroughly in the following months and a Substantial Amendment will be prepared with citizen input.

2. The following activities will be pursued in FY 2012-13 using CDBG and HOME funds:

Priority 1: Conserve and Improve Existing Affordable Housing

- a. **Residential Rehabilitation Programs:** The City offers assistance to rehabilitate housing for low- and moderate-income households.

Housing Rehabilitation Program – 14H: The City currently provides a loan of up to \$20,000 to rehabilitate mobile homes located in eligible parks in the City of El Cajon. The mobile home owner must have owned their home for at least one year. The loans become due and payable upon sale, rental, refinance, transfer of the property or when the owner(s) no longer occupy the home as their primary residence. In addition, this fund will support the direct program administration of all CDBG- and HOME-funded rehabilitation programs.

FY 2012-13 Funding: CDBG - \$100,700

[This activity is authorized to receive excess CDBG funds – See Table 1, Note 1.]

Single-Family Housing Rehabilitation Loan Program – 14A: Loans are available to rehabilitate/repair single-family homes in the City of El Cajon for families earning 80 percent or less of the Area Median Income (AMI). This is a fully deferred zero interest loan of up to \$100,000 that becomes due and payable upon sale, rental, refinance, transfer of the property or when the owner(s) no longer occupy the home as their primary residence. Costs for lead abatement may increase the loan amount beyond \$100,000. In addition to income restrictions, maximum property value restrictions apply. The homeowner must have owned the property for at least one year and have adequate equity in the home.

FY 2012-13 Funding: HOME - \$0 [Funds will be transferred to this activity from the Housing Program Pool of Funds, which received an allocation of \$295,933 in FY 2012-13, as specific projects are identified – See Table 1, Note 2c.]

Multi-Family Residential Rehabilitation – 14B: The City may use HOME funds to provide assistance to rehabilitate multi-family housing projects, on a case-by-case basis.

FY 2012-13 Funding: HOME - \$0 [Funds will be transferred to this activity from the Housing Program Pool of Funds, which received an allocation of \$295,933 in FY 2012-13, as specific projects are identified – See Table 1, Note 2c.]

Acquisition/Rehabilitation – 14G:

- **San Diego Habitat for Humanity (CHDO Project)**

In FY 2010-11, \$625,000 of HOME funds reserved for CHDOs was awarded to San Diego Habitat for Humanity (a certified CHDO) for a program to acquire, rehabilitate and re-sell vacant homes in the City of El Cajon. The project is underway (three homes have been acquired and rehabilitated and are now for sale) and no new funds are anticipated to be allocated to this activity in FY 2012-13. SDHFH continues to target assisting between five and six families to

become first-time homebuyers in the City of El Cajon through this activity. The agreement with SDHFH also allows the potential for new construction of affordable housing using proceeds from re-sale of the acquired and rehabilitated properties, and therefore this project is also listed under Acquisition/New Construction.

FY 2012-13 Funding: HOME – No new funds have been allocated, although prior year funds continue to be available for this project. In addition to three homes already acquired, rehabilitated and placed for sale, the re-use of CHDO Proceeds by SDHFH are expected to generate an additional two to three units for re-sale to low-income homebuyers.

Five-Year Objectives:

- Provide rehabilitation assistance to five (5) single-family owner units and ten (10) mobile homes annually for a total of 75 units over five (5) years.
- Distribute brochure materials throughout the community including City Hall, library, and key community locations.

One-Year Objectives:

- Review and update the Consolidated Plan to amend the stated objectives for this Priority to reflect attainable goals and objectives given the changing environment.
- In FY 2012-13, rehabilitate five (5) mobile homes.
- In FY 2012-13, rehabilitate three (3) single-family homes.
- Continue to explore alternative rehabilitation programs and/or activities.
- Identify and work with property owners with code compliance violations.

Performance Measures/Outcomes: Decent Housing (DH)/Availability (1)

- b. Lead-Based Paint Hazard Reduction – 14!** Approximately 78 percent of the housing units in El Cajon were built prior to 1978. Based on the age of housing stock and household income, an estimated 5,831 older housing units containing lead-based paint in the City may be occupied by low and moderate-income households (0-80 percent AMI).

FY 2012-13 Funding: Included as part of rehabilitation programs above.

One-Year Objectives:

- Included as part of rehabilitation programs. See objectives above.

Performance Measures/Outcomes: Decent Housing (DH)/Availability (1)

Priority 2: Provide Homeownership Assistance to Low and Moderate Income Households

- a. First-Time Homebuyer Assistance - 13:** The City of El Cajon offers assistance to first-time homebuyers to purchase a new or existing single-family or condominium home in the City. The American Dream First-Time Homebuyer Program (using HOME funds for buyers earning up to 80% of area median income) utilizes a combination of HOME, CalHome (when available) and/or other

available funds. Pre-qualification by the City is required and restrictions apply. Funds are available on a first-come, first-serve basis.

FY 2012-13 Funding: HOME - \$0 [Funds will be transferred to this activity from the Housing Program Pool of Funds, which received an allocation of \$295,933 in FY 2012-13, as specific projects are identified – See Table 1, Note 2c.]

Five-Year Objectives:

- Provide first-time homebuyer assistance from the HOME, CalHome, and Low and Moderate Income Housing Fund programs. Assist ten (10) first-time buyers annually for a total of 50 households over five (5) years.

One-Year Objectives:

- Review and update the Consolidated Plan to amend the stated objectives for this Priority to reflect attainable goals and objectives given the changing environment.
- In FY 2012-13, assist three (3) first-time homebuyers.

Performance Measures/Outcomes: Decent Housing (DH)/Affordability (2)

b. Acquisition and Resale of Foreclosed Properties – 14G:

- **San Diego Habitat for Humanity (CHDO Project)**

In FY 2010-11, \$625,000 of HOME funds reserved for CHDOs was awarded to San Diego Habitat for Humanity (a certified CHDO) for a program to acquire, rehabilitate and re-sell vacant homes in the City of El Cajon. However, the activities of this project will be completed as either Acquisition/Rehabilitation or Acquisition/New Construction as the specific project activities and properties are identified.

FY 2012-13 Funding: HOME – No new funds allocated.

- **Greenovation Program**

In 2010, the Redevelopment Agency established the Greenovation Program for the acquisition, rehabilitation and resale of foreclosed single family properties in the Redevelopment Project Area. Following release of an RFP for the provision of this Program, the Agency entered into an agreement with Bay Kitchen & Bath to identify vacant, bank-owned single family homes within the El Cajon Redevelopment Project Area, to acquire or assist in acquiring properties, to substantially rehabilitate the units by including Green or sustainable improvements, and then to sell those dwellings to low and moderate income households under the California Dream First-Time Homebuyer Program. The Agency pledged Low and Moderate Income Housing funds to underwrite this Program and the Housing Authority will assume the commitment. In using these funds, the Housing Authority will record affordability covenants on each dwelling to ensure their continued affordability.

Five-Year Objectives:

- Based on funding availability and allocations, through an eligible CHDO, anticipate assisting not less than three (3) low-income households per year for a total of not less than 15 households over five (5) years.

One-Year Objectives:

- In FY 2012-13, assist three (3) low income households to achieve homeownership using CHDO reserve funds previously awarded to San Diego Habitat for Humanity.

Performance Measures/Outcomes: Decent Housing (DH)/Affordability (2)

- c. **MCC Program:** The City of El Cajon has participated with most of the other jurisdictions in San Diego County for the administration of the Mortgage Credit Certification Program (17 of the 19 jurisdictions pool the resources, only the cities of San Diego and Oceanside administer their own on a separate basis). The advantage to El Cajon with this arrangement was that properties inland are generally more affordable than coastal properties. This program was previously funded using Low and Moderate Income Housing Funds. The program will continue to be funded in FY 2012-13 using Housing Authority funds, as available.

One-Year Objectives:

- Continue to participate in the program and assist the County in promoting program use.

Performance Measures/Outcomes: Decent Housing (DH)/Affordability (2)**Priority 5: Assist in the Development of Affordable Housing**

- a. **Non-Profit Housing Development Corporations - 22:** When sufficient funds are accumulated and/or when a potential project is identified, funding will be provided to a qualified non-profit developer. The FY 2012-13 allocation will be combined with the previous year's allocation (\$111,101) and the FY 2013-14 anticipated allocation, and an RFP for a project is expected to be issued (likely in the spring of 2013), unless a qualified project comes forward sooner.

FY 2012-13 Funding: CHDO Reserve (15% of allocation) – \$57,097

[This activity to be funded at 15% of the total HOME allocation (may be increased or decreased) per the HOME regulations – See Table 1, Note 3.]

- b. **Acquisition/Construction of Housing – 12:** The City uses HOME and other available funds to assist in the development of affordable rental and ownership housing. Wherever possible conditions the sale of the ownership units to first-time homebuyers.

- **San Diego Habitat for Humanity (CHDO Project)**

In FY 2010-11, \$625,000 of HOME funds reserved for CHDOs were awarded to San Diego Habitat for Humanity (a certified CHDO) for a program to acquire, rehabilitate and re-sell vacant homes in the City of El Cajon. The project is underway (three homes have been acquired and rehabilitated and are now for

sale) and no new funds are anticipated to be allocated to this activity in FY 2012-13. SDHFH continues to target assisting between five and six families to become first-time homebuyers in the City of El Cajon through this activity. The agreement with SDHFH also allows the potential for rehabilitation of affordable housing using proceeds from the re-sale of the acquired properties, and therefore this project is also listed under Acquisition/Rehabilitation.

FY 2012-13 Funding: HOME – No new funds allocated, although prior year funds (and CHDO Proceeds) continue to be available for this project.

- **Solterra/Chambers Senior Residences Project**

The Solterra project is a 49-unit new construction rental project targeting very-low income seniors. Low Income Housing Tax Credits were awarded to the project in June of 2011. The former Redevelopment Agency also committed \$4,500,000 in Low and Moderate Income Housing Funds and the El Cajon Housing Authority will assume this commitment. Located near the downtown area with access to public transportation, this project will bring new life to an aging area with exciting architecture, community access to the patio/gardens, while still providing mixed-use office/retail components to support senior needs. A Groundbreaking Ceremony was held on April 3, 2012 and construction is underway. Completion and occupancy are expected in the summer of 2013.

Five-Year Objectives:

- Augment and refine the list of non-profit developers for purposes of coordinating their involvement in affordable housing development in the City.
- Assist in expanding capacity of CHDOs for affordable housing development and preservation.
- Meet with existing local non-profit groups periodically to coordinate the development of family and other types of affordable housing in El Cajon.

One-Year Objectives:

- In FY 2012-13, hold a minimum of 15% of annual HOME funds in reserve until sufficient funding is assembled to issue an RFP or to enter into an agreement with a qualified CHDO from an established list of qualified CHDO's should a project be identified.
- In FY 2012-13, conduct an RFQ for qualified CHDO developers in anticipation of identifying a project and awarding CHDO funds in the spring of 2013.

Performance Measures/Outcomes: Decent Housing (DH)/Affordability (2)

- c. **Land Assemblage and Write-Down:** In March of 2009, the El Cajon Redevelopment Agency entered into an Affordable Housing Agreement with Weiland Development Company for the use of Low and Moderate Income Housing Funds for the acquisition of twenty-six (26) parcels on Birchwood Lane for the development of affordable housing. Total Agency participation was \$2,950,000 (approximately 45%). In addition, \$477,271 in HOME funds was allocated to this project for low-income first-time homebuyer assistance.

In exchange for Agency Participation, Weiland Development Company agreed to sell all twenty-six (26) units to low and moderate-income households, for which covenants will be recorded for not less than 45 years as required under California Redevelopment Law. It was anticipated that between six (6) and eleven (11) of the homes would be sold to low-income homebuyers using HOME funds.

Through spring of 2012, sixteen (16) units have been completed in various phases and sold to low and moderate-income households. A portion of the Agency funds have been returned through close of escrow of those units and were re-loaned to eligible homebuyers under the City's First-Time Homebuyer Program parameters. HOME funds were layered with Agency funds to maximize affordability for the low-income units. Nine (9) of the homes were assisted with HOME funds.

An additional ten (10) homes are pending construction in the final two phases. The El Cajon Housing Authority, as Successor Agency for the Redevelopment Agency's housing assets, will receive repayments from this developer as the additional homes are sold. The Housing Authority is currently evaluating whether to recommend an amendment to the developer agreement and reprogram returned funds to another eligible purpose.

FY 2012-13 Funding: HOME – No additional funding

Five-Year Objectives:

- Facilitate land assemblage for affordable housing development. The City has identified the Downtown Specific Plan Area and Transit Center Area as target areas for higher density housing development.
- Assist in the construction of 20 affordable units over five years.

One-Year Objectives:

- With the dissolution of the El Cajon Redevelopment Agency, the Housing Authority must develop a strategic plan and evaluate financing opportunities to acquire land or other buildings to increase, preserve or produce affordable housing units.
- Begin and substantially complete construction of 49 units of rental housing for very low income seniors.

Performance Measures/Outcomes: Decent Housing (DH)/Affordability (2)

Priority 6: Promote Equal Housing Opportunity

In order to make adequate provision for the housing needs of all economic segments of the community, the City must pursue actions that promote housing opportunities for all persons regardless of race, color, national origin, ancestry, religion, sex, familial status, marital status, age, disability, source of income, or sexual orientation.

- a. **Fair Housing – 21D:** The City of El Cajon contracts with the Center for Social Advocacy to provide a variety of fair housing and tenant/landlord services, including:

- Serves as a fair housing resource for the area, including implementation of an affirmative fair housing marketing plan, testing and complaint verification;
- Responds to all citizen complaints regarding violations of the fair housing laws;
- Provides tenant-landlord counseling to all inquiring citizens;
- Promotes community awareness of tenant landlord rights and responsibilities;
- Monitors housing legislation, attends training and reports to the City; and
- Maintains a free rental listing service of affordable and accessible housing within the City of El Cajon.

FY 2012-13 Funding: CDBG - \$10,000; HOME - \$0

Five-Year Objectives:

- Actively advertise services provided by the Center for Social Advocacy through brochures at the public counter, community service agencies, public libraries, and City website.
- Continue to comply with the fair housing planning requirements of the CDBG and HOME programs, including cooperating in updating the Analysis of Impediments (AI) to Fair Housing Choice every five years and incorporating actions to address any impediments in its annual Action Plans to HUD.
- Through the fair housing service provider, assist 2,000 persons with fair housing services.

One-Year Objectives:

- Advertise services provided by the Center for Social Advocacy through brochures at the public counter, community service agencies, public libraries, and City website.
- Participate in the Regional Analysis of Impediments to Fair Housing Choice update, including taking measures to work with other agencies to remediate impediments found in the updated document.
- Assist up to 200 persons with fair housing services.

Performance Measures/Outcomes: Decent Housing (DH)/Availability (1)

Needs of Public Housing

1. *Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.*
2. *If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.*

FY 2012-13 Action Plan Public Housing Strategy response:

1. The needs of public housing in the City of El Cajon are typically met by the Housing Authority of the County of San Diego ("HACSD"). There is no public housing located in El Cajon and HACSD administers the Section 8 Rental Assistance Program for residents in need of affordable housing.
2. HACSD is not designated as a "troubled" agency by HUD.

Barriers to Affordable Housing

1. *Describe the actions that will take place during the next year to remove barriers to affordable housing.*

FY 2012-13 Action Plan Barriers to Affordable Housing response:

1. The City's housing stock consists of over 50 percent rental housing. That percentage, plus the portion of ownership units (condominiums and single-family detached houses) that are used as rental properties by investors, produced a homeownership rate of 40.5 percent according to the 2000 Census. This is a full 26 percent below the national average homeownership rate.

Barriers to Rental Housing: According to the findings of the Regional Analysis of Impediments to Fair Housing (2010-2015), the City of El Cajon hosts the highest numbers of Section 8 Housing Choice rental assistance participants in the County. Following discussions with the County and review of available data, it is believed that this is true because the rents in El Cajon (both market-rate and restricted) are generally lower and offer more opportunities for affordable housing than much of the rest of the County. According to HACSD who administers the Section 8 program in the City of El Cajon, the physical condition of the rental housing stock is considered to be good as the units are inspected, repaired, and maintained on a regular basis.

Barriers to Homeownership Housing: Historically, in this region, the greatest barrier to affordable ownership is the price of housing. The City's First-Time Homebuyer programs provide assistance with the purchase price and closing costs as a "silent second" to qualifying applicants. In the past, the First-Time Homebuyer Program utilized two funding sources: HOME funds for families earning up to 80 percent of area median income (American Dream), and Low and Moderate Income Housing Funds which assist families earning up to 120 percent of AMI (California Dream). While the recent decrease in home prices and extremely reduced mortgage interest rates has opened up more opportunities for first-time homebuyers, the demise of the Redevelopment Agency and the significant reduction of HOME funding have seriously depleted the resources available to increase homeownership. The City anticipates facilitating homeownership for three (3) low- and moderate-income households through its American Dream First-Time Homebuyer Program in FY 2012-13.

