



# City of El Cajon

2005-06 One-Year Action Plan  
of the 2004-10 Combined Housing Element  
and Consolidated Plan



**Department of Redevelopment and Housing**  
February 2005

**City of El Cajon**  
**One-Year Action Plan for FY 2005-06**  
**Table of Contents**

<b>Federal Citation</b>	<b>Section</b>	<b>Page</b>
§91.100	1. Coordinating and Managing the Process	1
and	1.1 Consultation and Coordination	1
§91.220(a)	1.2 Summary of Citizen Participation Process	1
§91.220(b)	2. Resources	2
	2.1 Federal Resources	2
	2.2 Other Resources	2
	2.3 Leveraging	2
§91.220(c)	3. Activities to be Undertaken	2
	3.1 Housing	2
	3.1.1 Conserve and Improve Existing Affordable Housing	2
	3.1.2 Provide Adequate Sites	3
	3.1.3 Assist in the Development of Affordable Housing	4
	3.1.4 Remove Government Constraints	5
	3.1.5 Promote Equal Housing Opportunities	5
	3.2 Homeless and HIV/AIDS	6
	3.2.1 Evaluate Support Facilities and Service Needs of the Homeless and Near- Homeless and identify Appropriate Agencies and Resources	6
	3.3 Community Development	6
	3.3.1 Provide for New Community Facilities and improve the Quality of Existing Community Facilities to Serve Those of Lower Income and/or with Special Needs	6
	3.3.2 Provide Needed Community and Supportive Services to Those of Lower Income and/or with Special Needs	7
	3.3.3 Provide for Needed Infrastructure Improvement in Lower Income Target Areas	8
	3.3.4 Provide for the Economic Development Needs of Low Income Target Areas and Promote Anti-Poverty Activities	8
	3.3.5 Provide for Necessary Planning Activities to Develop and Implement Both Housing and Community Development Plans to Address Anticipated Need	9
§91.220(d)	4. Geographic Distribution	9
§91.220(e)	5. Homeless and Other Special Needs Activities	9
§91.220(f)	6. Other Actions	9
	6.1 General	9
	6.1.1 Underserved Needs	9
	6.1.2 Foster and Maintain Affordable Housing	10
	6.1.3 Removal of Barriers to Affordable Housing	10
	6.1.4 Actions to Address Impediments to Fair Housing Choice	10
	6.1.5 Lead-Based Paint	11
	6.2 Public Housing	12
§91.230	7. Monitoring	12
	7.1 All Projects and Programs	12
	7.2 CDBG Projects and Programs	12
	7.3 HOME/ADDI Projects and Programs	13
	7.4 Performance Measures	13
§91.220(g)	8. Program - Specific Requirements	13
	8.1 CDBG Submission Requirements	13
	8.1.1 Activities Planned Utilizing all Available CDBG Funds	13
	8.1.2 Float-Funded Activities	13
	8.2 HOME Submission Requirements	13
	8.2.1 Resale Provisions	13
	8.2.2 Tenant-Based Rental Assistance	14
	8.2.3 Other Forms of Investment	14
	8.2.4 Affirmative Marketing	14
<b>Federal Citation</b>	<b>Appendices</b>	
§91.220(a)	A Standard Form 424	
§91.225	B Certifications	
§91.100	C Summary of Citizen Comments	
	D Table of Proposed Projects	
	E Proposed Projects	
	F Funding Sources	

# One Year Action Plan for 2005-2006

The 2005-06 One-Year Action Plan implements the second year of the 2004-2010 Combined Housing Element and Consolidated Plan (HE/CP) and addresses the HUD consolidated planning requirements for the Community Development Block Grant (CDBG) and the HOME Investment Partnership Act (HOME).

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 Fiscal Year 2005-06 (July 1, 2005 through June 30, 2006) that utilize CDBG and HOME funds. Use of redevelopment low and moderate income housing funds to leverage these federal entitlement grants is also discussed.

## **1 Coordinating and Managing the Process**

### **1.1 Consultation and Coordination**

#### **Institutional Structure**

The Department of Redevelopment and Housing administers the CDBG and HOME programs. Additionally, the City contracts with Heartland Human Relations and Fair Housing Association for administration of the Fair Housing Program. The Housing Authority of the County of San Diego administers the Section 8 program in the City.

#### **Coordination**

The City will continue to coordinate with local social service providers and adjacent governmental agencies to provide needed housing and community development services to area residents. The City will enhance the delivery of these services by targeting available CDBG funding to those areas and populations exhibiting the greatest need. The City will also encourage social service providers to work with developers, Community-Based Development Organizations (CBDOs) and Community Housing Development Organizations (CHDOs) that receive Redevelopment/City assistance to provide "service enriched housing." Such services may include health care referrals, financial counseling, and case management.

The City will continue to meet with representatives from other CDBG entitlement cities in the County and San Diego County to develop a collaborative system for the administration of CDBG funding to ease the administration of CDBG requirements for non-profit and other recipients. The City will also continue to 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.

### **1.2 Summary of Citizen Participation Process**

#### **Citizen Participation Process**

In developing the One-Year Action Plan for FY 2005-06, the City of El Cajon provided a number of opportunities for residents to comment on the City's CDBG and HOME programs. Several notices were published in the *East County Californian* (the local weekly paper) to:

- Solicit proposals from nonprofit service agencies to provide supportive services for El Cajon residents;
- Announce the availability of the Draft One-Year Action Plan for public review;
- Announce the public hearings to be held to receive comments on the City's CDBG and HOME programs, as well as the City's overall housing and community development strategy.

Two public hearings were provided:

- February 8, 2005 - to allocate FY 2005-06 CDBG and HOME funds, and to solicit public input
- March 8, 2005 - to solicit public input and to adopt the draft One-Year Action Plan

This process was done with the understanding that the Plan in its final version needed to be made available to the public for review: if no substantive comments were received by the end of the review period, the Plan would be submitted as adopted. If substantive comments were received, it would be brought back to the City Council in a Public Hearing to take appropriate action. The One-Year Action Plan was available for public review between February 28 through March 28, 2005.

## 2 Resources

### 2.1 Financial Resources

For FY 2005-06, the City of El Cajon will receive \$1,442,147 in CDBG and \$836,018 in HOME entitlement allocations. A total of \$29,454.28 unallocated CDBG funds from program income was included in the amount available for allocation. Additional program income is anticipated and will be directed to the mobile home rehabilitation program. At least \$42,500 is anticipated in program income during FY 2005-06. Ongoing projects will be carried forward. Overall, the total of HUD funds being allocated is \$2,316,119.28, plus future program income.

### 2.2 Other Resources

Approximately \$3,000,000 in Redevelopment Low and Moderate Income Housing Set-aside funds, and \$500,000 from CalHOME funds (Calif. State Proposition 46, approved in 2002) will be available to complement HUD funds. These funds will be used for housing programs and projects that serve families earning from 0-120 percent area median income. The City intends to use federal funds to leverage other funds whenever possible. HOME matching requirements are satisfied through a large carryover balance.

### 2.3 Leveraging

The City uses a variety of funding sources to leverage CDBG and HOME funds. These include, but are not limited to:

Redevelopment housing set-aside funds	Program income
In-lieu rent	Section 8 rental assistance
General funds	HUD Supportive Housing Program
State Emergency Shelter Assistance	United Way
In-kind donations	Economic Development Agency funds
Gas Tax	San Diego County Dept. of Health Services grants
Federal Emergency Management Agency Emergency Shelter Program	CalHOME grants

The City considers the overall impact of additional funding, not on a per project basis. For example, a CDBG-eligible public facility project will be report as leveraged funds, even though the particular project may not have CDBG funds in it.

## 3 Activities to be Undertaken

The following sections include discussions of the housing and community development activities to be undertaken by the City in order to implement the priorities, programs and objectives established in the 2004-2010 Combined Housing Element and Consolidated Plan. A detailed listing of proposed projects is included at the end of this One-Year Action Plan. To make cross-referencing possible, the number in *italics* in the following text corresponds with the Local ID number on the attachment entitled Proposed Projects.

### Priorities

The priorities from the 2004-2010 Combined Housing Element and Consolidated Plan are:

Priority 1.1:	Conserve and improve existing affordable housing.
Priority 1.2:	Provide adequate sites for affordable housing.
Priority 1.3:	Assist in the development of affordable housing.
Priority 1.4:	Remove governmental constraints.
Priority 1.5:	Promote equal housing opportunities.
Priority 2.1:	Evaluate support facilities and service needs of the homeless and near homeless, and identify appropriate agencies and resources.
Priority 3.1:	Provide for new community facilities and improve the quality of existing community facilities to serve those of lower income and/or with special need.
Priority 3.2:	Provide needed community and supportive services to those of lower income and/or with special needs.
Priority 3.3:	Provide for needed infrastructure improvements in low income target areas.
Priority 3.4:	Provide for the economic development needs of low income target areas and promote anti-poverty activities.
Priority 3.5:	Provide for necessary planning activities to develop and implement both housing and community development plans to address anticipated needs.

### 3.1 Housing

#### 3.1.1 Priority 1.1: Conserve and Improve Existing Affordable Housing

**Residential Rehabilitation Programs:** The City will continue to pursue the following activities:

**1. Residential Rehabilitation** – Both CDBG and HOME funds are used for residential rehabilitation. CDBG funds are primarily used for mobile home rehabilitation (*C0506*), and HOME funds are used for mobile home (*H0521*), single family (*H0522*) and small apartment complex rehabilitation (*H0523*). Several years ago the City created a pool of rehabilitation funds (*H0520*) within the HOME program, which may be used for single-

family, mobile home, or small apartment complex rehabilitation work. This was done for greater project management efficiency. Only the City Manager's signature is required to move funds from this pool to the three rehabilitation programs, instead of a noticed public hearing. For 2005-06, \$292,606 of new HOME funds will be added to this pool of funds (H0520). The balance from the prior program year will also be moved into this project.

**2. Mobile Home Rehabilitation** – CDBG and HOME funds are both used as five-year forgivable loans for this program. The City will continue this very popular program. For FY 2005-06, \$77,456 of CDBG funds (C0506) will be added to any carryover balance from both HOME and CDBG funds at the start of the program year. Additional funds may be obtained from H0520 above, and from older CDBG-funded rehab loans as they are repaid. A minimum of 10 units will be rehabilitated through this program.

**3. Single-Family Residential Rehabilitation** – The City will continue the Housing Rehabilitation Loan Program (HRLP). This has been funded for several years using HOME funds. The Lead- Based Paint regulations that became effective several years have slowed this program down substantially. The City anticipates completing at least 5 units during this program year. Funds will be derived from any remaining balance from the prior program year, program income from repayment of older loans and H0520 above.