In addition, in FY 2010-11, \$625,000 of HOME funds reserved for CHDOs was awarded to San Diego Habitat for Humanity (a certified CHDO) for a program to acquire, rehabilitate and resell vacant, foreclosed homes in the City of El Cajon as noted above. The rehabilitated homes will be sold to low-income buyers who will also make use of the City's First-Time Homebuyer program. SDHFH hopes to assist

between five and six families to become first-time homebuyers in the City of El Cajon through this activity. In addition, SDHFH will retain the CHDO Proceeds generated from the sale of the units, unless a portion of the Proceeds are required for downpayment assistance to the buyer of the unit, to either acquire, rehabilitate and re-sell additional single-family homes or to acquire and construct new units for subsequent sale to low-income homebuyers.

HOME/ American Dream Down payment Initiative (ADDI)

1. *Describe other forms of investment not described in § 92.205(b).*
2. *If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.*
3. *If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:*
 - a. *Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.*
 - b. *Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.*
 - c. *State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.*
 - d. *Specify the required period of affordability, whether it is the minimum 15 years or longer.*
 - e. *Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.*
 - f. *State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.*
4. *If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:*
 - a. *Describe the planned use of the ADDI funds.*
 - b. *Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.*
 - c. *Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.*

FY 2012-13 Action Plan HOME/ADDI response:

1. The City of El Cajon will invest its HOME funds in accordance with the forms of assistance listed in §92.205(b)(1). The City will use its HOME funds to assist income-eligible single-family, mobile home and/or multi-family owners with loans for rehabilitation of their units to conserve and improve existing affordable housing. The assistance will be in the form of deferred payment, non-interest-bearing loan(s) with provisions for recapture of the principal amount upon non-owner occupancy of the unit for a specified affordability period. The City will also use its HOME funds to assist first-time homebuyers to purchase a new or existing single-family or condominium home in the City. The American Dream First-Time Homebuyer Program may utilize a combination of HOME, CalHome and/or other available funds. In the First-Time Homebuyer program, assistance provided by the City will be in the form of deferred payment, non-interest-bearing loan(s) with provisions for recapture of the principal amount and equity-sharing in lieu of interest upon non-owner occupancy of the unit for the specified affordability period. In both programs, the principal amount is never forgiven and must be repaid upon non-owner occupancy.
2. In FY 2012-13, HOME funds will be used to support the City's American Dream First-Time Homebuyer program. To ensure affordability, the City imposes recapture requirements on the borrower in order to recoup all or a portion of the HOME assistance provided, along with a share of any equity as outlined above, should the housing unit not continue to be the borrower's principal place of residence for the duration of the period of affordability. The following is reprinted directly from the HOMEOWNER'S REGULATORY AGREEMENT FOR HOME PROGRAM PARTICIPATION, which is recorded against the property at the close of escrow when HOME funds have been used to assist with the purchase:

“Recapture of HOME and ADDI funds

Pursuant to 24 CFR 92.254(a)(ii), the City of El Cajon requires that HOME/ADDI funds be recaptured if the housing does not continue to be the principle residence of the family for the duration of the Period of Affordability. If all or any part of the Property or any interest in it is sold, rented, refinanced, conveyed or transferred (of if a beneficial interest in Borrower is sold, rented, refinanced, conveyed or transferred and Borrower is not a natural person), the Equity, as hereafter defined, in the Property shall be shared between the Borrower and the City on the following basis.

The maximum equity to be shared by the City shall not exceed the amount equal to the percentage of the value of the residence finances by the CalHome and HOME/ADDI Program Loan(s). That is, if the loan equals twenty percent of the **Original Purchase Price** of the residence, a maximum of twenty percent of the **Net Appreciation** may be charged by the City.

The following *example* assumes the following: (a) **Current Sales Price** or **Current Appraised Value** (as may be the case of refinance), in the example, of \$260,000, (b) **Original Purchase Price (OPP)** of \$180,000, (c) initial **Gross Appreciation** of \$80,000 (the Current Sales Price of \$260,000 minus the Original Price of \$180,000), (d) \$26,000 in closing costs (estimated at ten percent of the **Current Sales Price**), (e) initial **Net Appreciation** of \$54,000 and an equity share schedule based on the percentage of CalHome assistance of \$30,150 (16.75% of OPP) and HOME/ADDI

assistance of \$14,850 + \$5,000 (11.03% of (OPP)) on an Initial Purchase Price of \$180,000. **The table is for the purpose of illustration only and will apply to any form of default of the City administered Programs. Actual sales price and net sales price will vary. The principal amount of the loans remains due and is in addition to any equity-share that may be owed to the City.**

Table 4: Sample First-Time Homebuyer Program Appreciation

# Months After Date of Agreement	Current Sales Price of Current Appraised Value (a)	Original Purchase Price (b)	Gross Appreciation (c) (difference of a-b)	Seller Closing Costs (d) (10% of Current Sales Price)	Net Appreciation (e) (c-d)	Seller's Equity Share of Net Appreciation (f) (722.22% of [e])	CalHome & City Equity Share of Net Appreciation (g) (27.78% of [e])	Principal Amount Due to City (h)	Total Amount due to City (g+h)
0-180	\$260,000	\$180,000	\$80,000	\$26,000	\$54,000	\$38,998	\$15,001	\$50,000	\$65,001
181 and thereafter	\$285,000	\$180,000	\$105,000	\$28,500	\$94,500	\$94,500	\$0	\$50,000	\$50,000

In this *example*, the finance charge/equity-share varies between \$0 and \$15,001.20 through year fifteen (15). Your amount will differ, depending upon gross sales price, net sales price, the amount of equity, the number of months after the date of agreement that the sale, transfer, rental or refinance occurs, etc.

In the event that no Net Appreciation exists at the time of transfer or sale, the CalHome and HOME/ADDI funds will still be due and payable. In the event that a negative Net Appreciation situation exists, and the full amount of the HOME/ADDI funds are not available to be recaptured, the amount of HOME/ADDI funds required to be repaid to the City will be as set forth in 24 CFR 92.254(a)(ii)(A)(3). The formulas are as follows:

$$\frac{\text{HOME/ADDI Investment} \times \text{Net Proceeds}}{\text{HOME/ADDI Investment} + \text{Homeowner Investment}} = \text{HOME/ADDI amount to be recaptured}$$

$$\frac{\text{Homeowner Investment} \times \text{Net Proceeds}}{\text{HOME/ADDI Investment} + \text{Homeowner Investment}} = \text{Amount to Homeowners}$$

Provided that the Borrower is not in default under the terms of the Note, the Note interest, equity share shall be forgiven in its entirety and interest in the equity of the Property shall be relinquished by the City fifteen (15) years from the date of the execution of the Note, as provided by the loan documents.”

3. The City of El Cajon does not provide this type of assistance.
4. Due to the low funding amount at the national level, El Cajon does not meet the qualification threshold for and does not expect to receive ADDI funds in FY 2012-13.

HOMELESS

Specific Homeless Prevention Elements

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act

programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.

2. *Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.*
3. *Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.*
4. *Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.*
5. *Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.*

**Please also refer to the Homeless Needs Table in the Needs.xls workbook.*

FY 2012-13 Action Plan Homeless Prevention response:

1. Public and private resources are being used in the City of El Cajon to help address the homeless priorities of the City's Consolidated Plan. These resources provide full or partial funding, either directly to the City or directly to local non-profit agencies, to aid a variety of projects. During the Point-In-Time Count of January 2011, the Regional Task Force on the Homeless (RTFH) counted a homeless population of 483 in El Cajon, of which 354 were unsheltered.¹ More recent data by jurisdiction is not yet available, however, the RTFH counted 686 unsheltered individuals in the East County region during the January 2011 Point-in-Time count.² Three (3) non-profit organizations, Volunteers of America Southwest California, Crisis House, and East County Transitional Living Center have facilities located in El Cajon and serve the homeless population either through direct case management services, shelter beds, the provision of motel vouchers, referrals to other agencies or other direct assistance. In FY 2011-12, the City of El Cajon used all remaining HPRP funds to address the homeless priorities through these three agencies.

In FY 2012-13, the City has allocated \$75,000 in CDBG funds to East County Transitional Living Center for emergency shelter and services for the homeless. In addition, the City has allocated \$30,000 to this same organization for assistance with the replacement of heating/air conditioning units in its shelter facility. Further, the City will continue to provide in-kind support for Crisis House in the form of in-lieu rent

¹ Regional Task Force on the Homeless, *Regional Homeless Profile 2010*.

² Regional Task Force on the Homeless, *Regional Homeless Assessment Profile (RHAP) with Key Points and Analysis from The 2010 Annual Homeless Assessment Report (AHAR) and The 2011 Point-in-Time Count (PITC), 2011*.

of a publicly-owned building for the provision of services to the homeless, and the assignment of cell tower revenue for operational support.

Supportive Housing Program (SHP), McKinney-Vento Act, and Shelter Plus Care funds are a critical source of funds used to develop and support the region's Continuum of Care to address the priorities for the homeless and special needs populations as described in the Resources section above. Recently, the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act), enacted into law on May 20, 2009, consolidated these separate homeless assistance programs administered by HUD into a single grant program (CoC Programs), and revised the Emergency Shelter Grants program and renamed it as the Emergency Solutions Grants (ESG) program. The HEARTH Act also significantly modified the definition of "homeless" and codified into law the Continuum of Care planning process, a longstanding part of HUD's application process to assist homeless persons by providing greater coordination in responding to their needs. Additional sources of funds received by the County and made available for support of the Continuum of Care include Veterans Administration and Department of Labor (Workforce Investment Act) funds.

2. The following are specific activities, goals and objectives to be pursued in FY 2012-13 using CDBG funds:

Priority 7: Support a Continuum of Care System for the Homeless

- a. **Continuum of Care for the Homeless** – The Regional Continuum of Care Council (RCCC), comprised of representatives of the 18 cities and the County of San Diego, non-profit service providers, and stakeholders, has been very successful in competing for CoC Grant Program funds to address homelessness in San Diego County. The RCCC coordinates and oversees the application process, and develops and vets programs to address issues regarding homelessness in the region. The RCCC also oversees the collection of regional homeless data (through a contract with the Regional Task Force on the Homeless who serves as a clearinghouse for information on homeless data and resources), 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 RCCC as staffing and resources allow to support services and apply for funding to address (and end) homelessness in our region.
- b. **Homeless Services:** The following homeless services will be funded in FY 2012-13.

Crisis House: Several years ago, the City acquired and renovated a building using CDBG funds. The building is currently leased to Crisis House, a non-profit agency providing case management and food pantry services to the homeless, for \$1 per year. This rent reduction is estimated to be equivalent to approximately \$70,000 per year in support to this agency for services to the homeless and those at risk of becoming homeless. Additionally, a cellular phone relay tower was installed on this property. The cellular phone company pays \$17,000 per year in rent. The full amount is provided directly to Crisis House for operational support.

FY 2012-13 Funding: No additional funding [In-kind contribution - \$87,000]

East County Transitional Living Center (ECTLC) – 03T: This organization, formerly known as Set Free Baptist Ministries, has been allocated \$75,000 in CDBG funding for the provision of emergency shelter services for the homeless. Several years ago, this agency purchased and renovated an older motel and restaurant to create a transitional living facility and feeding hall. The conversion of this facility significantly increased the number of bed units of shelter for homeless individuals and families in the community. In addition, ECTLC has committed to preserving four of these beds for shelter and case management services for chronic inebriates who are ordered by the Superior Court (due to enforcement activities of the El Cajon Police Department) to enter into the Serial Inebriate Program in El Cajon. The individuals are initially sheltered and begin receiving case management at the shelter facility, but are later transported to outlying facilities for continued treatment (this portion of the SIP program will be paid for with private funds due to its religious components).

FY 2012-13 Funding: CDBG - \$75,000

Emergency Food and Shelter Program (EFSP): The San Diego area is eligible to receive funding from FEMA'S EFSP Program to provide services for the homeless. Through the EFSP program, homeless service providers in the City are able to offer rent and mortgage assistance, utility assistance, emergency food and motel vouchers.

Five-Year Objectives:

- Continue to participate in the San Diego County RCCC to assess the extent of homeless needs and to coordinate efforts in addressing the needs, including needs for the chronically homeless.
- Provide assistance to agencies serving the homeless and those at risk for homelessness, with the objective of assisting 200 homeless/at-risk homeless annually (1,000 over five years).

One-Year Objectives:

- Assist approximately 200 homeless persons with emergency shelter services provided through East County Transitional Living Center.
- Continue to participate in the RCCC and the Plan to End Chronic Homelessness.
- Continue to participate in the EFSP Homeless Program.

Performance Measures/Outcomes: Suitable Living (SL)/Availability (1)

3. The City participates in the RCCC and the County's efforts in ending **chronic homelessness**. The RCCC coordinates services and funding for the homeless to move people from homelessness to permanent housing. Chronically homeless persons require rehabilitation services, employment training and placement, health services, and case management to move from homelessness to transitional housing, and then to supportive/permanent housing. The Continuum of Care Strategy coordinated by the RCCC offers a full range of services and facilities. The City supports the RCCC's strategy for constructing housing facilities that help transition

chronically homeless persons to a stable housing situation and to receive supportive services that would improve their employment skills.

In addition, the County and its 18 incorporated cities have made a long-term commitment to defeating chronic homelessness. In September of 2006, the Plan to End Chronic Homelessness in the San Diego Region (PTECH) was adopted by the City of San Diego, followed shortly thereafter with adoption by the County and the many cities in the region, including the City of El Cajon. Implementation of the Plan began in 2007 and a number of committees were formed with the United Way as the convener. The PTECH is comprised of five main goals, including Housing First (permanent supportive housing), Housing Plus (wraparound services and support), Prevention, Enhanced Data Collection and Securing Mainstream Resources.

4. The City will continue to support and actively promote various affordable housing programs and employment activities that will help **prevent homelessness** in El Cajon. In FY 2011-12, the City utilized its remaining HPRP funds to provide rental and utility assistance and motel/hotel vouchers to low-income families in El Cajon who were either homeless or at risk for homelessness. Through March 30, 2012, approximately 487 persons in 144 households have been assisted with HPRP funds for Homelessness Prevention in El Cajon since the funding became available in October of 2009. In addition, approximately 304 persons in 93 households were assisted with HPRP funds for Homeless Assistance (Rapid Re-housing) in that same period.

In FY 2012-13, the Emergency Solutions Grant through the County of San Diego is expected to provide assistance to families and individuals most at risk of becoming homeless, along with the FEMA Emergency Food and Shelter Program which provides limited rent and mortgage assistance. In addition, the City will continue to actively provide information and referrals to the County-administered Section 8 Housing Choice Rental Assistance program. Finally, providers of services for the homeless in El Cajon will be encouraged to maintain coordination and collaborative efforts in order to provide accurate information and cross-referrals to each other, and to other resources in the region.

5. The City of El Cajon does not have any publicly funded institutions or systems of care such as hospitals or jails. In our region, the County of San Diego in collaboration with the RCCC maintains Discharge Coordination Policies for the systems of care it administers, such as discharge from the Corrections System, the Foster Care system and the Mental Health systems. The City supports the joint planning efforts of the County, the RCCC and the PTECH to advocate for development of consistent policy implementation by hospital administrators for best practices such as recuperative care, and co-location of health services near affordable housing developments.

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

FY 2012-13 Action Plan ESG response:

Not applicable, as the City of El Cajon does not receive ESG Funds.

COMMUNITY DEVELOPMENT**Community Development**

1. *Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.*
2. *Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.*

**Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.*

**Please also refer to the Community Development Table in the Needs.xls workbook.*

FY 2012-13 Action Plan Community Development response:

1. The City of El Cajon's Consolidated Plan was developed through an extensive community process that identified needs, established priorities and developed goals, objectives and performance benchmarks for housing and non-housing community development actions. The City's priority community development needs eligible for assistance by CDBG eligibility category are specified in the Community Development Needs Table in Appendix B of the Consolidated Plan. High priority was assigned to public facilities and improvements, public services and direct homeownership assistance through rehabilitation of single-unit residential structures.

High Priority was assigned to addressing the needs for improvements to community facilities serving youth, and the park and recreational needs of all members of the community. High Priority was also assigned to making ADA improvements to public buildings and community facilities. Medium Priority was assigned to addressing the

needs for improvements to community facilities serving seniors, neighborhoods, persons with disabilities, homeless persons and health care needs.

The Housing and Community Development Needs Survey also identified crime awareness, services for neglected youth and children, and general youth services as High Priority public service needs in the community. High Priority was also assigned to providing supportive services for the City's seniors and to the provision of fair housing services. Medium Priority was assigned to employment training as part of the City's economic development/anti-poverty strategy. Medium Priority was also assigned to providing child care, substance abuse, handicapped, domestic violence, transportation, and health services.

2. The following are activities to be pursued in FY 2012-13 using CDBG funds:

Priority 8: Provide for New Community Facilities and Improve the Quality of Existing Community Facilities to Serve Those of Low and Moderate Income and/or with Special Needs

a. **Public Facilities Improvements/Planning:** The City has identified the following projects for FY 2012-13:

ADA Improvements to Public Facilities – 03:

▪ **City Hall and Chambers ADA Improvements**

FY 2012-13 Funding: CDBG - \$274,769 (plus \$612,436 in Unallocated CDBG funds)

[See Table 1 and Table 2 above]

▪ **ADA Curb Ramps Installation**

FY 2012-13 Funding: CDBG - \$75,000

Park and Recreation Facilities – 03F:

▪ **Park Fencing at Wells Park – Fence Installation**

FY 2012-13 Funding: CDBG - \$20,287

Health Facilities – 03P:

▪ **Chase Avenue Clinic – Interior Climate Control Improvements**

FY 2012-13 Funding: CDBG - \$38,500

▪ **Home of Guiding Hands Group Homes – Facility Improvements to four Group Homes for the Developmentally Disabled**

FY 2012-13 Funding: CDBG - \$30,800

Homeless Facilities – 03C:

- **East County Transitional Living Center (ECTLC) – Heating/Air Conditioning Unit Replacements**

FY 2012-13 Funding: CDBG - \$30,000

Repayment of Section 108 Loans – 19F:

- **Section 108 Loan for Ladder Truck**

FY 2012-13 Funding: CDBG - \$79,865

Five-Year Objectives:

- Pursue two (2) improvement projects to parks, recreational, and community facilities annually, for a total of ten (10) projects over five (5) years.
- Pursue one ADA improvement project annually, for a total of five (5) projects over five (5) years.

One-Year Objectives:

- Complete design, award bid and begin full construction of ADA improvements to City Hall and Council Chambers
- Complete design and construction of one public project including curb ramps for ADA accessibility involving complex construction on the south side of Madison Avenue just east of Johnson Avenue
- Complete construction of improvements to the interior climate control systems (HVAC and ductwork) at the Chase Avenue Health Center
- Complete purchase and delivery of 50 heating/air conditioning units for ECTLC facility serving the homeless with emergency housing
- Continue repayments of Section 108 loan for ladder truck.

Performance Measures/Outcomes: Suitable Living (SL)/Availability (1)

Priority 9: Provide Needed Community and Supportive Services to Those of Low and Moderate Income and/or with Special Needs

- a. **Community and Supportive Services:** The City has identified the following projects for FY 2012-13:

Community Oriented Policing – 05I:

- **Crime-Free Multi-Housing (CFMH) Program** – Crime prevention education for multi-unit housing complexes

FY 2012-13 Funding: CDBG - \$59,982

Senior Services – 05A:

- **Meals-on-Wheels** – Meals for homebound seniors and persons with disabilities

FY 2012-13 Funding: CDBG - \$10,000

- **Angel's Depot – “Food for a Week”** Emergency Food Distribution for very low-income seniors

FY 2012-13 Funding CDBG - \$5,000**Five-Year Objectives:**

- Provide community and supportive services that benefit:
 - 2,000 low and moderate income persons through fair housing services (provided under Housing Priority)
 - 800 seniors through meals, in-home, health, and referral services
 - 10,000 persons with crime awareness programs

One-Year Objectives:

- Assist 2,500 low-income persons through Community Policing's Crime-Free Multi-Housing Program.
- Assist 115 seniors through the Meals on Wheels program.
- Assist 60 very low-income seniors through Angel's Depot's “Food for a Week” program.

Performance Measures/Outcomes: Suitable Living (SL)/Availability (1)

Priority 11: Provide for Necessary Planning Activities to Develop and Implement Both Housing and Community Development Plans to Address Anticipated Needs

- a. **CDBG and HOME Administration – 21A:** Up to 20 percent of the CDBG funds and up to 10 percent of the HOME funds can be used to support the general administration of the CDBG and HOME programs by the Department of Community Development. Administration funds are used to provide preparation and implementation of the Consolidated Plan; annual Consolidated Annual Performance Evaluation and Reporting (CAPER); administration of all project-related administration activities and documentation; program and project oversight and monitoring; annual financial audit; publication of required public notices; attendance at training and meetings; and other administrative costs.

FY 2012-13 Funding: CDBG - \$189,976

[Activity is authorized to receive excess CDBG funds to maximum percentage allowed (20% of total allocation) – See Table 1, Note 5.]

FY 2012-13 Funding: HOME - \$38,008

[Activity is authorized to receive excess HOME funds to maximum percentage allowed (10% of total allocation) – See Table 1, Note 5.]

Five-Year Objectives:

- Annually review implementation of the Consolidated Plan and update the Action Plan and other components as necessary.
- Conduct monitoring of CDBG- and HOME-funded activities annually.

One-Year Objectives:

- Review implementation of the Consolidated Plan and update the Action Plan and other components as necessary.
- Implement housing and community development activities as identified in this Action Plan.
- Conduct monitoring of CDBG- and HOME-funded activities.

Antipoverty Strategy (91.215 (h))

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

FY 2012-13 Action Plan Antipoverty Strategy response:

1. The City will continue to implement its five-year strategy to help impoverished families achieve economic independence and self-sufficiency as resources allow. The anti-poverty strategy utilizes existing job training and social service programs to increase employment marketability, household income, and housing options. In the past, the City's anti-poverty strategy also included direct activities that focus on job creation and retention, particularly in the downtown area.

- a. **Coordination with Other Agencies:** As a means of reducing the number of persons with incomes below the poverty line, the City will continue to coordinate its efforts with those of other public and private organizations providing economic development and job training programs. A number of public, quasi-public, and nonprofit organizations provide economic development and job training services in El Cajon. These include:

- East County Regional Chamber of Commerce
- East County Regional Occupational Program (ROP)
- Grossmont College Regional Occupational Program (ROP)
- San Diego Workforce Partnership / Workforce Investment Act
- East County Career Center
- East County Help Ourselves
- Crisis House
- Volunteers of America
- East County Transitional Living Center

- b. **Downtown Redevelopment:** With the dissolution of the El Cajon Redevelopment Agency on February 1, 2012, downtown redevelopment will be limited to: private efforts; redevelopment of the El Cajon Performing Arts Center (ECPAC) to build a four star hotel currently through an Exclusive Negotiation Agreement executed on March 13, 2012; and the site demolition, preparation, sale, and redevelopment of several former Agency properties under the control of the Successor Agency and Oversight Board.

The current Five-Year Redevelopment Implementation Plan includes numerous efforts to attract and retain business to the downtown redevelopment area (Project Area) in order to boost job creation, however many of the action items in

the Plan will be eliminated until additional resources can be found to replace redevelopment funding:

- **Business Retention, Recruitment and Relocation:** This program has been eliminated due to lack of funding.
 - **Façade Improvement Program:** This program has been eliminated due to lack of funding.
2. The City's anti-poverty strategy enhances the employability of residents through the provision of employment training and supportive services, while expanding employment opportunities for persons in poverty by creating/retaining jobs through public improvement projects and redevelopment activities.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-Homeless Special Needs (91.220 (c) and (e))

1. *Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.*
2. *Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.*

**Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.*

FY 2012-13 Action Plan Specific Objectives response:

1. The City's priority "non-homeless special needs" eligible for assistance by CDBG eligibility category are specified in the Non-Homeless Special Needs Table in Appendix B of the Consolidated Plan. High Priority was assigned to housing and supportive services for the elderly, frail elderly and the physically disabled. Medium Priority was assigned for all other populations listed in the Table for both housing and supportive services. The City's major objectives for FY 2012-13 for non-homeless special needs housing relates to affordable and decent housing for seniors as follows:

In 2009, the El Cajon Redevelopment Agency entered into a Disposition and Development Agreement (DDA) with Affirmed Housing Group for the development and construction of 49 units of rental housing for very low income seniors in El Cajon. In the agreement, the Agency committed \$4,500,000 in Low and Moderate Income Housing Funds. In June of 2011, Low Income Housing Tax Credits were also awarded to the project. The Solterra/Chambers Senior Residences project will be located near the downtown area with access to public transportation, this project will bring new life to an aging area with exciting architecture, community access to the patio/gardens, while still providing mixed-use office/retail components to support senior needs. Following successful amendment of the DDA (which included establishing the El Cajon Housing Authority as Successor Agency), a

Groundbreaking Ceremony was held on April 3, 2012 and construction is underway. Completion of the project is expected in the summer of 2013.

In addition, the City has allocated \$10,000 to Meals on Wheels and \$5,000 to Angel's Depot for provision of food to low income seniors in El Cajon in FY 2012-13. The City's objective is to assist at least 175 seniors through the provision of these services.

2. A majority of the projects to be undertaken for FY 2012-13 are designed to meet the supportive service needs of non-homeless special populations, including community policing which benefits all residents of particular areas including special populations and meal services for seniors. Further, ADA improvements to public facilities improve accessibility to all manner of services for the physically disabled. For FY 2012-13, the City has also allocated \$30,800 to assist with renovations to four group homes which serve developmentally disabled residents.

Further, the Mobile Home & SFR Rehabilitation Loan Programs primarily benefit elderly homeowners who are often disabled as well (mobile homes in particular). In FY 2012-13, the City will use \$100,700 in new-year CDBG funds along with approximately \$240,000 in CDBG funds carried over from the previous fiscal year to assist mobile home owners to preserve their homes. The City will also use HOME funds from the Housing Programs Pool of Funds and any amounts carried over from previous years (estimated to be between \$40,000 and \$140,000) to assist single-family homeowners, the majority of whom are elderly persons.

Additional federal, state, local public- and private-sector resources are likely to be available for addressing identified non-homeless special needs, in addition to CDBG and HOME Funds.

Housing Opportunities for People with AIDS

1. *Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.*
2. *Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.*
3. *Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.*
4. *Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.*

5. *Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.*
6. *Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.*
7. *Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.*
8. *Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.*
9. *Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.*

**Please also refer to the HOPWA Table in the Needs.xls workbook.*

FY 2012-13 Action Plan HOPWA response:

The County of San Diego Department of Housing and Community Development (HCD) administers the Housing Opportunities for Persons with AIDS (HOPWA) Program, a federal housing program of the U.S. Department of Housing and Urban Development (HUD). Housing and service providers compete annually for HOPWA funds through a Notice of Funding Availability (NOFA) application process. The City of El Cajon does not receive or administer HOPWA funds directly.

Specific HOPWA Objectives

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

FY 2012-13 Specific HOPWA Objectives response:

Not applicable, as the City of El Cajon does not receive or administer HOPWA funds directly.

Other Narrative

Worst Case Needs

The City has identified senior, disabled and handicapped homeowners as those most in need of home repairs (i.e. worst case needs), and those least able to qualify for private financing to take care of their property repairs. The City's Mobile Home & SFR

Rehabilitation Loan Programs seek to address the needs of residents with the fewest resources.

Percent CDBG Funds Benefiting Low- and Moderate-Income Persons

For FY 2012-13, the majority of the City's CDBG allocation will be used to benefit low and moderate-income persons, either through Low and Moderate Income Area (LMA) benefit or Low and Moderate Income Limited Clientele (LMC) benefit. In addition, most census block groups in El Cajon are qualified low- and moderate-income block groups as well as 56 percent of the entire City's population. Therefore, 100% of CDBG funds will be used to benefit low- and moderate-income persons.

Obstacles to Fair Housing

The City of El Cajon has made a strong commitment to the provision of fair housing in its community. The City of El Cajon will contract with the Center for Social Advocacy in FY 2012-13 for the provision of fair housing and landlord/tenant mediation services. The Center for Social Advocacy will assist the City in affirmatively furthering fair housing through public education workshops, counseling, conciliation, landlord/tenant mediation (including mobile home parks), filing of discrimination complaints, enforcement and other fair housing services. In addition, the Center educates property owners and managers and assists them to comply with fair housing regulations.

The City participates in the completion of a Regional Analysis of Impediments to Fair Housing. In 2009, the City of El Cajon, in conjunction with other jurisdictions of San Diego County, contracted with Veronica Tam and Associates to complete an Analysis of Impediments to Fair Housing (AI). That AI was completed in 2010. The AI identifies potential impediments to fair housing and provides recommendations for addressing those impediments. Appendix C lists the outstanding impediments from previous and current AI's for the region and for the City of El Cajon specifically, and includes the City's Five-Year Fair Housing Action Plan for addressing those impediments. The City will implement its strategy to correct or implement each of the recommended actions.

Fair housing services and education will be provided to approximately 200 residents, in addition to the provision of workshops for rental housing providers, tenants, realtors, and other community agencies to counter the lack of knowledge of fair housing laws and regulations. Center for Social Advocacy will also provide enforcement, investigation, case development and testing.

Leveraging Funds

All CDBG-funded projects proposed for FY 2012-13 will endeavor to include leveraging of other resources, such as grants from federal, state, and local governments, private foundations, capital development funds, general funds, private donations of funds or services, and other various funding sources.

HOME Match

Federal match requirements apply to the City's HOME funds. The HOME program requires that for every HOME dollar spent, the City must provide a 25 percent match with non-federal dollars. Further, the City has been granted a 50% match reduction

such that its match requirement is now 13.5%. In the past, Low and Moderate Income Housing Funds were the City's primary source for leveraging or providing matching funds for the City's housing programs. The City currently maintains excess match from previous fiscal years of over \$5.9 million.

Substantial Amendments

In order to maintain the Consolidated Plan as a viable, working document, it must be reviewed annually and updated every three to five years. Periodic review allows the City to evaluate the progress made toward attaining the established goals. It also provides the City with an opportunity to respond to changing needs and/or fiscal conditions within the community. The City may amend its Consolidated Plan and/or its Annual Action Plan in response to changing needs and/or fiscal conditions within the community in accordance with its Citizen Participation Plan.

Amendments to the Consolidated Plan may be considered whenever it is found to lack scope sufficient to address a changing need or fiscal condition within the community. Before the City submits a substantial amendment to its Consolidated Plan to HUD, the community shall be provided reasonable notice and opportunity to comment. Once an amendment is submitted, it will include a summary of the citizen comments received as well as be made available for public review.

Amendments to the Annual Action Plan may be considered any time a new project, or a "substantial change" to an approved project, is contemplated as defined in and in accordance with the City's adopted Citizen Participation Plan.

Affirmative Marketing

For housing containing five or more HOME-assisted units, the City of El Cajon requires compliance with affirmative fair housing marketing practices when landlords and owners are advertising the availability of housing units to solicit applications from persons of all ethnic, racial and gender groups. Affirmative marketing practices include, but are not limited to, collection of race/ethnic origin data, community marketing efforts and waiting lists.

- Written material on Federal Fair Housing Laws will be distributed to owners/tenants. All advertisements and/or public announcements regarding the program will include the "Equal Housing Opportunity" logo.
- Each property assisted will be marketed in a manner to affirmatively further fair housing, including but not limited to, using the "Equal Housing Opportunity" logo in any newspaper advertisement, or written communication to community groups, organizations, agencies or other community contacts.
- To inform and solicit applications from those persons in the housing market area least likely to apply for the housing unit, owners will utilize various community contacts to advertise unit availability.
- The City will periodically review affirmative marketing efforts made by owners to ensure compliance with Equal Housing Opportunity provisions. These reviews are included as part of the periodic monitoring on-site visits. Some of

these reviews are conducted on an annual basis. Where an owner has failed to follow affirmative marketing requirements, appropriate actions available under program regulations and/or applicable laws will be taken to enforce conformity.

Owners will be encouraged to comply with provisions of affirmative marketing of the units for no less than seven years after the completion date of the project.

Actions to Establish and Oversee a Minority Outreach program

The City of El Cajon has implemented the following actions:

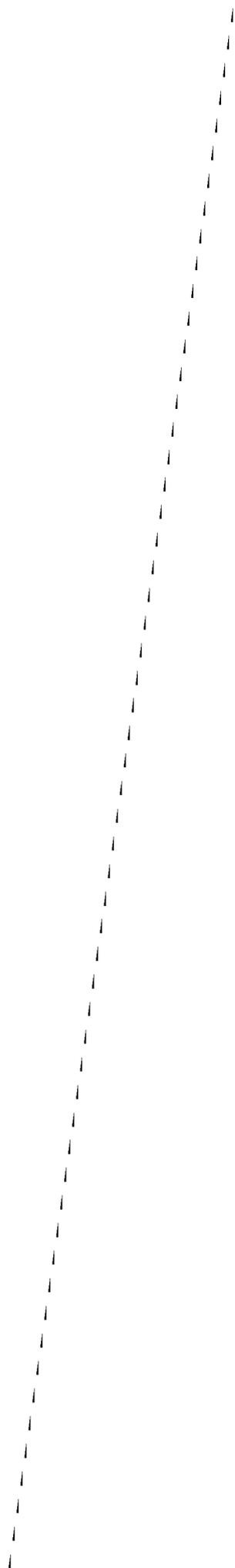
- It is the policy of the City of El Cajon to promote the opportunity for full participation by minority-owned businesses, women's enterprises, and all other socially and economically disadvantaged persons.
- The City each year of its CDBG and HOME Program publishes an estimate of the amount of funds that will be made available for various projects and programs in part to inform minority- and women-owned enterprises of possible employment and bidding opportunities generated by these programs.
- The City will advertise in a newspaper of general circulation in the area to attract minority- and female-owned enterprises. The ads for bids and proposals will indicate that the proposed contractors utilize to the greatest extent feasible minority- and female-owned enterprises.