**4. Multi-Family Residential Rehabilitation** - This program offers below-market rate loans (2 percent interest per year, with additional incentives to bring the interest rate to 0 percent per year), and is limited to apartment complexes with 15 or fewer units. The State of California does not require an on-site manager for apartment complexes with 15 or fewer units. Within the City of El Cajon, the smaller complexes tend to have the largest degree of neglect in terms of ongoing maintenance and improvements. This program has been available for five years, but the extremely low vacancy rates County-wide have allowed owners to charge higher rents and continue to defer maintenance. This program has not yet made any loans, but the City hopes to fund one or two projects (up to 25 units) for this program year.

**One-Year Objectives:**

- Assist at least 15 owner units through the City's single-family residential rehabilitation programs.
- Rehabilitate 25 renter units in small apartment complexes and insure affordability.

**Section 8 Rental Assistance:** The City will continue to contract with the Housing Authority of the County of San Diego for administration of the Section 8 program in El Cajon.

**One-Year Objectives:**

- Continue to provide Section 8 rental assistance, which is administered by the Housing Authority of San Diego County, to approximately 2,340 very low income households in the City.

**Shared Housing:** The City will continue to fund the Shared Housing Program (LM0503) with Redevelopment low and moderate income set-aside funds.

**One-Year Objectives:**

- Achieve approximately 35 shared housing matches during the program year using redevelopment set-aside funds, if available.

**Lend-A-Hand Day:** (LM0501) Using redevelopment low and moderate income housing set-aside funds, the El Cajon Community Development Corporation (ECCDC) targets a 2-3 block neighborhood in the downtown area. Working with property owners, tenants, Building Inspectors, Code Enforcement and Community Police officers, a prioritized list of improvements is developed leading toward a single neighborhood clean-up day, which also creates a stronger sense of neighborhood as a by-product. Local businesses are enlisted for sponsorships and donations. Still evolving, the third Lend-A-Hand Day was in February 2005 and had over 1,100 volunteers working on a three block area. It had taken 18 months to develop. Funding has been allocated for the next event, which will most likely be in the fall of 2006.

**One-Year Objectives:**

- Identify a 2-3 block neighborhood in the downtown area and begin to work with property owners and tenants toward a volunteer clean-up day.

**3.1.2 Priority 1.2: Provide Adequate Sites**

**Land Use Element/Zoning:** No funding will be needed to implement this program.

**One-Year Objectives:**

- Provide appropriate land use designations to fulfill the City's share of regional housing needs.

**Target Housing Sites:** As a means of expanding affordable housing opportunities and fulfilling its share of regional housing needs, the City has identified two target areas for development of higher density housing - the Downtown Specific Plan Area and Transit Center Area.

**One-Year Objectives:**

- Continue to utilize incentives such as R-4 zoning, regulatory concessions, density bonus and redevelopment assistance to facilitate higher density development in the Downtown Specific Plan and Transit Center areas.

**3.1.3 Priority 1.3: Assist in the Development of Affordable Housing**

**Non-Profit and For-Profit Housing Development Corporations:** The El Cajon Community Development Corporation (ECCDC) was loaned \$1,500,000 of Redevelopment low and moderate set-aside funds in FY 2004-05 to acquire a parcel and develop eight single family units to be sold to first time homebuyers. The project, titled Wisconsin Cottages (*LM0403*) is currently in the design phase. ECCDC is also a certified housing development organization (CHDO), and the CHDO set-aside funds (15% of each year's HOME grant) for FY 2003-04, FY 2004-05 and FY 2005-06 has been allocated to this organization to provide deep subsidies to low and very low income first time homebuyers (*H0517*). A total of \$391,348.20 has been made available for this and other housing projects developed or sponsored by ECCDC.

The Redevelopment and Housing Department (RHD) is pursuing the acquisition and redevelopment of several adjoining parcels in the downtown area to be developed into 8 - 10 new single family units for first time homebuyers. RHD will act as the developer (*LM0404*). A total of \$2,700,000 of Redevelopment low and moderate set-aside funds has tentatively been approved for this project, subject to further refinement.

Prior to reorganization into the Redevelopment and Housing Department, the Redevelopment Agency, in consultation with the Housing Division, developed a Housing Program and Guide to Development of Affordable Housing. The finalized Housing Plan and Guide to Development of Affordable Housing was adopted in February 2003, and requires that the proposed project be either an apartment to condominium conversion or an apartment rehabilitation project. This is an ongoing loan program, subject to the availability of funds. State laws affecting this source of funding require that ownership projects provide a 45-year affordability covenant and rental projects provide a 55-year affordability covenant to run with the title.

Through a joint powers agreement, most of the cities in San Diego County created the San Diego Area Housing Finance Agency (SDAHFA). The purpose of this agency was originally to provide for the issuance of bonds to generate funds to loan out to qualified families in a lease/purchase program. The program was initiated in spring of 2001 and had a built-in sunset date of spring 2003. SDAHFA has decided to pursue other means of creating affordable housing opportunities, which may include acquisition/rehabilitation, condominium conversions, new construction, and possibly the issuance of first trust deeds.

**One-Year Objectives:**

- Provide funding to new construction projects in the downtown area, with at least 16 new units to be constructed. Very long affordability periods will be enacted (55 years for rental projects, 45 years for ownership projects)
- Participate in the San Diego Area Housing Finance Agency, creating as many affordable housing opportunities as possible.

**First-Time Homebuyer Assistance:** The City uses funds from a variety of sources, and actively encourages homeownership. HOME funds and CalHOME funds provide loans to families earning up to 80% of the area median income, and Redevelopment low and moderate income set-aside funds provide loans to families earning up to 120% of the area median income. Loans are up to 25 percent of the purchase price for down payment, plus up to \$5,000 for closing costs and prepaid items. Payments are deferred until transfer of title. In lieu of interest an equity share is imposed, proportional to the ratios at the time of purchase (varies with different funding source requirements). The principal remains due until the property is no longer the principal residence of the borrower, or a change in title. The project will continue with any remaining funds from the prior program year, plus an additional \$292,606.20 of HOME funds (*H0519*), \$500,000 carried forward in CalHOME funds (*CALHOME*), and an additional \$2,000,000 of Redevelopment agency low and moderate income set-aside funds will be allocated (*LM0502*). Additional funds are derived from repaid older first time homebuyer loans (HOME and Redevelopment funds).

**One-Year Objectives:**

- Assist at least 20 first-time homebuyers through the First-Time Homebuyer Assistance Programs (HOME, CALHOME, and RDA-funded programs).

**Mortgage Credit Certificates:** MCCs are certificates issued to income qualified first-time homebuyers authorizing the household to take a credit against federal income taxes of up to 20 percent of the annual mortgage interest paid (*E0501*). For the 2004 calendar year \$15,961,735 of MCCs was available to a consortium that includes all jurisdictions in the County except Oceanside and the City of San Diego. The allocation was shared among the jurisdictions on a proportionate basis by population. After a period of time, the unspent allocation is available to all jurisdictions on a first-come, first-served basis. El Cajon, with approximately 7.5% of the consortium's population, used \$4,440,777 during calendar year 2004, or 44.7%. A total of 24 MCCs were issued in El Cajon out of 51 MCCs issued within the consortium (15 of these to families earning below 80% area median income). The City estimates a share of approximately \$3,500,000 for the 2005 calendar year.

MCCs are administered through AHA Housing, a consultant. Seventeen of the nineteen jurisdictions in the San Diego area jointly receive the MCC allocation via the County of San Diego, and meet several times per year to establish specific criteria for the use of these funds. The goal is for 50 percent of these funds to be used to benefit families at or below 80% area median income, on a region-wide basis. During 2004, 55% of the MCCs issued were to families below 80% area median income.

**One-Year Objectives:**

- Continue to participate in the regional Mortgage Credit Certificate Program, assisting 15 eligible families in purchasing their first home.

**3.1.4 Priority 1.4: Remove Governmental Constraints.**

**Zoning Ordinance:** The Zoning Ordinance provides for a wide variety of housing types, ranging from single family residences to high density apartments and mixed use projects. This variety in housing works towards fulfilling the housing needs of all segments of the population. An amendment to the Zoning Ordinance adopted in 1998 provides for relaxed parking standards for the construction of affordable townhomes and single family homes. Effective January 1, 2005, SB 1818 became effective in the State of California, mandating density bonuses and regulatory concessions for affordable housing projects.

**One-Year Objectives:**

- Continue to monitor the City's Zoning Ordinance to ensure standards do not excessively constrain affordable residential development.
- Amend the City's Zoning Ordinance to comply with SB 1818.

**Second Units:** El Cajon allows second units to be constructed on any residentially zoned lot in the City that contains only one single-family dwelling.

**One-Year Objectives:**

- Achieve three second units.

**Development Fees:** Due to the trickle down effects of the state's budget situation, the City was required to substantially increase fees during FY 2002-03. However, the City's development fees continue to be among the lowest in all of San Diego County. The City uses redevelopment low and moderate income set-aside funds, HOME and CDBG funds to offset fees and assist in the development of affordable housing.

**One-Year Objectives:**

- Continue to monitor all residential development fees to assess their impact on housing costs.
- Continue to provide financial assistance to affordable housing projects to offset the cost impact of development fees.

**3.1.5 Priority 1.5: Promote Equal Housing Opportunities**

**Fair Housing:** The City has granted Heartland Human Relations and Fair Housing Association \$20,446 of CDBG funds (*C0515*) and \$20,000 of HOME funds (*H0515*) for FY 2005-06 to provide fair housing activities. This agency provides educational, outreach and mediation services as well as fair housing testing and audits.

**One-Year Objectives:**

- Provide fair housing services to 1,500 persons.

## 3.2 Homeless and HIV/AIDS

### 3.2.1 Priority 2.1: Evaluate Support Facilities and Service Needs of the Homeless and Near-Homeless and Identify Appropriate Agencies and Resources

**Continuum of Care for the Homeless** – The City participates in a countywide effort under HUD's SuperNOFA grants for supportive housing and continuum of care activities. The group, called the Regional Continuum of Care Consortium, is comprised of service providers, entitlement jurisdictions, faith-based groups and other interested parties and meets on a regular basis. Crisis House and Volunteers of America are participants, and Set Free Baptist Fellowship is being encouraged to attend.

**Crisis House** - (E0502) Several years ago, the City acquired and renovated a building with CDBG funds. The building is leased to Crisis House, a non-profit agency, for \$1 per year. The facility is known as the Resource Center and Crisis House provides case management services to the homeless. Additionally, a cellular phone relay tower was installed on this property. The cellular phone company pays \$10,000 per year in rent. The full amount goes directly to Crisis House. The rental income with the \$1/year rent is the equivalent of \$70,000 per year in support to this agency to provide services to the homeless and near homeless.

**Fabulous 7 Transitional Living Center** (C0513)- Operated by Set Free Baptist Fellowship of San Diego, this facility provides both emergency/interim shelter for a number of different agencies and also has an on-site case-managed transition program that provides life skills, job training, counseling services and a variety of other programs. The eventual goal is to have as many as 200 single room occupancy units (SROs) as housing for the program's participants.