Program Income

Program income funds from the repayment of outstanding loans in both CDBG and HOME programs are expected to be received during the year in amounts of approximately \$15,000 for HOME and \$0 for CDBG. Program income received from the repayment of Rehabilitation (CDBG and HOME) and First-Time Homebuyer (HOME) loans will automatically be re-used for loan activities in those same or similar programs from which the funds were originally provided (CDBG or HOME). If additional program income funds are received that are not automatically reprogrammed, specific projects will be identified and amendments to this Action Plan will be prepared and submitted as required by the City's adopted Citizen Participation Plan.

Program Specific Requirements (CDBG and HOME)

The Project sheets included as Appendix B, describe the activities with respect to the estimated CDBG and HOME funds expected to be available during FY 2012-13. Any additional funds received that are greater than the estimated CDBG and HOME allocations will be added to (if the actual is higher) or subtracted from (if the actual is lower) the CDBG and HOME Administration accounts as allowed by the regulations, the 15% minimum CHDO reserve fund (HOME), the Housing Rehabilitation Programs account (CDBG), and the Housing Programs Pool of Funds (HOME) as noted in Table 1. These actions are consistent with the goals and objectives of the Consolidated Plan.



Appendix A: Community Outreach

City Council Community Development Block Grant Public Hearing

February 14, 2012 – Minutes of Meeting

The hearing was held as part of the process for completing the HUD required annual Action Plan for funding for FY 2012-13. Oral comments were received in support of requests for CDBG funding, and were considered at the hearing. Excerpts of the minutes of the February 14, 2012 Hearing are attached in this Appendix A.

April 24, 2012 – Minutes of Meeting

The hearing was held as part of the process for completing the HUD required annual Action Plan for funding for FY 2012-13. Oral comments were received in support of requests for funding, and were considered at the hearing. No other written comments were received prior to the Public Hearing. Excerpts of the minutes of the April 24, 2012 Hearing are attached in this Appendix A.

**EXCERPTS FROM CITY COUNCIL
AND
HOUSING AUTHORITY MEETING MINUTES
February 14, 2012**

PUBLIC HEARINGS:

**100 FY 2012-13 CDBG AND HOME ALLOCATIONS
(Report: Director of Community Development)**

RECOMMENDATION: That the City Council

- Open the Public Hearing and receive testimony;
- Close the Public Hearing; and
- Allocate funds to projects and programs that will be funded from the FY 2012-13 Community Development Block Grant (CDBG) and HOME Grant programs.

DISCUSSION

Acting City Manager Turner provides a summary of the Item.

Mayor Lewis announces the Public Hearing is now Open.

The following persons spoke in support of funding requests:

**Zara Marselian, La Maestra Family Clinics;
Ben Avey, Chase Avenue Family Health Center;
Harold Brown, East County Transitional Living Center;
Candace Powell, Center for Community Solutions;
Karen Cook and Jim O'Grady, Home of Guiding Hands;
Sallie Bayliss, Chaldean and Middle Eastern Social Services;
Don Tendvahl, East County Transitional Living Center;
Marian Mann, Meals on Wheels, Greater San Diego;
Estela DeLos Rios, Center for Social Advocacy
Captain Jeff Davis, Police Department;
George Ibarra (urges for Center for Social Advocacy);
Rosemary Johnston, Interfaith Shelter Network;
Alta Farley requests funding for Angel's Depot.**

**MOTION BY LEWIS, SECOND BY MCCLELLAN, to CLOSE the
Public Hearing.**

MOTION CARRIES BY UNANIMOUS VOTE.

ITEM 100 (Continued)

Discussion ensues among **Council** and **Staff** concerning the various funding requests, and changes to the allocations listed on Pages 1 and 2 of Attachment 2 to the Agenda Report are directed as follows:

Project	Agency	Grant	Type	Recommended Allocations
Administration	City – Redev/Housing	CDBG	Admin	\$189,976
Fair Housing Svcs.	Center for Social Advocacy	CDBG and HOME	Admin or PS	\$ 10,000
City Housing Rehab Program	City – Redev/Housing	CDBG	Other	\$100,700
Heating/Air Conditioning Unit Replacements	East County Transitional Living Ctr (ECTLC)	CDBG	Capital	\$ 30,000
Chase Ave Clinic – Interior Climate Control Imprv.	Family Health Centers of S.D.	CDBG	Capital	\$ 38,500
Facility Imprv. at four group homes	Home of Guiding Hands	CDBG	Capital	\$ 30,800
Comm. Policing (CFMH Program)	City – Police	CDBG	Pub Svc	\$ 67,387*
Comm. Policing (CAVER/SIP Prog)	City – Police	CDBG	Pub Svc	\$ 17,595*
*These two activities will share \$84,982. Exact amounts to be determined by Staff / City Manager				
(Delete recommended allocation of \$24,548 for Fair Housing Svcs on page 2)				
Emergency Food Distrib. for Seniors	Angel’s Depot	CDBG	Pub Svc	\$ 5,000
Emergency Shelter Program	(ECTLC)	CDBG	Pub Svc	\$ 50,000
Meals on Wheels El Cajon	Meals on Wheels Greater San Diego	CDBG	Pub Svc	\$ 10,000

**EXCERPTS FROM CITY COUNCIL
AND
HOUSING AUTHORITY MEETING MINUTES
April 24, 2012**

3. PUBLIC HEARINGS:

**3.1 RESOLUTION: FY 2012-2013 ONE-YEAR ACTION PLAN
(Report: Director of Community Development)**

RECOMMENDATION: That the City Council

- Open the Public Hearing and receive testimony;
- Close the Public Hearing;
- Finalize allocations of CDBG and HOME Funds for projects and programs as a part of the FY 2012-2013 One-Year Action Plan; and
- Adopt the next RESOLUTION in order approving the FY 2012-2013 One-Year Action Plan in substantially the form presented, with such non-monetary changes as approved by the City Manager, and authorizing the City Manager or designee to submit the Plan to the U.S. Department of Housing and Urban Development (HUD), and execute all affiliated documents.

DISCUSSION

Director of Community Development Ayres gives a summary of the report.

The Public Hearing is now open.

The following persons spoke in support of funding requests and thanked **Council** for past support:

- **Harold Brown**, representing East County Transitional Living Center;
- **Estela de los Rios**, representing Center for Social Advocacy;
- **Ben Avey**, representing Chase Avenue Family Health Centers (clarifies the request is for interior climate control improvements).

No one else comes forward to speak.

Discussion ensues among **Council** and **Staff** concerning a suggestion by **Councilmember Kendrick** to increase funding to \$75,000 for the East County Transitional Living Center. **Councilmembers** concur with **Staff's** recommendations to reduce funding on two allocations in order to accommodate the increase in funding for East County Transitional Living Center.

ITEM 3.1 (Continued)

MOTION BY KENDRICK, SECOND BY MCCLELLAN, to APPROVE funding of \$75,000 to the East County Transitional Living Center, to decrease funding for the Crime Free Multi-Housing Program to \$59,982, and to eliminate funding for the Community Policing – SIP (Serial Inebriate Program).

MOTION CARRIES BY UNANIMOUS VOTE.

No one else comes forward to speak.

MOTION BY LEWIS, SECOND BY MCCLELLAN, to CLOSE the Public Hearing.

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY LEWIS, SECOND BY MCCLELLAN, to APPROVE the finalized allocations of CDBG and HOME Funds for projects and programs as a part of the FY 2012-2013 One-Year Action Plan, including the modification to increase funding to \$75,000 for the Emergency Shelter Program for the East County Transitional Living Center, decreasing the funding to \$59,982 for the Crime Free Multi-Housing Program, and eliminating the funding for the Community Policing Serial Inebriate Program; and Adopt RESOLUTION NO. 44-12 approving the FY 2012-2013 One-Year Action Plan in substantially the form presented, with such non-monetary changes as approved by the City Manager, and authorizing the City Manager or designee to submit the Plan to the U.S. Department of Housing and Urban Development (HUD), and execute all affiliated documents.

MOTION CARRIES BY UNANIMOUS VOTE.

Appendix B: Project Sheets



CDBG/HOME PROJECT SUMMARY

HUD Program Year/Project ID: 2012/1	Project Year: 2012-2013
Grantee Name: City of El Cajon	UOG Code: CA61116 El Cajon

Project Name: CDBG Administration

HUD/IDIS Activity Number: _____	Grantee/Local Project No.: <u>CADMIN</u>
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Description: Administration of CDBG Projects and Programs for FY 2012-2013

Project Location/Service Area: 200 Civic Center Way, El Cajon, CA 92020 (City-wide)

- Consolidated Plan Priority Need Category Addressed:**
- Priority 1: Conserve and improve existing affordable housing
 - Priority 2: Provide homeownership assistance to Low and Moderate Income Households
 - Priority 3: Provide rental assistance to Low and Moderate Income Households
 - Priority 4: Preserve assisted housing at risk of converting to Market Rate
 - Priority 5: Assist in the development of Affordable Housing
 - Priority 6: Promote Equal Housing Opportunity
 - Priority 7: Support a continuum of care system for the Homeless
 - Priority 8: Provide for new community facilities and improve the quality of existing community facilities to serve those of low and moderate income and/or with special needs
 - Priority 9: Provide needed community and supportive services to those of Low and Moderate income and/or with Special Needs
 - Priority 10: Provide for Needed Infrastructure Improvements in Low and Moderate Income areas
 - Priority 11: Provide for necessary planning activities to develop and implement both housing and community development plans to address anticipated needs

Start Date: 07/01/12	Expected Completion Date: 06/30/13
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Performance Objective: <input type="checkbox"/> Decent Housing (DH) <input checked="" type="checkbox"/> Suitable Living Environment (SL) <input type="checkbox"/> Economic Opportunity (EO)	Performance Outcome: <input checked="" type="checkbox"/> Availability/Accessibility (1) <input type="checkbox"/> Affordability (2) <input type="checkbox"/> Sustainability (3)
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National Objective: None required.	Regulatory Citation: 24 CFR §570.206
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Performance Measure/Accomplishments Type: <u>None required.</u>	Proposed Outcome/Proposed Accomplishments: <u>None required.</u>
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Sources of Funds: CDBG	Proposed Amount: <u>\$189,976</u>
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HUD Matrix Code/Activity Category: 21A – General Program Administration

Activity Purpose: Prevent Homelessness Help the Homeless Help those with HIV/AIDS Help persons with Disabilities

CDBG/HOME PROJECT SUMMARY

HUD Program Year/Project ID: 2012/1	Project Year: 2012-2013
Grantee Name: City of El Cajon	UOG Code: CA61116 El Cajon
Project Name: <u>Fair Housing Services</u>	
HUD/IDIS Activity Number: _____	Grantee/Local Project No.: <u>C0715</u>
Description: Provision of fair housing services for City of El Cajon residents for FY 2012-2013	
Project Location/Service Area: 131 Avocado Avenue, El Cajon (City-wide)	
Consolidated Plan Priority Need Category Addressed: <input type="checkbox"/> Priority 1: Conserve and improve existing affordable housing <input type="checkbox"/> Priority 2: Provide homeownership assistance to Low and Moderate Income Households <input type="checkbox"/> Priority 3: Provide rental assistance to Low and Moderate Income Households <input type="checkbox"/> Priority 4: Preserve assisted housing at risk of converting to Market Rate <input type="checkbox"/> Priority 5: Assist in the development of Affordable Housing <input checked="" type="checkbox"/> Priority 6: Promote Equal Housing Opportunity <input type="checkbox"/> Priority 7: Support a continuum of care system for the Homeless <input type="checkbox"/> Priority 8: Provide for new community facilities and improve the quality of existing community facilities to serve those of low and moderate income and/or with special needs <input type="checkbox"/> Priority 9: Provide needed community and supportive services to those of Low and Moderate income and/or with Special Needs <input type="checkbox"/> Priority 10: Provide for Needed Infrastructure Improvements in Low and Moderate Income areas <input type="checkbox"/> Priority 11: Provide for necessary planning activities to develop and implement both housing and community development plans to address anticipated needs	
Start Date: 07/01/12	Expected Completion Date: 06/30/13
Performance Objective: <input checked="" type="checkbox"/> Decent Housing (DH) <input type="checkbox"/> Suitable Living Environment (SL) <input type="checkbox"/> Economic Opportunity (EO)	Performance Outcome: <input checked="" type="checkbox"/> Availability/Accessibility (1) <input type="checkbox"/> Affordability (2) <input type="checkbox"/> Sustainability (3)
National Objective: LM – Low/Mod	Regulatory Citation: 24 CFR §570.206
Performance Measure/Accomplishments Type: <u>Number of Persons</u>	Proposed Outcome/Proposed Accomplishments: <u>200</u>
Sources of Funds: CDBG	Proposed Amount: <u>\$10,000</u>
HUD Matrix Code/Activity Category: 21D – Fair Housing Activities	
Activity Purpose: <input type="checkbox"/> Prevent Homelessness <input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help those with HIV/AIDS <input type="checkbox"/> Help persons with Disabilities	

CDBG/HOME PROJECT SUMMARY

HUD Program Year/Project ID: 2012/1	Project Year: 2012-2013
Grantee Name: City of El Cajon	UOG Code: CA61116 El Cajon

Project Name: <u>Section 108 Loan - Ladder Truck</u>

HUD/IDIS Activity Number: _____	Grantee/Local Project No.: <u>C0702</u>
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Description: Planned Repayment of Section 108 Loan Principal and Interest
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Project Location/Service Area: 200 Civic Center Way, El Cajon, CA 92020
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Consolidated Plan Priority Need Category Addressed: <input type="checkbox"/> Priority 1: Conserve and improve existing affordable housing <input type="checkbox"/> Priority 2: Provide homeownership assistance to Low and Moderate Income Households <input type="checkbox"/> Priority 3: Provide rental assistance to Low and Moderate Income Households <input type="checkbox"/> Priority 4: Preserve assisted housing at risk of converting to Market Rate <input type="checkbox"/> Priority 5: Assist in the development of Affordable Housing <input type="checkbox"/> Priority 6: Promote Equal Housing Opportunity <input type="checkbox"/> Priority 7: Support a continuum of care system for the Homeless <input type="checkbox"/> Priority 8: Provide for new community facilities and improve the quality of existing community facilities to serve those of low and moderate income and/or with special needs <input type="checkbox"/> Priority 9: Provide needed community and supportive services to those of Low and Moderate income and/or with Special Needs <input type="checkbox"/> Priority 10: Provide for Needed Infrastructure Improvements in Low and Moderate Income areas <input type="checkbox"/> Priority 11: Provide for necessary planning activities to develop and implement both housing and community development plans to address anticipated needs

Start Date: 07/01/12	Expected Completion Date: 06/30/13
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Performance Objective: <input type="checkbox"/> Decent Housing (DH) <input checked="" type="checkbox"/> Suitable Living Environment (SL) <input type="checkbox"/> Economic Opportunity (EO)	Performance Outcome: <input type="checkbox"/> Availability/Accessibility (1) <input type="checkbox"/> Affordability (2) <input checked="" type="checkbox"/> Sustainability (3)
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National Objective: LM – Low/Mod	Regulatory Citation: 24 CFR §570.700, <i>et seq.</i>
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Performance Measure/Accomplishments Type: <u>None required.</u>	Proposed Outcome/Proposed Accomplishments: <u>None required.</u>
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Sources of Funds: CDBG	Proposed Amount: <u>\$79,865</u>
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HUD Matrix Code/Activity Category: 19F – Planned Repayment of Section 108 Loan

Activity Purpose: <input type="checkbox"/> Prevent Homelessness <input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help those with HIV/AIDS <input type="checkbox"/> Help persons with Disabilities

CDBG/HOME PROJECT SUMMARY

HUD Program Year/Project ID: 2012/1	Project Year: 2012-2013
Grantee Name: City of El Cajon	UOG Code: CA61116 El Cajon
Project Name: <u>City Hall & Chambers ADA Improvements</u>	
HUD/IDIS Activity Number: <u>853</u>	Grantee/Local Project No.: <u>C0905</u>
Description: Construction of ADA upgrades throughout City Hall and Chambers including, but not limited to countertops, drinking fountains, flooring, stairs, and handrails in order to improve accessibility for disabled residents.	
Project Location/Service Area: 200 Civic Center Way, El Cajon, CA 92020	
Consolidated Plan Priority Need Category Addressed: <input type="checkbox"/> Priority 1: Conserve and improve existing affordable housing <input type="checkbox"/> Priority 2: Provide homeownership assistance to Low and Moderate Income Households <input type="checkbox"/> Priority 3: Provide rental assistance to Low and Moderate Income Households <input type="checkbox"/> Priority 4: Preserve assisted housing at risk of converting to Market Rate <input type="checkbox"/> Priority 5: Assist in the development of Affordable Housing <input type="checkbox"/> Priority 6: Promote Equal Housing Opportunity <input type="checkbox"/> Priority 7: Support a continuum of care system for the Homeless <input checked="" type="checkbox"/> Priority 8: Provide for new community facilities and improve the quality of existing community facilities to serve those of low and moderate income and/or with special needs <input type="checkbox"/> Priority 9: Provide needed community and supportive services to those of Low and Moderate income and/or with Special Needs <input type="checkbox"/> Priority 10: Provide for Needed Infrastructure Improvements in Low and Moderate Income areas <input type="checkbox"/> Priority 11: Provide for necessary planning activities to develop and implement both housing and community development plans to address anticipated needs	
Start Date: 07/01/12	Expected Completion Date: 06/30/13
Performance Objective: <input type="checkbox"/> Decent Housing (DH) <input checked="" type="checkbox"/> Suitable Living Environment (SL) <input type="checkbox"/> Economic Opportunity (EO)	Performance Outcome: <input checked="" type="checkbox"/> Availability/Accessibility (1) <input type="checkbox"/> Affordability (2) <input type="checkbox"/> Sustainability (3)
National Objective: LMC	Regulatory Citation: 24 CFR §570.201(c)
Performance Measure/Accomplishments Type: <u>Number of Public Facilities</u>	Proposed Outcome/Proposed Accomplishments: <u>1</u>
Sources of Funds: CDBG	Proposed Amount: <u>\$887,205</u>
HUD Matrix Code/Activity Category: 03 – Public Facilities and Improvements (General)	
Activity Purpose: <input type="checkbox"/> Prevent Homelessness <input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help those with HIV/AIDS <input checked="" type="checkbox"/> Help persons with Disabilities	

CDBG/HOME PROJECT SUMMARY

HUD Program Year/Project ID: 2012/1	Project Year: 2012-2013
Grantee Name: City of El Cajon	UOG Code: CA61116 El Cajon

Project Name: <u>Park Fencing at Wells Park</u>	
HUD/IDIS Activity Number: _____	Grantee/Local Project No.: _____
Description: Construction of fencing at Wells Park to improve safety for users of a neighborhood park located in a low-income census tract	
Project Location/Service Area: 1153 E. Madison, El Cajon, CA	
Consolidated Plan Priority Need Category Addressed: <input type="checkbox"/> Priority 1: Conserve and improve existing affordable housing <input type="checkbox"/> Priority 2: Provide homeownership assistance to Low and Moderate Income Households <input type="checkbox"/> Priority 3: Provide rental assistance to Low and Moderate Income Households <input type="checkbox"/> Priority 4: Preserve assisted housing at risk of converting to Market Rate <input type="checkbox"/> Priority 5: Assist in the development of Affordable Housing <input type="checkbox"/> Priority 6: Promote Equal Housing Opportunity <input type="checkbox"/> Priority 7: Support a continuum of care system for the Homeless <input checked="" type="checkbox"/> Priority 8: Provide for new community facilities and improve the quality of existing community facilities to serve those of low and moderate income and/or with special needs <input type="checkbox"/> Priority 9: Provide needed community and supportive services to those of Low and Moderate income and/or with Special Needs <input type="checkbox"/> Priority 10: Provide for Needed Infrastructure Improvements in Low and Moderate Income areas <input type="checkbox"/> Priority 11: Provide for necessary planning activities to develop and implement both housing and community development plans to address anticipated needs	
Start Date: 07/01/12	Expected Completion Date: 06/30/13
Performance Objective: <input type="checkbox"/> Decent Housing (DH) <input checked="" type="checkbox"/> Suitable Living Environment (SL) <input type="checkbox"/> Economic Opportunity (EO)	Performance Outcome: <input checked="" type="checkbox"/> Availability/Accessibility (1) <input type="checkbox"/> Affordability (2) <input type="checkbox"/> Sustainability (3)
National Objective: LMA	Regulatory Citation: 24 CFR §570.201(c)
Performance Measure/Accomplishments Type: <u>Number of Public Facilities improved</u>	Proposed Outcome/Proposed Accomplishments: <u>1</u>
Sources of Funds: CDBG	Proposed Amount: <u>\$20,287</u>
HUD Matrix Code/Activity Category: 03F – Parks, Recreational Facilities	
Activity Purpose: <input type="checkbox"/> Prevent Homelessness <input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help those with HIV/AIDS <input type="checkbox"/> Help persons with Disabilities	

CDBG/HOME PROJECT SUMMARY

HUD Program Year/Project ID: 2012/1	Project Year: 2012-2013
Grantee Name: City of El Cajon	UOG Code: CA61116 El Cajon
Project Name: <u>ADA Curb Ramps Installation</u>	
HUD/IDIS Activity Number: _____	Grantee/Local Project No.: <u>C0903</u>
Description: ADA curb ramps and sidewalks, and other improvements throughout City in order to improve accessibility for disabled residents and to comply with Americans with Disability Act.	
Project Location/Service Area: Various locations throughout the City	
Consolidated Plan Priority Need Category Addressed: <input type="checkbox"/> Priority 1: Conserve and improve existing affordable housing <input type="checkbox"/> Priority 2: Provide homeownership assistance to Low and Moderate Income Households <input type="checkbox"/> Priority 3: Provide rental assistance to Low and Moderate Income Households <input type="checkbox"/> Priority 4: Preserve assisted housing at risk of converting to Market Rate <input type="checkbox"/> Priority 5: Assist in the development of Affordable Housing <input type="checkbox"/> Priority 6: Promote Equal Housing Opportunity <input type="checkbox"/> Priority 7: Support a continuum of care system for the Homeless <input type="checkbox"/> Priority 8: Provide for new community facilities and improve the quality of existing community facilities to serve those of low and moderate income and/or with special needs <input type="checkbox"/> Priority 9: Provide needed community and supportive services to those of Low and Moderate income and/or with Special Needs <input checked="" type="checkbox"/> Priority 10: Provide for Needed Infrastructure Improvements in Low and Moderate Income areas <input type="checkbox"/> Priority 11: Provide for necessary planning activities to develop and implement both housing and community development plans to address anticipated needs	
Start Date: 07/01/12	Expected Completion Date: 06/30/13
Performance Objective: <input type="checkbox"/> Decent Housing (DH) <input checked="" type="checkbox"/> Suitable Living Environment (SL) <input type="checkbox"/> Economic Opportunity (EO)	Performance Outcome: <input checked="" type="checkbox"/> Availability/Accessibility (1) <input type="checkbox"/> Affordability (2) <input type="checkbox"/> Sustainability (3)
National Objective: LMC	Regulatory Citation: 24 CFR §570.201(c)
Performance Measure/Accomplishments Type:	Proposed Outcome/Proposed Accomplishments:
<u>Number of Public Facilities improved</u>	<u>1</u>
Sources of Funds: CDBG	Proposed Amount: <u>\$75,000</u>
HUD Matrix Code/Activity Category: 03 - Public Facilities and Improvement (General)	
Activity Purpose: <input type="checkbox"/> Prevent Homelessness <input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help those with HIV/AIDS <input checked="" type="checkbox"/> Help persons with Disabilities	

CDBG/HOME PROJECT SUMMARY

HUD Program Year/Project ID: 2012/1	Project Year: 2012-2013
Grantee Name: City of El Cajon	UOG Code: CA61116 El Cajon

Project Name: <u>Facility Improvements at Home of Guiding Hands Homes</u>	
HUD/IDIS Activity Number: _____	Grantee/Local Project No.: _____

Description: Facility improvements at four group homes serving developmentally disabled clientele. Improvements will include kitchen remodels with ADA improvements in two of the homes and full window replacements in two additional homes.

Project Location/Service Area: 1401 Lemon Ave.; 518 Roberta Ave.; 1243 and 1414 Bermuda Lane, El Cajon, CA

- Consolidated Plan Priority Need Category Addressed:**
- Priority 1: Conserve and improve existing affordable housing
 - Priority 2: Provide homeownership assistance to Low and Moderate Income Households
 - Priority 3: Provide rental assistance to Low and Moderate Income Households
 - Priority 4: Preserve assisted housing at risk of converting to Market Rate
 - Priority 5: Assist in the development of Affordable Housing
 - Priority 6: Promote Equal Housing Opportunity
 - Priority 7: Support a continuum of care system for the Homeless
 - Priority 8: Provide for new community facilities and improve the quality of existing community facilities to serve those of low and moderate income and/or with special needs
 - Priority 9: Provide needed community and supportive services to those of Low and Moderate income and/or with Special Needs
 - Priority 10: Provide for Needed Infrastructure Improvements in Low and Moderate Income areas
 - Priority 11: Provide for necessary planning activities to develop and implement both housing and community development plans to address anticipated needs

Start Date: 07/01/12	Expected Completion Date: 06/30/13
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Performance Objective:	Performance Outcome:
<input type="checkbox"/> Decent Housing (DH) <input checked="" type="checkbox"/> Suitable Living Environment (SL) <input type="checkbox"/> Economic Opportunity (EO)	<input type="checkbox"/> Availability/Accessibility (1) <input type="checkbox"/> Affordability (2) <input checked="" type="checkbox"/> Sustainability (3)

National Objective: LMC	Regulatory Citation: 24 CFR §570.201(c)
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Performance Measure/Accomplishments Type:	Proposed Outcome/Proposed Accomplishments:
<u>Number of Public Facilities improved</u>	<u>4</u>

Sources of Funds: CDBG	Proposed Amount: <u>\$30,800</u>
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HUD Matrix Code/Activity Category: 03B – Handicapped Centers

Activity Purpose: Prevent Homelessness Help the Homeless Help those with HIV/AIDS Help persons with Disabilities

CDBG/HOME PROJECT SUMMARY

HUD Program Year/Project ID: 2012/1	Project Year: 2012-2013
Grantee Name: City of El Cajon	UOG Code: CA61116 El Cajon

Project Name: Housing Rehabilitation Program / Mobile Home Rehabilitation Program

HUD/IDIS Activity Number: _____	Grantee/Local Project No.: <u>C0704</u>
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Description: Administration of CDBG & HOME rehabilitation programs; Loan funds of up to \$20,000 for CDBG-funded mobilehome rehabilitation loans in eligible mobile home parks within the City.

Project Location/Service Area: 200 Civic Center Way, El Cajon, CA 92020 & specific addresses

- Consolidated Plan Priority Need Category Addressed:**
- Priority 1: Conserve and improve existing affordable housing
 - Priority 2: Provide homeownership assistance to Low and Moderate Income Households
 - Priority 3: Provide rental assistance to Low and Moderate Income Households
 - Priority 4: Preserve assisted housing at risk of converting to Market Rate
 - Priority 5: Assist in the development of Affordable Housing
 - Priority 6: Promote Equal Housing Opportunity
 - Priority 7: Support a continuum of care system for the Homeless
 - Priority 8: Provide for new community facilities and improve the quality of existing community facilities to serve those of low and moderate income and/or with special needs
 - Priority 9: Provide needed community and supportive services to those of Low and Moderate income and/or with Special Needs
 - Priority 10: Provide for Needed Infrastructure Improvements in Low and Moderate Income areas
 - Priority 11: Provide for necessary planning activities to develop and implement both housing and community development plans to address anticipated needs

Start Date: 07/01/12	Expected Completion Date: 06/30/13
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<p>Performance Objective:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Decent Housing (DH) <input type="checkbox"/> Suitable Living Environment (SL) <input type="checkbox"/> Economic Opportunity (EO) 	<p>Performance Outcome:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Availability/Accessibility (1) <input type="checkbox"/> Affordability (2) <input type="checkbox"/> Sustainability (3)
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National Objective: LMH	Regulatory Citation: 24 CFR §570.202
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Performance Measure/Accomplishments Type: <u>Number of Housing Units</u>	Proposed Outcome/Proposed Accomplishments: <u>5</u>
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Sources of Funds: CDBG	Proposed Amount: <u>\$100,700</u>
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HUD Matrix Code/Activity Category: 14H - Rehabilitation Administration; 14A – Rehabilitation: Single Unit Residential

Activity Purpose: Prevent Homelessness Help the Homeless Help those with HIV/AIDS Help persons with Disabilities

CDBG/HOME PROJECT SUMMARY

HUD Program Year/Project ID: 2012/1	Project Year: 2012-2013
Grantee Name: City of El Cajon	UOG Code: CA61116 El Cajon

Project Name: <u>Chase Avenue Clinic – Interior Climate Control System Improvements</u>
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HUD/IDIS Activity Number: _____	Grantee/Local Project No.: _____
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Description: Addition of a new air conditioning unit and replacement of ductwork at a health center serving low- and moderate-income residents and families
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Project Location/Service Area: 1111 W. Chase Avenue, El Cajon, CA (City-wide)
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Consolidated Plan Priority Need Category Addressed: <input type="checkbox"/> Priority 1: Conserve and improve existing affordable housing <input type="checkbox"/> Priority 2: Provide homeownership assistance to Low and Moderate Income Households <input type="checkbox"/> Priority 3: Provide rental assistance to Low and Moderate Income Households <input type="checkbox"/> Priority 4: Preserve assisted housing at risk of converting to Market Rate <input type="checkbox"/> Priority 5: Assist in the development of Affordable Housing <input type="checkbox"/> Priority 6: Promote Equal Housing Opportunity <input type="checkbox"/> Priority 7: Support a continuum of care system for the Homeless <input checked="" type="checkbox"/> Priority 8: Provide for new community facilities and improve the quality of existing community facilities to serve those of low and moderate income and/or with special needs <input type="checkbox"/> Priority 9: Provide needed community and supportive services to those of Low and Moderate income and/or with Special Needs <input type="checkbox"/> Priority 10: Provide for Needed Infrastructure Improvements in Low and Moderate Income areas <input type="checkbox"/> Priority 11: Provide for necessary planning activities to develop and implement both housing and community development plans to address anticipated needs
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Start Date: 07/01/12	Expected Completion Date: 06/30/13
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Performance Objective: <input type="checkbox"/> Decent Housing (DH) <input checked="" type="checkbox"/> Suitable Living Environment (SL) <input type="checkbox"/> Economic Opportunity (EO)	Performance Outcome: <input checked="" type="checkbox"/> Availability/Accessibility (1) <input type="checkbox"/> Affordability (2) <input type="checkbox"/> Sustainability (3)
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National Objective: LMC	Regulatory Citation: 24 CFR §570.201(c)
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Performance Measure/Accomplishments Type: <u>Number of Persons served</u>	Proposed Outcome/Proposed Accomplishments: <u>6,405</u>
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Sources of Funds: CDBG	Proposed Amount: <u>\$38,500</u>
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HUD Matrix Code/Activity Category: 03P – Health Facilities

Activity Purpose: <input type="checkbox"/> Prevent Homelessness <input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help those with HIV/AIDS <input type="checkbox"/> Help persons with Disabilities

CDBG/HOME PROJECT SUMMARY

HUD Program Year/Project ID: 2012/1	Project Year: 2012-2013
Grantee Name: City of El Cajon	UOG Code: CA61116 El Cajon

Project Name: ECTLC Heating/Air Conditioning Unit Replacements

HUD/IDIS Activity Number: _____	Grantee/Local Project No.: <u>C0729</u>
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Description: Purchase of additional new heating/air conditioning units in individual rooms at a facility used for emergency shelter for the homeless. Replacement will optimize energy use and provide sufficient heating/air conditioning for the rooms

Project Location/Service Area: 1527 E. Main Street, El Cajon, CA

- Consolidated Plan Priority Need Category Addressed:**
- Priority 1: Conserve and improve existing affordable housing
 - Priority 2: Provide homeownership assistance to Low and Moderate Income Households
 - Priority 3: Provide rental assistance to Low and Moderate Income Households
 - Priority 4: Preserve assisted housing at risk of converting to Market Rate
 - Priority 5: Assist in the development of Affordable Housing
 - Priority 6: Promote Equal Housing Opportunity
 - Priority 7: Support a continuum of care system for the Homeless
 - Priority 8: Provide for new community facilities and improve the quality of existing community facilities to serve those of low and moderate income and/or with special needs
 - Priority 9: Provide needed community and supportive services to those of Low and Moderate income and/or with Special Needs
 - Priority 10: Provide for Needed Infrastructure Improvements in Low and Moderate Income areas
 - Priority 11: Provide for necessary planning activities to develop and implement both housing and community development plans to address anticipated needs

Start Date: 07/01/12	Expected Completion Date: 06/30/13
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Performance Objective: <input type="checkbox"/> Decent Housing (DH) <input checked="" type="checkbox"/> Suitable Living Environment (SL) <input type="checkbox"/> Economic Opportunity (EO)	Performance Outcome: <input checked="" type="checkbox"/> Availability/Accessibility (1) <input type="checkbox"/> Affordability (2) <input type="checkbox"/> Sustainability (3)
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National Objective: LMC	Regulatory Citation: 24 CFR §570.201(c)
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Performance Measure/Accomplishments Type:	Proposed Outcome/Proposed Accomplishments:
<u>Number of Public Facilities improved</u>	<u>1</u>

Sources of Funds: CDBG	Proposed Amount: <u>\$30,000</u>
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HUD Matrix Code/Activity Category: 03C – Homeless Facilities (not operating costs)

Activity Purpose: Prevent Homelessness Help the Homeless Help those with HIV/AIDS Help persons with Disabilities

CDBG/HOME PROJECT SUMMARY

HUD Program Year/Project ID: 2012/1	Project Year: 2012-2013
Grantee Name: City of El Cajon	UOG Code: CA61116 El Cajon

Project Name: Community Policing – Crime-Free Multi-Housing Program

HUD/IDIS Activity Number: _____	Grantee/Local Project No.: <u>C0911</u>
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Description: The Crime-Free Multi-Housing (CFMH) Program provides owners and residents of multi-family housing complexes with training, police services and resources to create crime-free environments and neighborhoods. Project serves primarily residential portions of Low/Mod Census Tracts in El Cajon.