**FESG** - As an entitlement jurisdiction, the City is eligible to receive funding from the Federal Emergency Management Agency (FEMA) to provide services for the homeless under FEMA's Emergency Shelter Grant program. The City contributes its FESG funds to the County's FESG Homeless Program, which uses United Way as the fiduciary agent and Catholic Charities as the prime contractor to provide emergency services for the homeless. Services include emergency food, rent and mortgage assistance, motel vouchers, and transportation. Through the FESG-funded program and the motel voucher program offered through the County and locally administered by Crisis House, the City is able to offer a year-round motel voucher program.

**Luhman Center Upgrades** - (C0509) The Volunteers of America operate the Carl G. Luhman Center for Supportive Living in El Cajon, which is a licensed mental health facility that provides homeless and transitional residential services. The facility, which has a capacity of 50 clients, is undergoing renovations. The City of El Cajon is providing \$6,850 (50%) of the cost of a new security system for the facility to protect its clients.

#### One-Year Objectives:

- Continue to support Crisis Housing with \$1/year rent for the use of City-owned building and provide rental income from the cellular phone company - approximately 3,000 persons per year are served from this facility (E0502);
- Continue to participate in the Regional Continuum of Care Consortium;
- Continue to participate in the County's FEMA Homeless Program;
- Provide funding for up to 1,250 bed-nights at the Fabulous 7 Transitional Living Center;
- Provide 50% of the cost of installing a new security system at the Luhman Center.

## 3.3 Community Development

### 3.3.1 Priority 3.1: Provide for New Community Facilities and Improve the Quality of Existing Community Facilities to Serve Those of Lower Income and/or with Special Needs

**Capital Improvements:** The City uses CDBG funds for parks, public facility and recreational facility improvements identified in the Capital Improvement Plan in the City's budget. For FY 2005-06, some new projects will be funded and a variety of older projects will be completed. The new projects include installation of new lighting in the Civic Center Promenade area to provide better public safety and to conserve energy (C0504), installation of more pedestrian ramps in various locations (C0505), complete replacement of the public restrooms at Wells Park (C0507), upgrading the landscaping and improving the ADA access of the parking facilities at the Knox House Museum (C0508), and assisting with the costs of a security system for the Luhman Center (C0509).

A project initially funded in 1997-98 (C9804) is to replace Fire Station 8. After many setbacks, the project is



finally underway. The City received a Section 108 loan (\$2,260,000) and the BEDI grant (\$450,000) for the project. The original project remains open, and the loan and BEDI grant funds are shown as projects *CO222 and CO223*. The property is in escrow and a thorough environmental evaluation is underway.

Other projects being carried forward include the installation of new ADA playground equipment at Fletcher Hills Park (*CO303*), major renovation of Bill Beck Park (*CO209 & CO408*), completion of ADA improvements to the Civic Center Promenade (*CO302*), complete the improvements to the Renette Center Dance Floor (*CO406*), and complete the improvements to the Boys & Girls Club (*CO410*).

**One-Year Objectives:**

- Complete all older, outstanding projects;
- Replace the lighting in the Civic Center Promenade to improve public safety and to conserve energy;
- Install more pedestrian ramps to the new ADA specifications at various intersections;
- Move the Wells Park restroom facilities closer to the parking lot to prevent the existing attractive nuisance (and construct to current ADA standards);
- Upgrade the landscaping and parking lot at the Knox House Museum;
- Install a security system at the Luhman Center;
- Close escrow and begin construction of Fire Station No. 8.

**Americans with Disability Act (ADA) Transition Plan:** Several of the above older outstanding projects are ADA improvements (*CO302, CO303, CO209/CO408 and CO406*), plus two of the new projects involve ADA improvements (*CO505 and CO507*). Prior to the retirement of the Director of Administrative Services in March 2005, the ADA Transition Plan was thoroughly updated.

**One-Year Objectives:**

- Complete improvements to four outstanding ADA projects;
- Complete ADA improvements to two new projects.

**Community Facilities:** The City provides nearly free office space to Meals on Wheels (*CO512*), Community Policing (*CO510*), and Crisis House (*E0502*) at two different facilities. Meals on Wheels and Community Policing pay proportionate shares of utilities and maintenance and a small amount for long term capital replacements. The estimated fair market rent foregone is approximately \$20,000 per year for Meals on Wheels, \$60,000 for Community Policing and \$60,000 for Crisis House. In the previous two program years, Boys and Girls Club requested and were allocated CDBG funds for several improvements projects to their facility. All funds have been combined into one project number (*CO410*).

**One-Year Objectives:**

- Complete the Boys and Girls Club facility improvements, serving approximately 900 low-income youth annually;
- Continue to offer below market rent to Meals on Wheels, Community Policing and Crisis House.

**3.3.2 Priority 3.2: Provide Needed Community and Supportive Services to Those of Lower Income and/or with Special Needs**

**Crime Awareness/Prevention Programs:** The City will continue to fund the Community Oriented Police Services (COPS) program (*CO510*). Although the grant program from the U.S. Department of Justice has ceased, the program was such a success in this community that the City is continuing to use CDBG funds and will match that with City general funds. For FY 2005-06, \$149,822.05 of new CDBG funds, \$5,866.01 of program income from FY 2004-05 have been allocated for this purpose. In addition the in-lieu rent equivalent is \$60,000.

**One-Year Objectives:**

- Provide partial subsidy for 10 police officers for community oriented policing.

**Community and Supportive Services:** In addition to the City's continuation to provide nearly free office space to Meals on Wheels and Crisis House the City supports services provided by several agencies. For FY 2005/06, the City has allocated \$10,000 in CDBG funds to the City's Recreation Department for Inclusion Services (*CO511*). This program, mandated by the Americans with Disabilities Act, provides assessments, observations and aides for disabled participants in a variety of recreational programs. An additional \$6,500 in

CDBG funds has been allocated to Meals on Wheels to support their delivery of meals to homebound seniors and residents with disabilities (C0512). Set-Free Baptist Fellowship of San Diego has been allocated \$50,000 to provide motel vouchers for the homeless (C0513). In addition, if redevelopment set-aside funds are available, \$25,000 will assist the operation of the shared housing program by Heartland Human Relations and Fair Housing (LM0503).

**One-Year Objectives:**

- Assist 200 seniors and persons with disabilities through the Meals on Wheels program.
- Achieve approximately 35 shared housing matches during the program year using redevelopment set-aside funds.
- Provide funding for up to 1,250 bed-nights at the Fabulous 7 Transitional Living Center;
- Continue to support Crisis Housing with \$1/year rent for the use of City-owned building and provide rental income from the cellular phone company - approximately 3,000 persons per year are served from this facility (E0502).

**3.3.3 Priority 3.3: Provide for Needed Infrastructure Improvement in Low Income Target Areas**

**Handicapped Public Improvement Program:** This program is administered by the Public Works Department and is financed with CDBG funds. The program provides pedestrian ramps along City streets and sidewalks. Specifically, the City has allocated \$50,000 in FY 2005-06 CDBG funds for the construction of pedestrian ramps at intersections scattered throughout the City (C0505).

**One-Year Objectives:**

- Install 25 wheelchair accessible ramps at various public street intersection locations.

**Capital Improvement Planning:** The City has also allocated \$214,174.55 of CDBG funds to repay a section 108 loan that will be used to construct a new fire station (C0501). The City utilized an additional Section 108 loan to purchase a new ladder fire truck. CDBG funds in the amount of \$95,850 have been allocated to begin paying back this loan (C0502). In addition, the City will pursue the completion of construction of several projects financed with prior year CDBG funds.

**One-Year Objectives:**

- Make timely payments on existing Section 108 loans.

**3.3.4 Priority 3.4: Provide for the Economic Development Needs of Low Income Target Areas and Promote Anti-Poverty Activities**

**Downtown Business Improvement Program:** The El Cajon Community Development Corporation works with area business leaders on the implementation of the various projects of the Downtown El Cajon Business Improvement Program (separately developed). Redevelopment funds are typically used for facade improvements, business retention and expansion programs, specific redevelopment projects, and planning for future redevelopment projects. (RD0501, RD0502, RD0503, RD0504, RD0505, RD0506, RD0507)

**One-Year Objectives:**

- Continue to help implement the Downtown Business Improvement Program using redevelopment tax increment funds

**Project Destination:** The City used Section 108 loan funds on behalf of the Project Destination Consortium (C0503), which consists of Grossmont-Cuyamaca Community Colleges, the Heartland Coalition and the Grossmont Education Fund. The funds from the Section 108 loan were used to acquire and rehabilitate a commercial building for a vocational training center, and some seed money for first-year operations. The project is designed to provide vocational training to low-income individuals. Approximately 40 eligible individuals are trained each year. For FY 2005-06, \$136,415 has been allocated for the Section 108 loan repayments.

**One-Year Objectives:**

- Timely repayment of Section 108 loan.
- Provide vocational training to approximately 40 low-income individuals and provide job-search assistance.

**Coordination with Other Agencies:** The City works with a number of agencies in addressing the

employment training and economic development needs in El Cajon. In particular, City staff will be working with the El Cajon Community Development Corporation (ECCDC) and an outside consultant to develop a Neighborhood Revitalization Strategy Area (NRSA). The City has set aside five percent of the HOME grant to this certified CHDO as an operating subsidy for their housing efforts. For FY 2005-06, this amount is \$41,800.90 (H0517). Using Redevelopment funds, ECCDC is currently developing an eight unit single family ownership project in the downtown area. These units will be sold to a mix of low (80% AMI or below) to moderate (81-120% AMI) income first time homebuyers. HOME funds (CHDO set-aside) will be available to the low income buyers through the City's First Time Homebuyer program (H0518).

**One-Year Objectives:**

- Continue to coordinate with the public, quasi-public and nonprofit organizations;
- Support El Cajon Community Development Corporation with CHDO operating funds;
- Provide technical assistance to ECCDC in the development of their first construction project (anticipated completion date is fall 2006).

**3.3.5 Priority 3.5: Provide for Necessary Planning Activities to Develop and Implement Both Housing and Community Development Plans to Address Anticipated Need.**

**CDBG and HOME Administration:** The City uses both CDBG and HOME funds to support the general administration of both programs. The City has allocated \$63,602 in HOME funds for administration of the HOME program through the City's Community Development department (H0516), plus 10% of program income that may be received in FY 2005-06. For general management and oversight of the CDBG program, \$267,983.40 in CDBG funds has been allocated (C0514), plus 20 percent of program income that may be received in FY 2005-06. Remaining balances of prior year's administration funds (C0413& H0417) will be carried forward to allow for completion of older projects. A Neighborhood Revitalization Strategy Area (NRSA) will be developed in conjunction with ECCDC and a outside consultant (see 3.4 above). Performance measurements standards are also being evaluated, and will be adopted when the HUD requirements have been clarified.