Project Location/Service Area: Various locations throughout the City.

- Consolidated Plan Priority Need Category Addressed:**
- Priority 1: Conserve and improve existing affordable housing
 - Priority 2: Provide homeownership assistance to Low and Moderate Income Households
 - Priority 3: Provide rental assistance to Low and Moderate Income Households
 - Priority 4: Preserve assisted housing at risk of converting to Market Rate
 - Priority 5: Assist in the development of Affordable Housing
 - Priority 6: Promote Equal Housing Opportunity
 - Priority 7: Support a continuum of care system for the Homeless
 - Priority 8: Provide for new community facilities and improve the quality of existing community facilities to serve those of low and moderate income and/or with special needs
 - Priority 9: Provide needed community and supportive services to those of Low and Moderate income and/or with Special Needs
 - Priority 10: Provide for Needed Infrastructure Improvements in Low and Moderate Income areas
 - Priority 11: Provide for necessary planning activities to develop and implement both housing and community development plans to address anticipated needs

Start Date: 07/01/12	Expected Completion Date: 06/30/13
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Performance Objective: <input type="checkbox"/> Decent Housing (DH) <input checked="" type="checkbox"/> Suitable Living Environment (SL) <input type="checkbox"/> Economic Opportunity (EO)	Performance Outcome: <input checked="" type="checkbox"/> Availability/Accessibility (1) <input type="checkbox"/> Affordability (2) <input type="checkbox"/> Sustainability (3)
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National Objective: LMA	Regulatory Citation: 24 CFR §570.201(e)
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Performance Measure/Accomplishments Type:	Proposed Outcome/Proposed Accomplishments:
<u>Number of Persons served</u>	<u>2,500</u>

Sources of Funds: CDBG	Proposed Amount: <u>\$59,982</u>
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HUD Matrix Code/Activity Category: 05I – Crime Awareness

Activity Purpose: Prevent Homelessness Help the Homeless Help those with HIV/AIDS Help persons with Disabilities

CDBG/HOME PROJECT SUMMARY

HUD Program Year/Project ID: 2012/1	Project Year: 2012-2013
Grantee Name: City of El Cajon	UOG Code: CA61116 El Cajon
Project Name: <u>ECTLC Emergency Shelter Program</u>	
HUD/IDIS Activity Number: _____	Grantee/Local Project No.: _____
Description: This program will provide case management, food and emergency shelter beds for homeless persons.	
Project Location/Service Area: City-wide	
Consolidated Plan Priority Need Category Addressed: <input type="checkbox"/> Priority 1: Conserve and improve existing affordable housing <input type="checkbox"/> Priority 2: Provide homeownership assistance to Low and Moderate Income Households <input type="checkbox"/> Priority 3: Provide rental assistance to Low and Moderate Income Households <input type="checkbox"/> Priority 4: Preserve assisted housing at risk of converting to Market Rate <input type="checkbox"/> Priority 5: Assist in the development of Affordable Housing <input type="checkbox"/> Priority 6: Promote Equal Housing Opportunity <input type="checkbox"/> Priority 7: Support a continuum of care system for the Homeless <input type="checkbox"/> Priority 8: Provide for new community facilities and improve the quality of existing community facilities to serve those of low and moderate income and/or with special needs <input checked="" type="checkbox"/> Priority 9: Provide needed community and supportive services to those of Low and Moderate income and/or with Special Needs <input type="checkbox"/> Priority 10: Provide for Needed Infrastructure Improvements in Low and Moderate Income areas <input type="checkbox"/> Priority 11: Provide for necessary planning activities to develop and implement both housing and community development plans to address anticipated needs	
Start Date: 07/01/12	Expected Completion Date: 06/30/13
Performance Objective: <input type="checkbox"/> Decent Housing (DH) <input checked="" type="checkbox"/> Suitable Living Environment (SL) <input type="checkbox"/> Economic Opportunity (EO)	Performance Outcome: <input checked="" type="checkbox"/> Availability/Accessibility (1) <input type="checkbox"/> Affordability (2) <input type="checkbox"/> Sustainability (3)
National Objective: LMC	Regulatory Citation: 24 CFR §570.201(e)
Performance Measure/Accomplishments Type: <u>Number of Persons served</u>	Proposed Outcome/Proposed Accomplishments: <u>200</u>
Sources of Funds: CDBG	Proposed Amount: <u>\$75,000</u>
HUD Matrix Code/Activity Category: 03T – Operating Costs of Homeless Programs	
Activity Purpose: <input type="checkbox"/> Prevent Homelessness <input checked="" type="checkbox"/> Help the Homeless <input type="checkbox"/> Help those with HIV/AIDS <input type="checkbox"/> Help persons with Disabilities	

CDBG/HOME PROJECT SUMMARY

HUD Program Year/Project ID: 2012/1	Project Year: 2012-2013
Grantee Name: City of El Cajon	UOG Code: CA61116 El Cajon

Project Name: "Food for a Week" Emergency Food Distribution for Seniors

HUD/IDIS Activity Number: _____	Grantee/Local Project No.: <u>C0730</u>
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Description: Program provides a once-per-month food distribution of 21 nutritious, no-cost meals for extremely low-income seniors in El Cajon.

Project Location/Service Area: City-wide

Consolidated Plan Priority Need Category Addressed:

- Priority 1: Conserve and improve existing affordable housing
- Priority 2: Provide homeownership assistance to Low and Moderate Income Households
- Priority 3: Provide rental assistance to Low and Moderate Income Households
- Priority 4: Preserve assisted housing at risk of converting to Market Rate
- Priority 5: Assist in the development of Affordable Housing
- Priority 6: Promote Equal Housing Opportunity
- Priority 7: Support a continuum of care system for the Homeless
- Priority 8: Provide for new community facilities and improve the quality of existing community facilities to serve those of low and moderate income and/or with special needs
- Priority 9: Provide needed community and supportive services to those of Low and Moderate income and/or with Special Needs
- Priority 10: Provide for Needed Infrastructure Improvements in Low and Moderate Income areas
- Priority 11: Provide for necessary planning activities to develop and implement both housing and community development plans to address anticipated needs

Start Date: 07/01/12	Expected Completion Date: 06/30/13
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Performance Objective: <input type="checkbox"/> Decent Housing (DH) <input checked="" type="checkbox"/> Suitable Living Environment (SL) <input type="checkbox"/> Economic Opportunity (EO)	Performance Outcome: <input checked="" type="checkbox"/> Availability/Accessibility (1) <input type="checkbox"/> Affordability (2) <input type="checkbox"/> Sustainability (3)
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National Objective: LMC	Regulatory Citation: 24 CFR §570.201(e)
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Performance Measure/Accomplishments Type:	Proposed Outcome/Proposed Accomplishments:
<u>Number of Persons Served</u>	<u>70</u>

Sources of Funds: CDBG	Proposed Amount: <u>\$5,000</u>
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HUD Matrix Code/Activity Category: 05A – Senior Services

Activity Purpose: Prevent Homelessness Help the Homeless Help those with HIV/AIDS Help persons with Disabilities

CDBG/HOME PROJECT SUMMARY

HUD Program Year/Project ID: 2012/1	Project Year: 2012-2013
Grantee Name: City of El Cajon	UOG Code: CA61116 El Cajon

Project Name: <u>Meals on Wheels El Cajon</u>	
HUD/IDIS Activity Number: _____	Grantee/Local Project No.: <u>C0712</u>
Description: Home delivery of two nutritious meals per day (one hot) to home-bound frail seniors and disabled residents.	
Project Location/Service Area: City-wide	
Consolidated Plan Priority Need Category Addressed: <input type="checkbox"/> Priority 1: Conserve and improve existing affordable housing <input type="checkbox"/> Priority 2: Provide homeownership assistance to Low and Moderate Income Households <input type="checkbox"/> Priority 3: Provide rental assistance to Low and Moderate Income Households <input type="checkbox"/> Priority 4: Preserve assisted housing at risk of converting to Market Rate <input type="checkbox"/> Priority 5: Assist in the development of Affordable Housing <input type="checkbox"/> Priority 6: Promote Equal Housing Opportunity <input type="checkbox"/> Priority 7: Support a continuum of care system for the Homeless <input type="checkbox"/> Priority 8: Provide for new community facilities and improve the quality of existing community facilities to serve those of low and moderate income and/or with special needs <input checked="" type="checkbox"/> Priority 9: Provide needed community and supportive services to those of Low and Moderate income and/or with Special Needs <input type="checkbox"/> Priority 10: Provide for Needed Infrastructure Improvements in Low and Moderate Income areas <input type="checkbox"/> Priority 11: Provide for necessary planning activities to develop and implement both housing and community development plans to address anticipated needs	
Start Date: 07/01/12	Expected Completion Date: 06/30/13
Performance Objective: <input type="checkbox"/> Decent Housing (DH) <input checked="" type="checkbox"/> Suitable Living Environment (SL) <input type="checkbox"/> Economic Opportunity (EO)	Performance Outcome: <input checked="" type="checkbox"/> Availability/Accessibility (1) <input type="checkbox"/> Affordability (2) <input type="checkbox"/> Sustainability (3)
National Objective: <u>LMC</u>	Regulatory Citation: <u>24 CFR §570.201(e)</u>
Performance Measure/Accomplishments Type: <u>Number of Persons Served</u>	Proposed Outcome/Proposed Accomplishments: <u>115</u>
Sources of Funds: CDBG	Proposed Amount: <u>\$10,000</u>
HUD Matrix Code/Activity Category: 05A – Senior Services	
Activity Purpose: <input type="checkbox"/> Prevent Homelessness <input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help those with HIV/AIDS <input type="checkbox"/> Help persons with Disabilities	

CDBG/HOME PROJECT SUMMARY

HUD Program Year/Project ID: 2012/2	Project Year: 2012-2013
Grantee Name: City of El Cajon	UOG Code: CA61116 El Cajon

Project Name: <u>HOME Program Administration</u>	
HUD/IDIS Activity Number: _____	Grantee/Local Project No.: <u>HADMIN</u>

Description: General Administration and Operating Expenditures for the HOME Program for FY 2012-2013

Project Location/Service Area: 200 Civic Center Way, El Cajon, CA 92020

Consolidated Plan Priority Need Category Addressed:

- Priority 1: Conserve and improve existing affordable housing
- Priority 2: Provide homeownership assistance to Low and Moderate Income Households
- Priority 3: Provide rental assistance to Low and Moderate Income Households
- Priority 4: Preserve assisted housing at risk of converting to Market Rate
- Priority 5: Assist in the development of Affordable Housing
- Priority 6: Promote Equal Housing Opportunity
- Priority 7: Support a continuum of care system for the Homeless
- Priority 8: Provide for new community facilities and improve the quality of existing community facilities to serve those of low and moderate income and/or with special needs
- Priority 9: Provide needed community and supportive services to those of Low and Moderate income and/or with Special Needs
- Priority 10: Provide for Needed Infrastructure Improvements in Low and Moderate Income areas
- Priority 11: Provide for necessary planning activities to develop and implement both housing and community development plans to address anticipated needs

Start Date: 07/01/12	Expected Completion Date: 06/30/13
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Performance Objective:	Performance Outcome:
<input type="checkbox"/> Decent Housing (DH) <input type="checkbox"/> Suitable Living Environment (SL) <input type="checkbox"/> Economic Opportunity (EO)	<input type="checkbox"/> Availability/Accessibility (1) <input type="checkbox"/> Affordability (2) <input type="checkbox"/> Sustainability (3)

National Objective: LM – Low/Mod	Regulatory Citation: 24 CFR §92.207
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Performance Measure/Accomplishments Type:	Proposed Outcome/Proposed Accomplishments:
<u>None required.</u>	<u>None required.</u>

Sources of Funds: HOME	Proposed Amount: <u>\$38,008</u>
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HUD Matrix Code/Activity Category: 19A – HOME Admin/Planning Costs of PJ

Activity Purpose: Prevent Homelessness Help the Homeless Help those with HIV/AIDS Help persons with Disabilities

CDBG/HOME PROJECT SUMMARY

HUD Program Year/Project ID: 2012/2	Project Year: 2012-2013
Grantee Name: City of El Cajon	UOG Code: CA61116 El Cajon

Project Name: CHDO Reserve Funds

HUD/IDIS Activity Number: _____	Grantee/Local Project No.: _____
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Description: Minimum 15% reservation for production of affordable housing by a Certified Housing Development Organization (CHDO) to be identified.

Project Location/Service Area: 200 Civic Center Way, El Cajon, CA 92020 & specific addresses

Consolidated Plan Priority Need Category Addressed:

- Priority 1: Conserve and improve existing affordable housing
- Priority 2: Provide homeownership assistance to Low and Moderate Income Households
- Priority 3: Provide rental assistance to Low and Moderate Income Households
- Priority 4: Preserve assisted housing at risk of converting to Market Rate
- Priority 5: Assist in the development of Affordable Housing
- Priority 6: Promote Equal Housing Opportunity
- Priority 7: Support a continuum of care system for the Homeless
- Priority 8: Provide for new community facilities and improve the quality of existing community facilities to serve those of low and moderate income and/or with special needs
- Priority 9: Provide needed community and supportive services to those of Low and Moderate income and/or with Special Needs
- Priority 10: Provide for Needed Infrastructure Improvements in Low and Moderate Income areas
- Priority 11: Provide for necessary planning activities to develop and implement both housing and community development plans to address anticipated needs

Start Date: 07/01/12	Expected Completion Date: 06/30/13
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Performance Objective: <input checked="" type="checkbox"/> Decent Housing (DH) <input type="checkbox"/> Suitable Living Environment (SL) <input type="checkbox"/> Economic Opportunity (EO)	Performance Outcome: <input type="checkbox"/> Availability/Accessibility (1) <input checked="" type="checkbox"/> Affordability (2) <input type="checkbox"/> Sustainability (3)
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National Objective: LMH	Regulatory Citation: 24 CFR §92.300(a)(1)
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Performance Measure/Accomplishments Type: <u>Number of Housing Units</u>	Proposed Outcome/Proposed Accomplishments: <u>1</u>
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Sources of Funds: HOME	Proposed Amount: <u>\$57,097</u>
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HUD Matrix Code/Activity Category: 13 – Direct Homeownership Assistance

Activity Purpose: Prevent Homelessness Help the Homeless Help those with HIV/AIDS Help persons with Disabilities

CDBG/HOME PROJECT SUMMARY

HUD Program Year/Project ID: 2012/2	Project Year: 2012-2013
Grantee Name: City of El Cajon	UOG Code: CA61116 El Cajon

Project Name: <u>First-Time Homebuyer Program</u>	
HUD/IDIS Activity Number: _____	Grantee/Local Project No.: <u>H0719</u>

Description: Downpayment and closing cost assistance to eligible first-time homebuyers.

Project Location/Service Area: 200 Civic Center Way, El Cajon, CA 92020 & specific addresses

Consolidated Plan Priority Need Category Addressed:

- Priority 1: Conserve and improve existing affordable housing
- Priority 2: Provide homeownership assistance to Low and Moderate Income Households
- Priority 3: Provide rental assistance to Low and Moderate Income Households
- Priority 4: Preserve assisted housing at risk of converting to Market Rate
- Priority 5: Assist in the development of Affordable Housing
- Priority 6: Promote Equal Housing Opportunity
- Priority 7: Support a continuum of care system for the Homeless
- Priority 8: Provide for new community facilities and improve the quality of existing community facilities to serve those of low and moderate income and/or with special needs
- Priority 9: Provide needed community and supportive services to those of Low and Moderate income and/or with Special Needs
- Priority 10: Provide for Needed Infrastructure Improvements in Low and Moderate Income areas
- Priority 11: Provide for necessary planning activities to develop and implement both housing and community development plans to address anticipated needs

Start Date: 07/01/12

Expected Completion Date: 06/30/13

Performance Objective:

- Decent Housing (DH)
- Suitable Living Environment (SL)
- Economic Opportunity (EO)

Performance Outcome:

- Availability/Accessibility (1)
- Affordability (2)
- Sustainability (3)

National Objective: LMH

Regulatory Citation: 24 CFR §92.205(a)

Performance Measure/Accomplishments Type:

Proposed Outcome/Proposed Accomplishments:

Number of Housing Units

3

Sources of Funds: HOME

Proposed Amount: \$0 (may be funded from Housing Programs Pool of Funds)

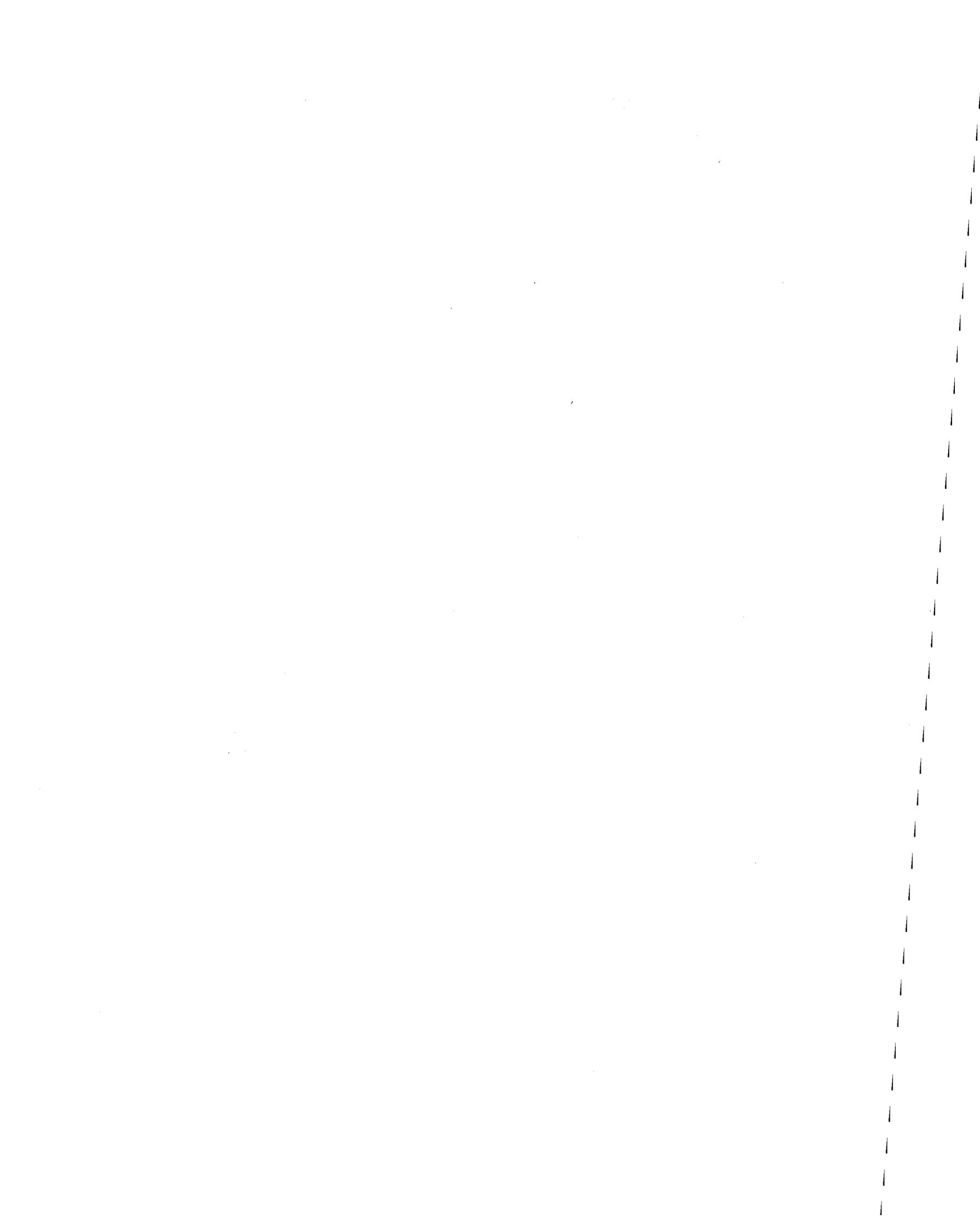
HUD Matrix Code/Activity Category: 13 – Direct Homeownership Assistance

Activity Purpose: Prevent Homelessness Help the Homeless Help those with HIV/AIDS Help persons with Disabilities

CDBG/HOME PROJECT SUMMARY

HUD Program Year/Project ID: 2012/2	Project Year: 2012-2013
Grantee Name: City of El Cajon	UOG Code: CA61116 El Cajon
Project Name: <u>Housing Programs Pool of Funds</u>	
HUD/IDIS Activity Number: _____	Grantee/Local Project No.: <u>H0720</u>
Description: Funding designated for multiple housing activities as demand warrants, including Single-Family, Multi-Family and/or Mobile Home Rehabilitation, and First-time Homebuyer programs	
Project Location/Service Area: 200 Civic Center Way, El Cajon, CA 92020 & specific addresses	
Consolidated Plan Priority Need Category Addressed: <input checked="" type="checkbox"/> Priority 1: Conserve and improve existing affordable housing <input type="checkbox"/> Priority 2: Provide homeownership assistance to Low and Moderate Income Households <input type="checkbox"/> Priority 3: Provide rental assistance to Low and Moderate Income Households <input type="checkbox"/> Priority 4: Preserve assisted housing at risk of converting to Market Rate <input type="checkbox"/> Priority 5: Assist in the development of Affordable Housing <input type="checkbox"/> Priority 6: Promote Equal Housing Opportunity <input type="checkbox"/> Priority 7: Support a continuum of care system for the Homeless <input type="checkbox"/> Priority 8: Provide for new community facilities and improve the quality of existing community facilities to serve those of low and moderate income and/or with special needs <input type="checkbox"/> Priority 9: Provide needed community and supportive services to those of Low and Moderate income and/or with Special Needs <input type="checkbox"/> Priority 10: Provide for Needed Infrastructure Improvements in Low and Moderate Income areas <input type="checkbox"/> Priority 11: Provide for necessary planning activities to develop and implement both housing and community development plans to address anticipated needs	
Start Date: 07/01/12	Expected Completion Date: 06/30/13
Performance Objective: <input checked="" type="checkbox"/> Decent Housing (DH) <input type="checkbox"/> Suitable Living Environment (SL) <input type="checkbox"/> Economic Opportunity (EO)	Performance Outcome: <input checked="" type="checkbox"/> Availability/Accessibility (1) <input type="checkbox"/> Affordability (2) <input type="checkbox"/> Sustainability (3)
National Objective: LMH	Regulatory Citation: 24 CFR §92.205(a)
Performance Measure/Accomplishments Type:	Proposed Outcome/Proposed Accomplishments:
<u>Number of Housing Units</u>	<u>3</u>
Sources of Funds: HOME	Proposed Amount: <u>\$295,933</u>
HUD Matrix Code/Activity Category: 14A - Rehab; Single-Unit Residential; 14B - Rehab: Multi-Unit Residential	
Activity Purpose: <input type="checkbox"/> Prevent Homelessness <input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help those with HIV/AIDS <input type="checkbox"/> Help persons with Disabilities	

Appendix C: Fair Housing Action Plan



**City of El Cajon
2010-15 FAIR HOUSING ACTION PLAN**

SAN DIEGO REGION - IMPEDIMENTS

ACCOMPLISHMENTS

IMPEDIMENT(S) TO BE ADDRESSED	GOALS (What do you hope to achieve?)	ACTIVITIES OR STRATEGIES TO MEET THE GOALS (How will you achieve your goals?)	RESPONSIBLE ENTITIES ASSIGNED TO MEET GOALS (Who will be undertaking activities to meet goal?)	BENCHMARK (In which year of your plan do you plan to achieve this goal?)	PROPOSED INVESTMENT (Amount/source of funds)	YEAR TO BE COMPLETED (Is it contained in Consolidated Plan/Action Plan?)		DATE COMPLETED (Which year of the Plan was it completed?)	IF THE IMPEDIMENT WAS NOT ADDRESSED, PROVIDE STATUS
Limited educational and outreach literature regarding fair housing issues, rights, and services on websites/public counters	Increase availability of information regarding fair housing issues, rights, and services through multiple media	Ensuring ease of access to information about fair housing on websites with links between jurisdiction and contracted service provider. Prominently display information on public counters and other points of public contact such as libraries and community centers. Increase knowledge of the process of reporting complaints and access/referral to government entities: DFEH/HUD/DOJ.	While this impediment applies to all jurisdictions, the cities of Chula Vista, Coronado, Del Mar, Imperial Beach, Lemon Grove, San Diego, Solano Beach, National City, La Mesa, and Escondido should provide additional links and detailed information about fair housing on their websites.	2011	Covered under current FH services contract. (\$10,000 in 2012-13 for El Cajon) All cities and the Fair Housing Resources Board have updated their websites (FHRB is linked to Housing Opportunities Collaborative website)	2011 and on-going		2011 and on-going	N/A
Lack of knowledge pertaining to current laws for new homeowners becoming landlords	Increase knowledge among small property owners about fair housing	Coordination of education efforts between fair housing service providers and all entitlement and participating jurisdictions Target education and outreach materials to the small property owner market population	Service providers and all entitlement and participating jurisdictions	2012	Covered under current FH services contract. (\$10,000 in 2012-13 for El Cajon) City will provide FH service provider with a list of small property owners, if possible, and targeted outreach will be conducted as funding and staffing resources allow	2015			
Fair housing violations committed by predominantly small "mom and pop" rental operations	Decrease fair housing violations committed by small rental operations	Coordination of education efforts between fair housing service providers and all entitlement and participating jurisdictions Target education and outreach materials to the small property owner market population	Service providers and all entitlement and participating jurisdictions	2011	Covered under current FH services contract. (\$10,000 in 2012-13 for El Cajon) City will provide FH service provider with a list of small property owners, if possible, and targeted outreach will be conducted	2015			

City of El Cajon 2010-15 FAIR HOUSING ACTION PLAN

SAN DIEGO REGION - IMPEDIMENTS

ACCOMPLISHMENTS

IMPEDIMENT(S) TO BE ADDRESSED	GOALS (What do you hope to achieve?)	ACTIVITIES OR STRATEGIES TO MEET THE GOALS (How will you achieve your goals?)	RESPONSIBLE ENTITIES ASSIGNED TO MEET GOALS (Who will be undertaking activities to meet goal?)	BENCHMARK (In which year of your plan do you plan to achieve this goal?)	PROPOSED INVESTMENT (Amount/source of funds)	YEAR TO BE COMPLETED (Is it contained in Consolidated Plan/Action Plan?)	DATE COMPLETED (Which year of the Plan was it completed?)	IF THE IMPEDIMENT WAS NOT ADDRESSED, PROVIDE STATUS
Underrepresentation among Hispanics and Blacks in the homebuyer market and observed large disparities in loan approval rates	Increase representation among minorities in the homebuyer market and reduce observed disparities in loan approval rates	Collaboration with the San Diego Reinvestment Task Force to implement the recommendations contained in the Three Year Plan Homebuyer programs increasing outreach efforts and homeownership opportunity awareness to minority communities	Service providers and all entitlement and participating jurisdictions	2012	Covered under current FH services contract. (\$10,000 in 2012-13 for El Cajon) Increase contact and collaboration with community, faith-based and civil rights organizations to expand outreach to minority communities.	2015		
Re-occurring rental/ home market application denial due to credit history and financial management factors	Reduce rental/home market application denial due to credit history and financial management factors	Provide findings of this AI and other related studies to the Community Reinvestment Initiative (CRI) Task Force Homebuyer programs should continue providing education and outreach on Credit History and Financial Management Collaboration with the CRI to implement the recommendations contained in the Three Year Plan	Service providers and all entitlement and participating jurisdictions	2011	Covered under current FH services contract. (\$10,000 in 2012-13 for El Cajon) Increase referral and access to HUD approved Housing Counseling agencies. Homebuyer Counseling is required as a part of the City's First-time Homebuyer program(s).	2015	2010, 2011 and on-going	N/A

**City of El Cajon
2010-15 FAIR HOUSING ACTION PLAN**

SAN DIEGO REGION - IMPEDIMENTS

ACCOMPLISHMENTS

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Persistent and increasing housing discrimination based on race, disability, national origin, and familial status	Reduce housing discrimination based on race, disability, national origin, and familial status	<p>Conduct comprehensive, countywide random testing regularly to identify issues, trends, and problem properties</p> <p>Expand testing to cover other protected classes, especially those with emerging trends of suspected discriminatory practices</p> <p>Support stronger and more persistent enforcement activity by fair housing service providers</p> <p>Expand education and outreach efforts, especially to small rental property owners</p>	Service providers and all entitlement and participating jurisdictions	2012	<p>The City recently entered into a contract with a fair housing services organization to conduct a series of tests for disability issues in 2012. In addition, the Fair Housing Resources Board recently appointed a Steering Committee to develop a Strategic Plan that is expected to include a coordinated approach to region-wide testing.</p> <p>The Fair Housing Resources Board recently appointed a committee to negotiate MOU's with various legal associations who might be willing to take fair housing cases and enforce fair housing laws as pro bono work.</p> <p>Increased education and outreach efforts to small rental property owners will be included under current FH services contract (\$10,000 in 2012-13)</p>	2015	2011-12 Random testing for discrimination for persons with disabilities for the following jurisdictions: A, b, c, d	Jurisdictions are alternating years for testing and all jurisdictions are alternating the types of discriminatory practices to be tested through 2015.

**City of El Cajon
2010-15 FAIR HOUSING ACTION PLAN**

SAN DIEGO REGION - IMPEDIMENTS								ACCOMPLISHMENTS	
IMPEDIMENT(S) TO BE ADDRESSED	GOALS (What do you hope to achieve?)	ACTIVITIES OR STRATEGIES TO MEET THE GOALS (How will you achieve your goals?)	RESPONSIBLE ENTITIES ASSIGNED TO MEET GOALS (Who will be undertaking activities to meet goal?)	BENCHMARK (In which year of your plan do you plan to achieve this goal?)	PROPOSED INVESTMENT (Amount/source of funds)	YEAR TO BE COMPLETED (Is it contained in Consolidated Plan/Action Plan?)		DATE COMPLETED (Which year of the Plan was it completed?)	IF THE IMPEDIMENT WAS NOT ADDRESSED, PROVIDE STATUS
Racial segregation— significant patterns of racial and ethnic concentration	Reduction of racial segregation to create a more diverse and equal San Diego County	<p>Diversify and expand the housing stock to accommodate the varied housing needs of different groups</p> <p>Promote equal access to information for all residents on the availability of decent and affordable housing by providing information in multiple languages and through venues and media that have proven success in outreaching to the community, particularly hard-to-reach groups</p> <p>Collaboration with local housing authorities and affordable housing providers to ensure affirmative fair marketing plans and deconcentration policies are implemented</p>	All jurisdictions	2012	Use available housing funds to expand the supply of affordable housing and to conserve and improve existing housing. The City encourages information on the availability of affordable housing in multiple languages to outreach to hard-to-reach groups. The City requires affirmative fair marketing plans for developers of affordable housing.	2015		2012 and on-going	N/A

City of El Cajon 2010-15 FAIR HOUSING ACTION PLAN

SAN DIEGO REGION - IMPEDIMENTS								ACCOMPLISHMENTS	
IMPEDIMENT(S) TO BE ADDRESSED	GOALS (What do you hope to achieve?)	ACTIVITIES OR STRATEGIES TO MEET THE GOALS (How will you achieve your goals?)	RESPONSIBLE ENTITIES ASSIGNED TO MEET GOALS (Who will be undertaking activities to meet goal?)	BENCHMARK (In which year of your plan do you plan to achieve this goal?)	PROPOSED INVESTMENT (Amount/source of funds)	YEAR TO BE COMPLETED (Is it contained in Consolidated Plan/Action Plan?)		DATE COMPLETED (Which year of the Plan was it completed?)	IF THE IMPEDIMENT WAS NOT ADDRESSED, PROVIDE STATUS
Overconcentration of Section 8 voucher use in specific geographic areas	Geographic dispersal of Section 8 voucher usage	<p>Expand the availability of affordable housing inventory and implement policies to discourage overconcentration of affordable housing units within individual jurisdictions</p> <p>Promote the Housing Choice Voucher program to rental property owners</p> <p>Increase education of Section 8 voucher recipients as to choice and availability.</p> <p>Collaboration with local housing authorities and affordable housing providers to ensure affirmative fair marketing plans and deconcentration policies are implemented</p> <p>Implement the Choice Communities Initiative and Moving Forward Plan by the San Diego Housing Commission (SDHC) to expand locational choices for voucher use</p> <p>SDHC should explore mechanisms to deconcentrate voucher usage within individual jurisdictions</p>	<p>While this impediment applies to all jurisdictions, the cities of El Cajon, National City, and others more heavily impacted by high concentrations of voucher usage are of utmost concern</p> <p>San Diego Housing Commission</p>	2011	No costs anticipated. The City will continue to provide referrals to information about the Section 8 program to all callers/visitors who seek assistance.	2015		2011 and on-going	N/A