**One-Year Objectives:**

- Review implementation of the Consolidated Plan and update the One-Year Action Plan and other components as necessary to maintain full compliance with all HUD regulations;
- Amend the Consolidated Plan to include a Neighborhood Revitalization Strategy Area.

**Fair Housing:** El Cajon contracts with the Heartland Human Relations and Fair Housing Association to provide a wide range of housing services to residents (C0515& H0515).

**One-Year Objectives:**

- (Please refer to Fair Housing under Priority 1.5.)

## **4 Geographic Distribution**

The geographic distribution of the proposed projects is illustrated in the map in Appendix E-1. The Rehabilitation Loan Programs and First-Time Homebuyer Programs are available to eligible persons citywide. Public improvement projects are located primarily in the City's CDBG Target Areas, except when the project is to address accessibility issues. Supportive services are available to lower income residents and persons with special needs throughout the City.

The City is currently developing a Neighborhood Revitalization Strategy Area (or areas), focusing on low income areas with very high rates of non-owner occupancy. The adoption of one or more Neighborhood Revitalization Strategy Area(s) will intensify the funding priorities in smaller geographic area(s).

## **5 Homeless and Other Special Needs Activities**

Please refer to Section 3.2 on page 6.

## **6 Other Actions**

### **6.1 General**

#### **6.1.1 Underserved Needs**

In 2004, the City conducted a Community Development Needs Survey as part of the development of the

2004-2010 Combined Housing Element and Consolidated Plan. The needs identified most often by the respondents to the survey were: crime awareness; youth facilities; and youth services.

For FY 2005-06, the City will continue the COPS program (C0510), although the Department of Justice funding has ceased. This addresses the crime awareness needs identified in the resident survey and the community policing approach has been proven to reduce crime. The long-suffering Fire Station 8 project is finally moving forward. In addition, the City will continue to provide CDBG and HOME funds for the mobile-home, single-family and multi-family housing rehabilitation programs (C0506, H0520, H0521, H0522, and H0523), and will also continue with the first-time homebuyer assistance program using HOME, Redevelopment Low/Mod Set-Aside funds and a grant from the State of California (H0519, LM0502 and CALHOME). Please refer to the discussion below.

### **6.1.2 Foster and Maintain Affordable Housing**

The City is using CDBG and HOME funds to continue the Housing Rehabilitation Loan Program (C0506, H0520, H0521, H0522, and H0523) which provide a non-interest bearing, deferred payment, loan to single family homeowners, forgivable loans to mobile homeowners for rehabilitation of their homes, and below-market loan (0-2 percent) to owners of small apartment complexes. HOME funds, a grant from the State of California and redevelopment low and moderate set-aside housing funds will be utilized to help first-time homebuyers achieve the American Dream (H0519, LM0502 and CALHOME).

The CHDO set-aside funds (H0418 and H0517) have been allocated to the El Cajon Community Development Corporation (ECCDC) for first time homebuyer loans for units developed or sponsored by this CHDO.

Redevelopment funds are being used for two in-fill housing construction projects (LM0403 and LM0404). One is an ECCDC development (LM0403), will create eight new single family units for eligible first time homebuyers, and is currently in the entitlement processing stage. These units are anticipated to be ready for occupancy in fall 2006. The other project (LM0404) is in the conceptual/design phase, and the City's Redevelopment and Housing Department will act as the developer. The number of units has not yet been set.

City staff will continue to meet frequently with representatives from the adjoining cities and local non-profits to discuss affordable housing issues and work towards cooperative agreements. The Redevelopment Agency has developed a Housing Program to make funds available for acquisition/rehabilitation projects of rental housing and conversion of rental to ownership projects.

### **6.1.3 Removal of Barriers to Affordable Housing**

The City will continue to monitor all regulations, ordinances, departmental processing procedures and residential fees to ensure these requirements do not excessively constrain affordable residential development. Additionally, the City will make available to developers of affordable housing projects incentives such as density bonuses, development agreements and exemptions from local ordinances and policies. A substantial change in state law is perceived as a barrier to affordable housing. As of January 1, 2002, redevelopment funds, if combined with federal funds, automatically require that prevailing wages be paid. Also, ownership projects require a 45-year affordability period and rental projects require a 55-year affordability period. These changes are detrimental in the long run to creating more affordable housing opportunities.

The City of El Cajon has modified its zoning ordinance to relax parking standards for affordable new construction, and is currently developing additional modifications to provide regulatory relief for affordable new construction projects.

As noted above, the City is actively participating in a variety of projects to help make housing more affordable.

### **6.1.4 Actions to Address Impediments to Fair Housing Choice**

The City will use the Regional Analysis of Impediments to Fair Housing (AI) that will be completed in spring 2005. Continued education and outreach will be conducted to reinforce the goals of fair housing, especially with current record-level low vacancy rates. The City of El Cajon utilizes Heartland Human Relations and Fair Housing Association to provide fair housing services to its residents. In addition to informing complainants of their rights and assisting them with filing complaints, this agency provides tenant/landlord mediation services, community outreach, education and training services. Complaints may be filed with the State of California Department of Fair Employment and Housing, or with the U.S. Department of Housing and Urban Development.

Fair housing is not a single component of any specific goal or policy within El Cajon. Instead, fair housing is viewed as a basic right of all residents. The City's housing goals and policies, as stated in the 2004-2010

Combined Housing Element/Consolidated Plan, and referred to above beginning with Priority 1.1 through Priority 1.5 reflect this. To promote these goals, and address impediments, the City will take the following specific actions during FY 2005-06:

- Work in cooperation with Heartland Human Relations to conduct realtor training, through the East County Association of Realtors new member orientation seminars.
- Review semi-annually the fair housing complaints processed by Heartland Human Relations to ascertain the effectiveness of advice, counseling, and assistance provided by the organization.
- Participate with Heartland Human Relations in community outreach through presentations to social service agencies and community service groups.
- Monitor newspaper classified advertisements periodically for Section 504 (accessibility) compliance.
- Cooperate with Heartland Human Relations to conduct landlord training.
- Work with CHDOs and others to affirmatively market units made available with federal assistance and to provide fair housing information as part of the housing counseling when marketing federally assisted units.
- Implement the Section 3 Plan for the hiring of new employees on all qualified programs and projects.

Please also refer to pages 3 through 7 for the programs being funded in FY 2005-06 that promote these housing goals.

#### 6.1.5 Lead-Based Paint

The City has always informed residents applying for loans or grants through the Housing Rehabilitation Loan Program about the hazards of lead-based paint. The City will also continue to participate in the Rehabilitation Roundtable regional group. This group meets occasionally and is comprised of representatives from local jurisdictions that operate housing rehabilitation programs. A standing topic for these meetings is 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, a Threat and Protect Your Family From Lead in Your Home. The City will continue to attend meetings and training on lead-based paint hazards.

Additionally, the City of San Diego obtained a grant from the State of California to improve enforcement of lead based paint abatement procedures. One requirement of the grant is to include surrounding jurisdictions, and the City of El Cajon has been participating in these meetings.

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.

#### 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"> <li>▪ Paint Testing of surfaces to be disturbed by rehabilitation</li> </ul>	<ul style="list-style-type: none"> <li>▪ Paint Testing of surfaces to be disturbed by rehabilitation</li> <li>▪ Risk Assessment</li> </ul>	<ul style="list-style-type: none"> <li>▪ Paint Testing of surfaces to be disturbed by rehabilitation</li> <li>▪ Risk assessment</li> </ul>
Lead Hazard Reduction	<ul style="list-style-type: none"> <li>▪ Repair surfaces disturbed during rehabilitation</li> <li>▪ Safe work practices</li> <li>▪ Clearance of work site</li> </ul>	<ul style="list-style-type: none"> <li>▪ Interim Controls</li> <li>▪ Safe work practices</li> <li>▪ Clearance of unit</li> </ul>	<ul style="list-style-type: none"> <li>▪ Abatement</li> <li>▪ Safe work practices</li> <li>▪ Clearance of unit</li> </ul>
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"> <li>▪ Presume lead-based paint</li> <li>▪ Use safe work practices on all surfaces</li> </ul>	<ul style="list-style-type: none"> <li>▪ Presume lead based paint and/or hazards</li> <li>▪ Use standard treatments</li> </ul>	<ul style="list-style-type: none"> <li>▪ Presume lead based paint and/or hazards</li> <li>▪ Abate all applicable surfaces</li> </ul>

- ➔ **Lead Hazard Evaluation.** A risk assessment, paint testing or a combination of these to determine the presence of lead-based paint hazards or lead-based paint in properties built prior to 1978.
- ➔ **Lead Hazard Reduction.** Activities designed to reduce or eliminate exposure to lead-based paint hazards through methods including interim controls, standard treatments, or abatement. The action taken will depend on the project costs as required under Subpart J.
- ➔ **Clearance.** An activity conducted following lead-based paint hazard reduction activities to determine that the hazard reduction activities are complete.

For rehabilitation projects, the City's policy is to isolate the cost of lead abatement in a forgivable third trust deed (3rd mortgage), as the lead abatement costs may exceed 100% 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). For the first time homebuyer program, 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. Of the eight mobile home parks in which the City offers mobile home rehabilitation grants, 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.

## 6.2 Public Housing

There is no public housing in El Cajon.

## 7 Monitoring

Monitoring should 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 and (2) to ensure subrecipients/CHDOs achieve their performance objectives within schedule and budget, and (3) to assess capabilities and/or any potential needs for training or technical assistance in these areas.

### 7.1 All Projects and Programs

1. Subrecipients/CHDOs are evaluated and monitored as part of the pre-award assessment. Evaluation of the nature of activity, proposed plan for carrying out activity, the organization's capacity to do the work, and the possibility of potential conflicts of interest are within the pre-award assessment, which may be mentioned in the staff report for the first public hearing
2. Reports must be current prior to approval of any payment request. Reports may be monthly or quarterly, as mutually established between the City and the subrecipient/CHDO prior to contract execution. Report forms are provided to the subrecipient/CHDO with the executed contract, to ensure that all required information is included.
3. Technical assistance will be provided as requested or with subrecipients identified as inexperienced with CDBG/HOME/ADDI or with agency management.

### 7.2 CDBG Projects and Programs

1. Establish an annual monitoring plan.
  - a. Identify subrecipients most likely to have serious problems and devote extra attention to them. This identification may be due to recent personnel turnover, past performance, or the nature of the particular project.
  - b. Establish a schedule for on-site visits. Smaller subrecipients or subrecipients that have been monitored in the past and are managing well can be monitored through file evaluation.
  - c. If on-site monitoring is deemed appropriate, conduct on-site monitoring with checklist. Conduct exit interview.
  - d. Write subrecipient with findings, concerns and areas worthy of commendation. Provide deadlines for compliance with correcting deficiencies. Include positive feedback.
2. Single Audit requirements.
  - a. Notify subrecipient in writing of requirements under the Single Audit Act.
  - b. Review Audit Report. Letter of review sent to subrecipient. Assure all findings have been cleared by subrecipient.

## **7.3 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 1 to 4 units; once every two years for projects containing 5 to 25 units; and once per year for projects with 26 or more units.
2. Verify tenant income via a self-certification process on an annual basis. Every sixth year, full tenant income verification will be conducted.
3. Verify that 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, City staff will attempt to contact owner to determine the nature of the default, and if appropriate provide technical assistance and/or referral information; should a foreclosure occur, staff will pursue recapture of HOME/ADDI funds.

## **7.4 Performance Measures**

The City of El Cajon has measured performance using HUD's Consolidated Plan Guidelines, which require quantifiable goals and objectives to be clearly stated in the Consolidated Plan, as well as in the annual One-Year Action Plan. Proposed accomplishments/goals stated in the One-Year Action Plan are evaluated in the Annual CAPER report. Programs and activities that consistently meet or exceed the proposed accomplishment goals are considered effective and successful, generally continue to receive funding, while programs and activities that do not are either discontinued or revised.

The City is in the process of developing performance measurement standards and evaluation methodologies, per federal directives in order to better measure program impacts based on outcomes. Specifically, the City will focus on the nature and extent of health and safety hazards, as well as code violations eliminated through the housing rehabilitation programs. The impact of homeownership assistance based on the change in tenure (owner versus renter distribution) will be evaluated; economic development programs will be evaluated based on the number of jobs created or retained and the improvement in the tax revenue for the target area compared to the City as a whole. The City's key public service program, Community Policing, will be evaluated based on the City's success in reducing or maintaining a reduced crime rate in the low and moderate income areas.

## **8 Program-Specific Requirements**

### **8.1 CDBG Program Submission Requirements**

#### **8.1.1 Activities Planned Utilizing all Available CDBG Funds:**

The City of El Cajon will receive \$1,442,147 in CDBG funds, is allocating \$29,454.28 of unallocated program income from FY 2004-05, and also allocating \$8,500 from anticipated program income during FY 2005-06 of at least \$42,500. The allocations total \$1,480,101.28 and the anticipated total available is \$1,514,101.28. City Council has pre-authorized program income to be directed into the Mobile Home Rehabilitation program (C0506), which is not included in the total allocations listed above. Also, the balance remaining of all uncompleted projects at the end of the program year is automatically carried forward into the following program year for the same project.

#### **8.1.2 Float-Funded Activities**

Not applicable.

### **8.2 Home Program Submission Requirements**

#### **8.2.1 Resale Provisions**

The City has a First-Time Homebuyer Program with HOME funds (H0519), and also has several ongoing Housing Rehabilitation Loan Programs (H0520, H0521, H0522, H0523 and C0506) that use CDBG, HOME, CalHOME and Redevelopment Low and Moderate Housing Set-aside funds. The programs provide junior (second or third) trust deed loans to income-qualified first-time homebuyers or existing homeowners. City

assistance will be recaptured upon sale of property or change of title for all of these programs. In addition, if a HOME- or CalHOME-funded first-time homebuyer loan is repaid prior to ten (10) years, an equity share in lieu of interest will also be paid, based on City's share of equity at the time of title transfer. Due to new state laws, first-time homebuyer loans funded with redevelopment funds have a 45 year equity share provision. Loans are assumable if the prospective buyer meets all criteria except that the subsequent homebuyer need not be a first time homebuyer. There is no right of first refusal requirement in any of the City's HOME-funded program resale provisions. The HOME funds are recaptured and recycled into the same type of program.

In both the CDBG- and the HOME-funded Mobile Home Rehab Programs (*C0506, H0520 and H0521*), the loans are for a five-year period and are forgivable after that period and assumable during that period. They bear no interest. If the title of the mobile home changes during the affordability period and the new owner is income-eligible, the covenant is transferred. Otherwise, the loan is due in a proportionate manner, without interest.

The Multi-Family Rehabilitation Loan Program (*H0523*) uses HOME funds to provide loans for rehabilitation purposes for apartment complexes of fewer than 16 units. The affordability restrictions remain on the property and unit regardless of tenant and regardless of owner, until the affordability period has been satisfied. Loans are offered at below market rates (2 percent), with additional incentives (if the owner participates in the City's Crime-Free Multi-Housing program, the interest rate is lowered to 0 percent).

### **8.2.2 Tenant-Based Rental Assistance**

The City does not use HOME funds to provide tenant-based rental assistance.

### **8.2.3 Other Forms of Investments**

Not applicable.

### **8.2.4 Affirmative Marketing**

The City of El Cajon, in partnership with Heartland Human Relations and Fair Housing Association, funds and oversees the operation of the Fair Housing Program. The practice of nondiscrimination and equal opportunity will be promoted for the HOME program through policies and procedures described as follows:

- All methods of informing the public, owners, and potential tenants about Fair Housing laws will include the use of the Fair Housing logo and/or slogan.
- Each owner/subrecipient shall adhere to practices that further fair housing (i.e., using the slogan/logo, display Fair Housing posters) when soliciting tenants.
- As part of the project agreement, owners will be required to follow the policies and procedures of the City's affirmative marketing plan.
- The City will continue to contact community organizations, churches, special interest groups and social service agencies when soliciting to persons in the housing market who are not likely to participate without special outreach efforts.
- Records will be maintained documenting the affirmative marketing efforts of the City.
- Owners will be required to maintain affirmative marketing records and provide documentation of their efforts upon request.
- The City will, at a minimum, assess the progress and effectiveness of the affirmative marketing program on a quarterly basis. Modifications to the program will be made as needed. Owners found out of compliance with their agreement will be advised of the problems and given directions to correct or improve their program. If they fail to do so, corrective action by the City could include declaring the project in default.



APPLICATION FOR  
FEDERAL ASSISTANCE

<b>1. TYPE OF SUBMISSION:</b> Application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction		<input type="checkbox"/> Pre-application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction	<b>2. DATE SUBMITTED</b>	Applicant Identifier
			<b>3. DATE RECEIVED BY STATE</b>	State Application Identifier
			<b>4. DATE RECEIVED BY FEDERAL AGENCY</b>	Federal Identifier
<b>5. APPLICANT INFORMATION</b>				
Legal Name:			<b>Organizational Unit:</b>	
			Department:	
Organizational DUNS:			Division:	
<b>Address:</b>			<b>Name and telephone number of person to be contacted on matters involving this application (give area code)</b>	
Street:			Prefix:	First Name:
City:			Middle Name	
County:			Last Name	
State:	Zip Code		Suffix:	
Country:			Email:	
<b>6. EMPLOYER IDENTIFICATION NUMBER (EIN):</b> □□-□□□□□□□□			Phone Number (give area code)	Fax Number (give area code)
<b>8. TYPE OF APPLICATION:</b> <input type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) <input type="checkbox"/> <input type="checkbox"/> Other (specify)			<b>7. TYPE OF APPLICANT:</b> (See back of form for Application Types) Other (specify)	
<b>10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:</b> TITLE (Name of Program):    □□-□□□□			<b>9. NAME OF FEDERAL AGENCY:</b>	
<b>12. AREAS AFFECTED BY PROJECT</b> (Cities, Counties, States, etc.):			<b>11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:</b>	
<b>13. PROPOSED PROJECT</b>			<b>14. CONGRESSIONAL DISTRICTS OF:</b>	
Start Date:	Ending Date:		a. Applicant	b. Project
<b>15. ESTIMATED FUNDING:</b>			<b>16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?</b>	
a. Federal	\$	.00	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON	
b. Applicant	\$	.00	DATE:	
c. State	\$	.00	b. No. <input type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372	
d. Local	\$	.00	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
e. Other	\$	.00	<b>17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?</b>	
f. Program Income	\$	.00	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input type="checkbox"/> No	
g. TOTAL	\$	.00		
<b>18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.</b>				
<b>a. Authorized Representative</b>				
Prefix	First Name		Middle Name	
Last Name			Suffix	
b. Title			c. Telephone Number (give area code)	
d. Signature of Authorized Representative			e. Date Signed	

APPLICATION FOR  
FEDERAL ASSISTANCE

<b>1. TYPE OF SUBMISSION:</b> Application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction		<input type="checkbox"/> Pre-application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction	<b>2. DATE SUBMITTED</b>	Applicant Identifier
			<b>3. DATE RECEIVED BY STATE</b>	State Application Identifier
			<b>4. DATE RECEIVED BY FEDERAL AGENCY</b>	Federal Identifier
<b>5. APPLICANT INFORMATION</b>				
Legal Name:			<b>Organizational Unit:</b>	
			Department:	
Organizational DUNS:			Division:	
<b>Address:</b>			<b>Name and telephone number of person to be contacted on matters involving this application (give area code)</b>	
Street:			Prefix:	First Name:
City:			Middle Name	
County:			Last Name	
State:	Zip Code		Suffix:	
Country:			Email:	
<b>6. EMPLOYER IDENTIFICATION NUMBER (EIN):</b> □□-□□□□□□□□			Phone Number (give area code)	Fax Number (give area code)
<b>8. TYPE OF APPLICATION:</b> <input type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) <input type="checkbox"/> <input type="checkbox"/> Other (specify)			<b>7. TYPE OF APPLICANT:</b> (See back of form for Application Types) Other (specify)	
<b>10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:</b> TITLE (Name of Program):    □□-□□□□			<b>9. NAME OF FEDERAL AGENCY:</b>	
<b>12. AREAS AFFECTED BY PROJECT</b> (Cities, Counties, States, etc.):			<b>11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:</b>	
<b>13. PROPOSED PROJECT</b>			<b>14. CONGRESSIONAL DISTRICTS OF:</b>	
Start Date:	Ending Date:		a. Applicant	b. Project
<b>15. ESTIMATED FUNDING:</b>			<b>16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?</b>	
a. Federal	\$	.00	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON	
b. Applicant	\$	.00	DATE:	
c. State	\$	.00	b. No. <input type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372	
d. Local	\$	.00	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
e. Other	\$	.00	<b>17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?</b>	
f. Program Income	\$	.00	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input type="checkbox"/> No	
g. TOTAL	\$	.00		
<b>18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.</b>				
<b>a. Authorized Representative</b>				
Prefix	First Name		Middle Name	
Last Name			Suffix	
b. Title			c. Telephone Number (give area code)	
d. Signature of Authorized Representative			e. Date Signed	



# CPMP Local Grantee Certifications

**Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.**

- This certification does not apply.**
- This certification is applicable.**

## LOCAL GOVERNMENT CERTIFICATIONS

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 antidisplacement 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 or 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:

- 8. 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;
- 9. 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
- 10. 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.