**City of El Cajon
2010-15 FAIR HOUSING ACTION PLAN**

SAN DIEGO REGION - IMPEDIMENTS

ACCOMPLISHMENTS

IMPEDIMENT(S) TO BE ADDRESSED	GOALS (What do you hope to achieve?)	ACTIVITIES OR STRATEGIES TO MEET THE GOALS (How will you achieve your goals?)	RESPONSIBLE ENTITIES ASSIGNED TO MEET GOALS (Who will be undertaking activities to meet goal?)	BENCHMARK (In which year of your plan do you plan to achieve this goal?)	PROPOSED INVESTMENT (Amount/source of funds)	YEAR TO BE COMPLETED (Is it contained in Consolidated Plan/Action Plan?)	DATE COMPLETED (Which year of the Plan was it completed?)	IF THE IMPEDIMENT WAS NOT ADDRESSED, PROVIDE STATUS
Limited housing choices for persons with disabilities	Increase housing choices for persons with disabilities	Expand the variety of available housing types and sizes. Increasing housing options for not only persons with disabilities, but also senior households, families with children, farmworkers, the homeless, etc. Create a database of housing types with emphasis on disabled access and senior housing within the San Diego region	All jurisdictions	2011	Covered under current FH services contract. (\$10,000 in 2012-13 for El Cajon) The city will use available housing funds to assist in the construction of a 49-unit affordable housing project for seniors (including those with disabilities)	2015		
Non-adoption of a universal design ordinance	Adoption of a universal design ordinance	Encourage/require universal design principles in new housing developments Jurisdictions with a residential rehabilitation program should specifically include ADA-compliant upgrades in their programs; also consider program modifications to allow financial assistance for accessibility improvements for renters, as well as homeowners	All jurisdictions and service providers	2011	No costs anticipated. Adoption of a universal design ordinance is not financially feasible. The Community Development Department requires ADA where indicated in the Building Code and whenever federal funds are being used. City encourages universal design features when feasible for a project.	2015		

**City of El Cajon
2010-15 FAIR HOUSING ACTION PLAN**

SAN DIEGO REGION - IMPEDIMENTS								ACCOMPLISHMENTS	
IMPEDIMENT(S) TO BE ADDRESSED	GOALS (What do you hope to achieve?)	ACTIVITIES OR STRATEGIES TO MEET THE GOALS (How will you achieve your goals?)	RESPONSIBLE ENTITIES ASSIGNED TO MEET GOALS (Who will be undertaking activities to meet goal?)	BENCHMARK (In which year of your plan do you plan to achieve this goal?)	PROPOSED INVESTMENT (Amount/source of funds)	YEAR TO BE COMPLETED (Is it contained in Consolidated Plan/Action Plan?)		DATE COMPLETED (Which year of the Plan was it completed?)	IF THE IMPEDIMENT WAS NOT ADDRESSED, PROVIDE STATUS
Minorities and families with children disproportionately affected by lead-based paint hazards	Lead-based paint testing in all homebuyer and residential rehabilitation programs	Require and provide for lead-based paint testing in all homebuyer and residential rehabilitation programs Increase education of lead-based paint hazards to tenants and 1 st Time Homebuyers	While this impediment applies to all jurisdictions, the cities of Coronado, Del Mar, Encinitas, Imperial Beach, Lemon Grove, Solana Beach, National City, and Santee should implement lead-based paint testing in their homebuyer and residential rehabilitation programs—if no homebuyer program is in effect, provide other provisions	2010	Available housing funds and education covered under FH services contract (\$10,000 in 2012-13). Lead-based paint testing and remediation is included as a part of the City's rehabilitation programs. Lead-based paint testing is conducted for first-time homebuyer properties built before 1978 and clearance must be obtained before the City will participate in the funding.	2015		2010 and on-going	N/A
Minimal regional collaboration among fair housing service providers	Increase regional collaboration among fair housing service providers	Increase collaboration between fair housing service providers, affirmatively furthering fair housing in the region Utilization of a single reporting system by service providers to compile consistent fair housing data, facilitating analysis of trends and patterns Annual review of scope of work by entitlement jurisdictions to identify service gaps	Service providers and all entitlement and participating jurisdictions Fair Housing Resources Board	2010	No additional costs anticipated. There is a continuous open invitation to non-participating service providers to participate in the FHRB.	2015		2010 and on-going	N/A
Inconsistent, discrepant data in fair housing service provider statistical reporting	Consistent, concurring fair housing service provider statistical reporting	Develop a uniform reporting method and consistent reporting categories to report fair housing data	Service providers and all entitlement and participating jurisdictions Fair Housing Resource Board	2012	Available housing funds and will be included in the FH Services contract. The FHRB will continue to work on this issue in 2012.	2015			

City of El Cajon 2010-15 FAIR HOUSING ACTION PLAN

SAN DIEGO REGION - IMPEDIMENTS								ACCOMPLISHMENTS	
IMPEDIMENT(S) TO BE ADDRESSED	GOALS (What do you hope to achieve?)	ACTIVITIES OR STRATEGIES TO MEET THE GOALS (How will you achieve your goals?)	RESPONSIBLE ENTITIES ASSIGNED TO MEET GOALS (Who will be undertaking activities to meet goal?)	BENCHMARK (In which year of your plan do you plan to achieve this goal?)	PROPOSED INVESTMENT (Amount/source of funds)	YEAR TO BE COMPLETED (Is it contained in Consolidated Plan/Action Plan?)		DATE COMPLETED (Which year of the Plan was it completed?)	IF THE IMPEDIMENT WAS NOT ADDRESSED, PROVIDE STATUS
Difficulty in gauging the success/progress of education and outreach efforts in sub-recipient contracts, Action Plans, CAPER reports, and annual accomplishment reports	Comprehensive reporting of fair housing success/progress in education and outreach efforts	Increase report of quantifiable goals, objectives, and accomplishments through outcome-based performance measures Publicize the outcomes of fair housing complaints to encourage reporting	While this impediment applies to all jurisdictions, the city of Oceanside should establish outcome-based performance measures All jurisdictions should continue to identify specific quantifiable objectives and measurable goals related to furthering fair housing	2012	Available housing funds and will be included in FH Services contract	2015			
Fair housing services vary across the region	High-quality fair housing services across the region	Collaboration with fair housing service providers to ensure an adequate level of service is available to all residents Evaluate service gaps and establish appropriate levels of funding for the provision of these services Regularly update the service area map and provide the public with clear information on service providers and types available Establish a collaborative relationship with the 2-1-1 San Diego Hotline Educate and train 2-1-1 phone operators to identify and direct fair housing issues to the appropriate service providers Listing of fair housing service providers as a part of available community service organizations	Service providers and all entitlement and participating jurisdictions Fair Housing Resources Board	2011	Available housing funds and will be included in FH Services contract. All regional fair housing services providers are listed on the website for 2-1-1 San Diego. The service providers and their mapped service areas are listed on the FHRB website (linked to the HOC website)	2015		2011 and on-going	N/A

City of El Cajon 2010-15 FAIR HOUSING ACTION PLAN

SAN DIEGO REGION - IMPEDIMENTS

ACCOMPLISHMENTS

IMPEDIMENT(S) TO BE ADDRESSED	GOALS (What do you hope to achieve?)	ACTIVITIES OR STRATEGIES TO MEET THE GOALS (How will you achieve your goals?)	RESPONSIBLE ENTITIES ASSIGNED TO MEET GOALS (Who will be undertaking activities to meet goal?)	BENCHMARK (In which year of your plan do you plan to achieve this goal?)	PROPOSED INVESTMENT (Amount/source of funds)	YEAR TO BE COMPLETED (Is it contained in Consolidated Plan/Action Plan?)	DATE COMPLETED (Which year of the Plan was it completed?)	IF THE IMPEDIMENT WAS NOT ADDRESSED, PROVIDE STATUS
Exclusion of random testing/testing audits from fair housing service provider contracts	Pro-active testing audits for discrimination in the housing market— decreased reliance on inaccurate, complaint driven testing	Incorporate random testing/testing audits in fair housing service provider contracts Conduct audits in 2011 and every two years thereafter Consider pooling funds and conducting regional audits Collaboration between entitlement jurisdictions and fair housing service providers to pursue FHIP funds for audits and testing as HUD funding is available	Service providers and all entitlement and participating jurisdictions	2012	The City recently entered into a separate contract with a fair housing services organization to conduct a series of tests for disability issues in 2012. In addition, the Fair Housing Resources Board recently appointed a Steering Committee to develop a Strategic Plan that is expected to include a coordinated approach to region-wide testing.	2015		Pro-active testing audits for discrimination in the housing market are not financially feasible without additional State or federal assistance. The City will collaborate with FHRB and service providers to secure FHIPS grants to conduct testing. Costs and details of additional testing are under review.
Disconnect between tenant/landlord disputes and fair housing discrimination prevention	Fair housing encouragement towards tenant/landlord dispute resolution	Ensure tenant/landlord dispute resolution services are provided to complement fair housing services Addition of tenant/landlord mediation services currently offered by NCL to housing services provided by other fair housing service providers	Service providers and all entitlement and participating jurisdictions	2011	Covered under current FH services contract. (\$10,000 in 2012-13 for El Cajon).	2015	2011 and on-going	N/A
Substandard housing conditions tend to impact minority households disproportionately	Eliminate substandard housing	Offer housing rehabilitation programs and make lead-based paint testing as part of the program Consider modifying the housing rehabilitation program to make financial assistance for accessibility improvements available for renters as well as homeowners	All entitlement and participating jurisdictions that offer rehabilitation programs	2011	Available housing funds. The City's rehabilitation program provides financial assistance for lead-based paint testing and allows accessibility improvements for homeowners.	2015	2011 and on-going	N/A
Fair housing service providers should pursue Fair Housing Initiative Program (FHIP) funds	Improve quality and consistency of fair housing services available	Select organizations that meet QFHO and FHO criteria for fair housing services Encourage all fair housing services providers to seek FHIP funds to provide fair housing testing services	Service providers and all entitlement and participating jurisdictions	2012	Available housing funds and will be included in FH Services contract	2015		

City of El Cajon 2010-15 FAIR HOUSING ACTION PLAN

CITY OF EL CAJON - IMPEDIMENTS								ACCOMPLISHMENTS	
IMPEDIMENT(S) TO BE ADDRESSED	GOALS	ACTIVITIES OR STRATEGIES TO MEET THE GOALS	RESPONSIBLE ENTITIES ASSIGNED TO MEET GOALS	BENCHMARK	PROPOSED INVESTMENT	YEAR TO BE COMPLETED		DATE COMPLETED	IF THE IMPEDIMENT WAS NOT ADDRESSED, PROVIDE STATUS
The City of El Cajon has yet to establish a formal procedure for approving requests for reasonable accommodation	Establish, review and update procedure for approving requests for reasonable accommodation in housing	Review and update the procedures for approving requests for reasonable accommodation	City staff	2012	No costs anticipated	2015			
City of El Cajon had the highest number of calls for fair housing complaints and tenant/landlord issues	Work with fair housing provider(s) to expand outreach and education activities	Work with fair housing provider(s) to expand outreach and education activities	Service provider and City staff	2011	Covered under current FH services contract. (\$10,000 in 2012-13 for El Cajon)	2015		2011 and on-going	N/A
The City of El Cajon Zoning Ordinance does not explicitly accommodate manufactured or mobile homes in single-family residential zoning districts as required by state law	Amend Zoning Ordinance, as necessary	Evaluate and amend Zoning Ordinance, as necessary, in compliance with State law	City staff	2010	No additional costs anticipated.	2015		2010	While mobile homes are not allowed in single-family zones, the City does have specific zones for mobile home developments and has many mobile home parks throughout the City. While not specifically included in the Zoning Code until recently, manufactured homes were always allowed in any zone a single-family home was allowed. City updated its Zoning Code in May of 2010 to include specific reference to manufactured housing under single-family dwelling review procedures (Section 17.140.170)

**City of El Cajon
2010-15 FAIR HOUSING ACTION PLAN**

CITY OF EL CAJON - IMPEDIMENTS								ACCOMPLISHMENTS	
IMPEDIMENT(S) TO BE ADDRESSED	GOALS	ACTIVITIES OR STRATEGIES TO MEET THE GOALS	RESPONSIBLE ENTITIES ASSIGNED TO MEET GOALS	BENCHMARK	PROPOSED INVESTMENT	YEAR TO BE COMPLETED		DATE COMPLETED	IF THE IMPEDIMENT WAS NOT ADDRESSED, PROVIDE STATUS
The City of El Cajon Zoning Ordinance does not provide for transitional housing, supportive housing and SRO pursuant to state law (SB 2 and AB 2634)	Amend Zoning Ordinance, as necessary	Evaluate and amend Zoning Ordinance, as necessary, in compliance with State law	City staff	2012	City General Funds. El Cajon's Zoning Ordinance treats transitional housing and supportive housing designed as apartments, as multi-family housing and it is permitted by right. El Cajon's zoning ordinance does not provide for Single-Room Occupancy (SRO) uses, nor is it identified in the current Housing Element as a type of housing that is needed in the community. The need for SRO developments will be assessed with the next Housing Element update scheduled for FY 2011-12. If a need is identified, the Zoning Ordinance will be amended to accommodate SRO to meet the housing needs of very low income households.	2015			

Appendix D: Standard Forms 424



SF 424

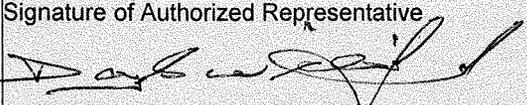
The SF 424 is part of the CPMP Annual Action Plan. SF 424 form fields are included in this document. Grantee information is linked from the 1CPMP.xls document of the CPMP tool.

SF 424

Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet.

Date Submitted May 14, 2012	Applicant Identifier MC-060541	Type of Submission	
Date Received by state	State Identifier	Application	Pre-application
Date Received by HUD	Federal Identifier	<input type="checkbox"/> Construction	<input type="checkbox"/> Construction
		<input checked="" type="checkbox"/> Non Construction	<input type="checkbox"/> Non Construction
Applicant Information			
CITY OF EL CAJON		CA61116 EL CAJON	
200 Civic Center Way		Org DUNS: 780727393	
		Org Unit: Community Development Department	
El Cajon	California	Redevelopment and Housing Division	
ZIP92020	Country U.S.A.		
Employer Identification Number (EIN):		San Diego County	
95-6000703		Program Year Start Date (MM/DD) 07/01	
Applicant Type:		Specify Other Type if necessary:	
Local Government: Township		Specify Other Type	
		U.S. Department of Housing and Urban Development	
Program Funding			
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding			
Community Development Block Grant Program		14.218 CDBG Entitlement Grant	
CDBG Project Titles: City of El Cajon		Description of Areas Affected by CDBG Project(s):	
FY 2012-13 One Year Action Plan/CDBG Program		Citywide	
\$999,879	\$612,436	Describe Unallocated Funds from Previous Fiscal Years	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
		Other (Describe)	
Total Funds Leveraged for CDBG-based Project(s)			
<hr/>			
Home Investment Partnerships Program		14.239 HOME	
HOME Project Titles: City of El Cajon		Description of Areas Affected by HOME Project(s):	
FY 2012-13 One-Year Action Plan/HOME Program		Citywide	
\$380,648	\$10,390	Describe Unallocated Funds from Previous Fiscal Years	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	

Anticipated Program Income: \$15,000		Other (Describe)	
Total Funds Leveraged for HOME-based Project(s)			
Housing Opportunities for People with AIDS		14.241 HOPWA	
HOPWA Project Titles		Description of Areas Affected by HOPWA Project(s)	
\$0	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOPWA-based Project(s)			
Emergency Shelter Grants Program		14.231 ESG	
ESG Project Titles		Description of Areas Affected by ESG Project(s)	
\$0	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for ESG-based Project(s)			
Congressional Districts of:		Is application subject to review by state Executive Order 12372 Process?	
Applicant Districts: CA 52	Project Districts: CA 52		
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input type="checkbox"/> Yes	This application was made available to the state EO 12372 process for review on DATE
		<input checked="" type="checkbox"/> No	Program is not covered by EO 12372
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	Program has not been selected by the state for review

Person to be contacted regarding this application		
Douglas		Williford
City Manager	Phone 619-441-1716	Fax 619-441-1595
dwillifo@cityofelcajon.us	www.cityofelcajon.us	Other Contact
Signature of Authorized Representative 		Date Signed 5/8/12

Appendix E: Certificates

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-Displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for

the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which It is seeking funding, in accordance with applicable HUD regulations.

Consistency With Plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with Section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.



Signature/Authorized Official

Date

City Manager
Title

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. **Overall Benefit.** The aggregate use of CDBG funds including Section 108 guaranteed loans during program year(s) **2012**, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a

source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination Laws -- The grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance With Laws -- It will comply with applicable laws.



Signature/Authorized Official

May 7, 2012

 Date

 City Manager
 Title

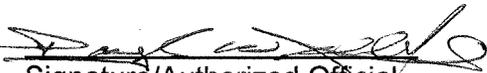
Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance: The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.



Signature/Authorized Official

May 7, 2012
Date

City Manager
Title

**APPENDIX TO CERTIFICATIONS
INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE
REQUIREMENTS:**

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
1. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

City of El Cajon
200 Civic Center Way
El Cajon, CA 92020
County of San Diego

Check if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).