2/25/05

Signature/Authorized Official

Date

Kathi J. Henry

Name

City Manager

Title

City of El Cajon

Jurisdiction

200 E Main Street

Address

El Cajon, CA 92020

City/State/Zip

619 441-1716

Telephone Number

- |                                     |   |
|-------------------------------------|---|
| <input type="checkbox"/>            | <b>This certification does not apply.</b> |
| <input checked="" type="checkbox"/> | <b>This certification is applicable.</b>  |

### 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:

11. 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);
12. Overall Benefit - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2005-06, , (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;
13. 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:

14. 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
15. 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 part 35, subparts A, B, J, K and R, of title 24;

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

<hr/>	<div style="border: 1px solid black; padding: 2px;">2/25/05</div>
Signature/Authorized Official	Date
<div style="border: 1px solid black; padding: 2px;">Kathi J. Henry</div>	
Name	
<div style="border: 1px solid black; padding: 2px;">City Manager</div>	
Title	
<div style="border: 1px solid black; padding: 2px;">City of El Cajon</div>	
Jurisdiction	
<div style="border: 1px solid black; padding: 2px;">200 E Main Street</div>	
Address	
<div style="border: 1px solid black; padding: 2px;">El Cajon, CA 92020</div>	
City/State/Zip	
<div style="border: 1px solid black; padding: 2px;">619 441-1716</div>	
Telephone Number	

- This certification does not apply.
- This certification is applicable.

**OPTIONAL CERTIFICATION  
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities, which 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 to meet such needs.

<hr style="border: 1px solid black;"/>	<div style="border: 1px solid black; width: 100px; height: 20px; margin: 0 auto;"></div>
Signature/Authorized Official	Date
<div style="border: 1px solid black; width: 100%; height: 20px; margin-top: 10px;"></div>	
Name	
<div style="border: 1px solid black; width: 100%; height: 20px; margin-top: 5px;"></div>	
Title	
<div style="border: 1px solid black; width: 100%; height: 20px; margin-top: 5px;"></div>	
Address	
<div style="border: 1px solid black; width: 100%; height: 20px; margin-top: 5px;"></div>	
City/State/Zip	
<div style="border: 1px solid black; width: 100%; height: 20px; margin-top: 5px;"></div>	
Telephone Number	
<div style="border: 1px solid black; width: 100%; height: 20px; margin-top: 5px;"></div>	

- This certification does not apply.
- This certification is applicable.

### 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;

2/25/05

Signature/Authorized Official

Date

Kathi J. Henry

Name

City Manager

Title

City of El Cajon

Jurisdiction

200 E Main Street

Address

El Cajon, CA 92020

City/State/Zip

619 441-1716

Telephone Number



<input checked="" type="checkbox"/> <b>This certification does not apply.</b> <input type="checkbox"/> <b>This certification is applicable.</b>
--

### HOPWA Certifications

The HOPWA grantee certifies that:

**Activities** -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

**Building** -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

	<input style="width: 100%; height: 20px;" type="text"/>
Signature/Authorized Official	Date
Name	
Title	
Address	
City/State/Zip	
Telephone Number	

- This certification does not apply.**
- This certification is applicable.**

### ESG Certifications

The Emergency Shelter Grantee certifies that:

**Major rehabilitation/conversion** -- It will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 10 years. If the jurisdiction plans to use funds for purposes less than tenant-based rental assistance, the applicant will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 3 years.

**Essential Services** -- It will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure as long as the same general population is served.

**Renovation** -- Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services** -- It will assist homeless individuals in obtaining appropriate supportive services, including permanent housing, medical and mental health treatment, counseling, supervision, and other services essential for achieving independent living, and other Federal State, local, and private assistance.

**Matching Funds** -- It will obtain matching amounts required under §576.71 of this title.

**Confidentiality** -- It will develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project except with the written authorization of the person responsible for the operation of that shelter.

**Homeless Persons Involvement** -- To the maximum extent practicable, it will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, operating facilities, and providing services assisted through this program.

**Consolidated Plan** --It is following a current HUD-approved Consolidated Plan or CHAS.

\_\_\_\_\_   
 Signature/Authorized Official Date

Name

Title

Address

City/State/Zip

Telephone Number

<input type="checkbox"/> <b>This certification does not apply.</b> <input checked="" type="checkbox"/> <b>This certification is applicable.</b>
--

**APPENDIX TO CERTIFICATIONS**

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

**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.

**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).
6. 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) 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 21.

Place Name	Street	City	County	State	Zip
City Hall	200 E Main	El Cajon	San Diego	CA	92020

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:
  - a. All "direct charge" employees;
  - b. all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
  - c. 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).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

- 1. Analysis of Impediments to Fair Housing
- 2. Citizen Participation Plan
- 3. Anti-displacement and Relocation Plan

	2/25/05
Signature/Authorized Official	Date
Kathi J. Henry	
Name	
City Manager	
Title	
City of El Cajon	
Jurisdiction	
200 E Main Street	
Address	
El Cajon, CA 92020	
City/State/Zip	
619 441-1716	
Telephone Number	

**SUMMARY OF CITIZEN COMMENTS**

As part of the Action Plan development, the City Council held a public hearing on February 8, 2005 at 7:00 p.m. to solicit input on the City's proposed uses of CDBG and HOME funds for FY 2005/06. A second hearing was held on March 8, 2005 at 3:00 p.m. to finalize these funding allocations. The public hearings were held at the El Cajon Council Chambers.

At the February 8 hearing, there were eight speakers, all advocating the funding of specific project applications. Of these four spoke for funding one particular project that had not been recommended for funding. The City Council did fund this project.

At the March 8 hearing, there were five speakers, one requesting reconsideration of a project that was not funded, two questioning why allocate funds for a motel voucher program, and two from the proposed motel voucher program making themselves available for questions from the City Council. The City Council finalized the allocations in a resolution and adopted the One Year Action Plan. Please see attached minutes.

A 30 day public review of the Draft Action Plan was provided from March 1 through March 31. No comments were received.

**AGENDA CHANGES:     None**

**PUBLIC COMMENT:       None**

**PUBLIC HEARINGS:**

**100   2005-06 CDBG AND HOME ALLOCATIONS; AND REALLOCATION  
OF PREVIOUS YEAR'S CDBG AND HOME FUNDS  
(Report: Director of Redevelopment and Housing)**

**RECOMMENDATION: That the City Council**

- **Open the Public Hearing and accept and review the testimony**
- **Close the Public Hearing**
- **Allocate funds to projects and programs that will be funded from the FY 2005-06 Community Development Block Grant (CDBG) and HOME grant programs, including reallocation of available funds; and Staff will bring back a funding schedule reflecting the City Council's decisions for final adoption in the One-Year Action Plan at the next and final public hearing on March 8, 2005 at 3:00 p.m.**

**DISCUSSION**

**Director of Redevelopment and Housing Cooksy** provides a summary of the Item and reviews Staff's recommendations as shown on Attachment B.

**Councilmember Ramos** speaks regarding Council's previous action of funding only agencies previously funded.

**Mayor Lewis** announces the Public Hearing is now Open.

**Meredith Hattrup**, 11416 Lorena Lana, thanks City Staff for recommending funding of the El Cajon Historical Society improvements and requests additional funding for another project.

**Dr. Roger Bailey**, 2653 Oceanfront Walk, San Diego, thanks Staff for recommending funding of Meals on Wheels, provides information about the program, and states the agency will continue to serve the community regardless of funding.

**Harold Brown**, 1527 East Main Street, Chief Operation Officer of Set Free Baptist Fellowship, speaks regarding what his agency does and acknowledges that future funding cuts may be made.

**PUBLIC HEARINGS: (Continued)**

**Kristen Johnson**, CEO of Soaring Spirit Kids Home Tutoring Service, 796 West Chase, informs Council of what the program does and how it helps local children; requests financial support to continue the program.

**John Gibson**, 1000 Pioneer Way, would appreciate it if the Council would award funding to the Fab 7 program.

**Dorothy Smith**, 1527 East Main Street #209, speaks regarding the assistance she and her family received from the Set Free Program when her husband lost his job and the family became homeless.

**Denise Valence**, 1527 East Main Street, Case Manager, Set Free Baptist Fellowship of San Diego, speaks regarding her duties as Case Manager and how the Fellowship will be able to help homeless individuals and families with funding if awarded by the City.

**Leane Marchese**, 4069 30th Street, San Diego, Director of Elder Help, speaks regarding what the program does, sharing one story of an elderly woman named Evelyn, and how program assisted Evelyn in her daily life.

No further comments are offered.

**MOTION BY Lewis, SECOND BY McClellan, to Close the Public Hearing.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**MOTION BY Lewis, SECOND BY McClellan**, to tentatively approve Staff's recommendations under CDBG with the addition of \$50,000 for the Set Free Program, with funding to be taken from Community Policing, and direction to Staff to contact Set Free to assure that the monies are not used for any religious activities.

**MOTION CARRIES BY 4-1 VOTE;  
Ramos voting No.**

**Mayor Lewis** reopened the public hearing to allow **John Gibson** to respond to the Council's questions regarding the requirements of the Set Free Program.

**MOTION BY Lewis, SECOND BY Kendrick, to Close the Public Hearing.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

## **PUBLIC HEARINGS: (Continued)**

**Attorney Foley** responds to Council's questions regarding the religious aspect of the program and offered to research the issue prior to final approval of award at the March 8, 2005, Council meeting.

Council recessed at 7:52 p.m.; reconvened at 8:02 p.m.

### **101            ZONE RECLASSIFICATION 2255 – 4876 AVOCADO                  BOULEVARD (Report: City Clerk)**

#### **RECOMMENDATION: That the City Council**

- **Open the Public Hearing and receive testimony**
- **Close the Public Hearing**
- **Adopt the next RESOLUTION in order to approve the Negative Declaration**
- **Approve, Modify or Disapprove Planning Commission Resolution No. 10072, recommending approval to prezone property at 4876 Avocado Boulevard from the County RR1 Zone to the City of El Cajon R-S-14 Zone.**
- **If approving or modifying the rezoning, refer to the City Attorney for an Ordinance upon completion of conditions.**

#### **Discussion**

**Director of Community Development Griffin** gives a brief overview of location and project.

**Nael Areigat**, applicant, 4876 Avocado Blvd., thanks City Staff for its assistance and provides photos for the Council; requests consideration for waivers of Conditions B8, B11, and B7.

**Director of Public Works Munzenmaier** informs Council of the reasons for the conditions being placed on this project; does not recommend waiving Condition B7 and responds to **Councilmember Ramos** and **Mayor Lewis'** inquiries regarding sidewalks, curbs and gutters.

**Director of Community Development Griffin** informs Council where the conditions are located and advises that if Mr. Areigat subdivides, he will have to return with a tentative subdivision map and the conditions will be addressed at that time.

**Janet Kirby**, 324 DeWitt Court, speaks in favor of the project and informs Council that she feels the project will improve the entire neighborhood.



**Mayor Lewis** speaks regarding graffiti around the City; encourages citizens to call 441-5533 to report graffiti on buildings in the City; Lexington Elementary School Reading Program; and concerns about traffic on First street and Redwood.

**2. WRITTEN COMMUNICATIONS: NONE**

**3. ADMINISTRATIVE REPORTS:**

**3.1 2005-06 CDBG AND HOME ALLOCATIONS; AND REALLOCATION OF PREVIOUS YEAR'S CDBG AND HOME FUNDS  
(Report: Director of Redevelopment and Housing)**

**RECOMMENDATION: That the City Council**

- Open the Public Hearing to allocate Federal Funds for FY 2005-06
- Accept and review testimony and Close the Public Hearing
- Finalize the allocation of funds to project and programs for FY 2005-06 Community Development Block Grant (CDBG) Program and HOME Investment Partnership Program (HOME);
- Adopt the One Year Action Plan;
- Adopt the next RESOLUTION in order for the allocation of these funds;
- Authorize the City Manager or designee to submit the One-Year Action Plan to the U.S. Housing and Urban Development Department (HUD) and execute affiliated documents.

**DISCUSSION**

**David Cooksy, Director of Redevelopment and Housing**, gave a brief overview of the CDBG Program and HOME Investment Partnership Program.

**Rico Del Campo**, 7210 Lisbon Street, San Diego, Lutheran Social Services, speaks regarding free minor home repairs for its clients which are usually disabled and/or senior individuals.

**Janet Carlson**, 1500 Delight Street, speaks regarding why monies that could be used for city improvement should be used for special interest projects or religious projects.

**Elaine Ancell**, 2050 Eula Lane, questions why such extensive security is required and why vouchers are only for Fabulous 7.

**Harold Brown**, 1527 East Main Street, Set Free, is available if the Council has any questions.

**John Gibson**, 1000 Pioneer Way, Fab 7, is available if the Council has any questions.

**MOTION BY LEWIS, SECOND BY McCLELLAN, to close the public hearing.**

**MOTION CARRIES BY A 4 TO 1 VOTE.  
COUNCILMEMBER RAMOS VOTES NO.**

**MOTION BY LEWIS, SECOND BY McCLELLAN, to finalize the allocation of funds to project and programs for FY 2005-06 Community Development Block Grant (CDBG) Program and HOME Investment Partnership Program (HOME).**

**MOTION CARRIES BY A 4 TO 1 VOTE.  
COUNCILMEMBER RAMOS VOTES NO.**

**MOTION BY LEWIS, SECOND BY KENDRICK, to adopt the One Year Action Plan.**

**MOTION CARRIES BY A 4 TO 1 VOTE.  
COUNCILMEMBER RAMOS VOTES NO.**

**MOTION BY LEWIS, SECOND BY McCLELLAN, to adopt RESOLUTION No. 48-05 for the allocation of these funds.**

**MOTION CARRIES BY A 4 TO 1 VOTE.  
COUNCILMEMBER RAMOS VOTES NO.**

**MOTION BY LEWIS, SECOND BY McCLELLAN, to authorize the City Manager or designee to submit the One-Year Action Plan to the U.S. Housing and Urban Development Department (HUD) and execute affiliated documents.**

**MOTION CARRIES BY A 4 TO 1 VOTE.  
COUNCILMEMBER RAMOS VOTES NO.**

#	Project/Program	CDBG New Funds	HOME New Funds	Red. Low/Mod Housing Fund	Redev. Capital Projects Fund	OTHER NEW FUNDING	CONTINUING PROJECTS & Funds Carried Forward (est.)	Project Total	SOURCE
C0501	Section 108 loan - Fire Station 8	\$ 214,174.55						\$ 214,174.55	
C0502	Section 108 loan - Ladder truck	\$ 95,850.00						\$ 95,850.00	
C0503	Section 108 loan - Project Destination	\$ 136,415.00						\$ 136,415.00	
C0504	Civic Center Park Lighting	\$ 135,000.00						\$ 135,000.00	
C0505	Pedestrian Ramps	\$ 50,000.00						\$ 50,000.00	
C0506	Mobile Home Rehabilitation Program	\$ 77,456.00					\$ 23,588.27	\$ 101,044.27	Unallocated funds
C0507	Wells Park Restroom Replacement	\$ 200,000.00						\$ 200,000.00	
C0508	Knox House Museum	\$ 21,650.00						\$ 21,650.00	
C0509	Luhman Center Upgrades	\$ 6,850.00						\$ 6,850.00	
C0510	Community Policing	\$ 149,822.05				\$ 60,000.00	\$ 5,866.01	\$ 155,688.06	15% of 04-05 PI
C0511	Inclusion Services Program	\$ 10,000.00						\$ 10,000.00	In-lieu rent
C0512	Meals on Wheels	\$ 6,500.00					\$ 20,000.00	\$ 26,500.00	In-lieu rent
C0513	Set Free Baptist Fellowship/Fabulous 7	\$ 50,000.00						\$ 50,000.00	
C0514	CDBG Administration	\$ 267,983.40				\$ 8,500.00	\$ 35,000.00	\$ 311,483.40	20% of 05-06 PI
C0515	Fair Housing Services	\$ 20,446.00						\$ 20,446.00	
C0209	Bill Beck Park						\$ 125,000.00	\$ 125,000.00	
C0222	FS 8 replacement (section 108 funds)						\$ 2,248,139.00	\$ 2,248,139.00	
C0223	BEDI Grant						\$ 450,000.00	\$ 450,000.00	
C0302	Civic Center Promenade Upgrades						\$ 40,000.00	\$ 40,000.00	
C0303	Fletcher Hills ADA playground						\$ 25,000.00	\$ 25,000.00	
C0304	Wells Park Improvements						\$ 20,000.00	\$ 20,000.00	
C0407	Cajon Valley Ballfields						\$ 50,000.00	\$ 50,000.00	
C0408	Bill Beck Park						\$ 47,000.00	\$ 47,000.00	
C0410	Boys & Girls Club						\$ 65,000.00	\$ 65,000.00	
C0413	Carryover CDBG Administration						\$ 100,000.00	\$ 100,000.00	
C9804	Fire Station #8 Replacement						\$ 500,790.00	\$ 500,790.00	
CDBG R	Construction Reserve						\$ 45,000.00	\$ 45,000.00	
H0515	Fair Housing Services		\$ 20,000.00					\$ 20,000.00	
H0516	HOME Administration		\$ 63,602.00				\$ 60,000.00	\$ 123,602.00	
H0517	CHDO Set-aside		\$ 125,402.70				\$ 265,945.50	\$ 391,348.20	03-04 & 04-05 CHDO Funds
H1518	CHDO Operating Subsidy		\$ 41,800.90					\$ 41,800.90	
H0519	First Time Homebuyer Program		\$ 292,606.20				\$ 225,000.00	\$ 517,606.20	
H0520	Rehabilitation Programs		\$ 292,606.20				\$ 325,000.00	\$ 617,606.20	
H0521	Mobile Home Rehabilitation Program		\$ -					\$ -	From H0520 as needed
H0522	Single Family Rehabilitation Program		\$ -					\$ -	From H0520 as needed
H0523	Small Apartment Complex Rehab Program		\$ -					\$ -	From H0520 as needed
H0417	HOME Administration (funds carried forward)							\$ -	
CALHOME	First Time Homebuyer Program					\$ 500,000.00		\$ 500,000.00	CALHOME (State Grant)
LM0501	Low and Moderate Housing Administration			\$ 1,168,813.00				\$ 1,168,813.00	
LM0502	Lend A Hand Day			\$ 40,000.00				\$ 40,000.00	
LM0503	First Time Homebuyer Program			\$ 1,000,000.00				\$ 1,000,000.00	
LM0504	Shared Housing Program			\$ 25,000.00				\$ 25,000.00	
LM0403	In Fill Housing Program (Wisconsin Ave.)						\$ 1,000,000.00	\$ 1,000,000.00	
LM0404	Linda Way Townhomes						\$ 4,000,000.00	\$ 4,000,000.00	
RD0501	Redevelopment Capital Fund Administration				\$ 820,223.00			\$ 820,223.00	
RD0502	Bus Retention/Recruit/Rel				\$ 100,000.00			\$ 100,000.00	
RD0503	Façade Improvement				\$ 100,000.00			\$ 100,000.00	
RD0504	Graffiti Removal				\$ 12,000.00			\$ 12,000.00	
RD0505	Downtown Pk Structure				\$ 50,000.00			\$ 50,000.00	
RD0506	Hazmat Test-Prescott Promenade				\$ 75,000.00			\$ 75,000.00	
RD0507	SW Corner - Environmental Testing				\$ 75,000.00			\$ 75,000.00	
RD0508	Magnolia Corridor Improvements				\$ 150,000.00			\$ 150,000.00	
RD0509	WiFi Feasibility Study				\$ 30,000.00			\$ 30,000.00	
E0501	Mortgage Credit Certificates					\$ 3,500,000.00		\$ 3,500,000.00	Internal Revenue Service
E0502	Crisis House					\$ 70,000.00		\$ 70,000.00	PI & in-lieu rent
<b>TOTALS</b>		<b>\$ 1,442,147.00</b>	<b>\$ 836,018.00</b>	<b>\$ 2,233,813.00</b>	<b>\$ 1,412,223.00</b>	<b>\$ 4,138,500.00</b>	<b>\$ 9,676,328.78</b>	<b>\$ 19,739,029.78</b>	

**U.S. Department of Housing & Urban Development  
 CPD Consolidated Plan  
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0001	Section 108 Loan Repayment Fire Station 8	19F Repayments of Section 108 Loan Principal	CDBG	\$ 214,174.55
C0501	Public Facilities	570.705(c)	ESG	\$ 0
	Provide for new community facilities and improve the quality of existing community facilities to serve those of lower income.	0 N/A	HOME	\$ 0
	Scheduled repayment of Section 108 loan.		HOPWA	\$ 0
			TOTAL	\$ 214,174.55
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/05  
 Help those with HIV or AIDS? No Completion Date: 06/30/06

Eligibility: 570.208(a)(1) - Low / Mod Area  
 Subrecipient: Local Government  
 Location(s): N/A

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0002	Section 108 Loan Repayment Ladder Truck	19F Fire Stations/Equipment	CDBG	\$ 95,850
C0502	Public Facilities	570.201(c)	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
	Provide for new community facilities and improve the quality of existing community facilities to serve those of lower income.	0 N/A	TOTAL	\$ 95,850
			Total Other Funding	\$ 0
	Scheduled repayment of new Section 108 loan.			

Help the Homeless? No                      Start Date: 07/01/05  
 Help those with HIV or AIDS? No              Completion Date: 06/30/06

Eligibility: 570.208(a)(1) - Low / Mod Area  
 Subrecipient: Local Government  
 Location(s): N/A

-----

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0003	Section 108 Loan Repayment	19F Repayments of	CDBG	\$ 136,415
C0503	Project Destination	Section 108 Loan	ESG	\$ 0
	Public Facilities	Principal	HOME	\$ 0
		570.705(c)	HOPWA	\$ 0
	Provide for new community facilities and improve the quality of existing community facilities to serve those of lower income.	0 N/A	TOTAL	\$ 136,415
	Scheduled repayment of a section 108 loan.		Total Other Funding	\$ 0

Help the Homeless? No                      Start Date: 07/01/05  
 Help those with HIV or AIDS? No            Completion Date: 06/30/06  
  
 Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
 Subrecipient: Local Government  
 Location(s): N/A

---

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0004	Civic Center Promenade Upgrades	03F Parks, Recreational Facilities	CDBG	\$ 135,000
C0504	Public Facilities	570.201(c)	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
	Provide for new community facilities and improve the quality of existing community facilities to serve those of lower income.	1 Public Facilities	TOTAL	\$ 135,000
			Total Other Funding	\$ 0
	Replacement of 30 year-old lighting fixture with energy-efficient ones at the public park between City Hall, the County Courthouse and the East County Performing Arts Center			

Help the Homeless? No Start Date: 07/01/05  
 Help those with HIV or AIDS? No Completion Date: 06/30/06

Eligibility: 570.208(a)(1) - Low / Mod Area  
 Subrecipient: Local Government  
 Location(s): Addresses

210 Main St, El Cajon, CA 92020

**U.S. Department of Housing & Urban Development  
 CPD Consolidated Plan  
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0005	Pedestrian Ramps	03L Sidewalks	CDBG	\$ 50,000
C0505	Infrastructure  Provide for needed infrastructure improvements in low income target areas.  Continuation of modification at intersections to accomodate wheelchairs.	570.201(c)  1 People (General)	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
			TOTAL	\$ 50,000
			Other Funding	
			Gas Tax	\$ 25,000
			Total Other Funding	\$ 25,000

Help the Homeless? No                      Start Date: 07/01/05  
 Help those with HIV or AIDS? No            Completion Date: 06/30/06

Eligibility:                      570.208(a)(2) - Low / Mod Limited Clientele  
 Subrecipient:                  Local Government  
 Location(s):                    Community Wide



**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0006	Mobile Home Rehabilitation	14A Rehab; Single-Unit Residential	CDBG	\$ 77,456.00
C0506	Housing	570.202	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
	Conserve and improve existing affordable housing. Provide adequate sites. Assist in the development of affordable housing. Remove governmental constraints. Promote equal housing opportunities.	10 Households (General)	Prior Funding CDBG	\$ 23,588.27
			TOTAL	\$101,044.27
			Total Other Funding	\$ 0
	Housing rehabilitation loans for mobile homes in eligible parks. Other funding indicates estimated amount of prior year CDBG funding to be carried forward into this project.			

Help the Homeless? No Start Date: 07/01/05  
 Help those with HIV or AIDS? No Completion Date: 06/30/06

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
 Subrecipient: Local Government  
 Location(s): Addresses

410 First St, El Cajon, CA 92019    716 Second St, El Cajon, CA 92019    1174 Main St, El Cajon, CA 92021  
 1430 Lexington, El Cajon, CA 92019    1313 Main St, El Cajon, CA 92019    1345 Madison, El Cajon, CA 92021  
 1285 Washington Ave, El Cajon, CA 92019    292 Second St, El Cajon, CA 92019    1440 Orange, El Cajon, CA 92020

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0007	Wells Park	03F Parks,	CDBG	\$200,000
C0507	Restroom Replacement	Recreational Facilities	ESG	\$ 0
	Public Facilities	570.201(c)	HOME	\$ 0
	Provide for new community facilities and improve the quality of existing community facilities to serve those of lower income.	1 People (General)	HOPWA	\$ 0
	Demolition of existing public restroom facility and construction of new, ADA-compliant restroom closer to the parking lot, which will improve public safety.		TOTAL	\$200,000
			Total Other Funding	\$ 0
Help the Homeless?	No	Start Date: 07/01/05		
Help those with HIV or AIDS?	No	Completion Date: 06/30/06		
Eligibility:	570.208(a)(1) - Low / Mod Area			
Subrecipient:	Local Government			
Location(s):	Addresses			
1170 Madison, El Cajon, CA 92020				

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0008	Knox House Museum	03 Public	CDBG	\$ 21,650
C0508	Public Facilities	Facilities (General)	ESG	\$ 0
		570.201(c)	HOME	\$ 0
	Provide for new community facilities and improve the quality of existing community facilities to serve those of lower income	23,675 People (General)	HOPWA	\$ 0
			TOTAL	\$ 21,650
			Private Donations	\$ 21,650
			Total Other Funding	\$ 21,650
	One half the cost of the renovation of landscaping and parking lot improvements to meet ADA standards.			

Help the Homeless? No                      Start Date: 07/01/05  
 Help those with HIV or AIDS? No                      Completion Date: 06/30/06

Eligibility: 570.208(a)(1) - Low / Mod Area  
 Subrecipient: Local Government  
 Location(s): Addresses

280 W. Park Ave., El Cajon, CA 92020

U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects

Table with 4 columns: Project ID/Local ID, Project Title/Priority/Objective/Description, HUD Matrix Code/Title/Citation/Accomplishments, Funding Sources. Includes rows for project 0009 and C0509, detailing funding from CDBG, ESG, HOME, HOPWA, and Total Other Funding.

Help the Homeless? No
Help those with HIV or AIDS? No
Start Date: 07/01/05
Completion Date: 06/30/06

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele
Subrecipient: Subrecipient Private 570.500(c)
Location(s): Addresses

290 S. Magnolia, El Cajon, CA 92020

**U.S. Department of Housing & Urban Development  
 CPD Consolidated Plan  
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0010	COPS Program	05I Crime Awareness	CDBG \$ 149,822.05
C0510	Anti-Crime Programs	570.201(e)	ESG \$ 0
	Improve public safety through crime prevention programs.	25000 People (General)	HOME \$ 0
	Partial subsidy of 10 community policing officers.		HOPWA \$ 0
			TOTAL \$ 149,822.05
			Prior Yr CDBG \$ 5,866.01
			In-lieu rent \$ 60,000.00
			Total Other Funding \$ 65,866.01

Help the Homeless? No Start Date: 07/01/03  
 Help those with HIV or AIDS? No Completion Date: 06/30/04

Eligibility: 570.208(a)(1) - Low / Mod Area  
 Subrecipient: Local Government  
 Location(s): Addresses

165 Park Ave, El Cajon, CA 92020

**U.S. Department of Housing & Urban Development  
 CPD Consolidated Plan  
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0011	Inclusion Services Program	05D Youth Services	CDBG	\$ 10,000
C0511	Public Services	570.201(e)	ESG	\$ 0
	Provide needed community and supportive services to those of lower income and/or with special needs.	35 Youth	HOME	\$ 0
			HOPWA	\$ 0
			TOTAL	\$ 10,000
			Total Other Funding	\$ 0

Provide assessments, observations and aides to youth with disabilities to be able to participate in recreational activities.

Help the Homeless? No                      Start Date: 07/01/05  
 Help those with HIV or AIDS? No              Completion Date: 06/30/06

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
 Subrecipient: Subrecipient Private 570.500(c)  
 Location(s): Communitywide

**U.S. Department of Housing & Urban Development  
 CPD Consolidated Plan  
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0012	Meals on wheels	05A Senior Services	CDBG	\$ 6,500
C0512	Senior Programs	570.201(e)	ESG	\$ 0
	Provide supportive services and facilities to the Seniors.	100 Elderly	HOME	\$ 0
			HOPWA	\$ 0
			TOTAL	\$ 6,500
	Partial subsidy of meals on wheels program, community-wide. Two meals per day (one hot) are delivered to home-bound seniors and disabled residents.		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/05  
 Help those with HIV or AIDS? No Completion Date: 06/30/06

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
 Subrecipient: Subrecipient Private 570.500(c)  
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development  
 CPD Consolidated Plan  
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0013	Set Free Baptist Fellowship	03T Operating Costs of Homeless Shelters	CDBG	\$ 50,000
C0513	Public Services	570.201(e)	ESG	\$ 0
	Provide needed community and supportive services to those of lower income and/or those with special needs.	1250 People (General)	HOME	\$ 0
			HOPWA	\$ 0
			Prior Funding CDBG	\$ 50,000
			TOTAL	\$ 50,000
	Motel vouchers for homeless families and individuals prior to or between case-managed treatment/training programs.		Total Other Funding	\$ 0

Help the Homeless? Ye  
 Help those with HIV or AIDS? No

Start Date: 07/01/05  
 Completion Date: 06/30/06

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
 Subrecipient: Subrecipient Private 570.500(c)  
 Location(s): Addresses

1527 E Main St, El Cajon, CA 92021



**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0014	CDBG Administration	21A General Program Administration	CDBG	\$ 267,983.40
C0514	Planning & Administration	570.206	ESG	\$ 0
	Provide for necessary planning activities to develop both housing and community development plans to address anticipated needs.	0 N/A	HOME	\$ 0
			HOPWA	\$ 0
			TOTAL	\$ 267,983.40
			Total Other Funding	\$ 0
	General administration of the CDBG and HOME programs, includes planning, administration and code enforcement.			

Help the Homeless? No                      Start Date: 07/01/05  
 Help those with HIV or AIDS? No            Completion Date: 06/30/06  
  
 Eligibility: 570.208(a)(1) - Low / Mod Area  
 Subrecipient: Local Government  
 Location(s): N/A

---

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0015	Fair Housing Services	21D Fair Housing	CDBG	\$ 20,446
C0515 & H0515	Housing  Conserve and improve existing affordable housing. Provide adequate sites. Assist in the development of affordable housing. Remove governmental constraints. Promote equal housing opportunities.  Fair housing activities.	Activities (subject to 20% Admin cap)  570.206  1000 People (General)	ESG	\$ 0
			HOME	\$ 20,000
			HOPWA	\$ 0
			TOTAL	\$ 40,446
			Total Other Funding	\$ 0

Help the Homeless? No                      Start Date: 07/01/05  
 Help those with HIV or AIDS? No              Completion Date: 06/30/06

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
 Subrecipient: Subrecipient Private 570.500(c)  
 Location(s): Addresses

1068 Broadway, El Cajon, CA 92021

**U.S. Department of Housing & Urban Development  
 CPD Consolidated Plan  
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0016	HOME Administration	21H HOME Admin/Planning Costs of PJ (subject to 10% cap)	CDBG ESG HOME HOPWA	\$ 0 \$ 0 \$ 63,602 \$ 0
H0516	Planning & Administration  Provide for necessary planning activities to develop both housing and community development plans to address anticipated needs.	0 N/A	TOTAL	\$ 63,602
	Administration of the HOME program.		Total Other Funding	\$ 0

Help the Homeless? No                                      Start Date: 07/01/05  
 Help those with HIV or AIDS? No                                      Completion Date: 06/30/06

Eligibility:  
 Subrecipient:                                      Local Government  
 Location(s):                                      N/A

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0017	ECCDC Downpayment Loans	13 Direct	CDBG	\$ 0
H0517	Housing	Homeownership Assistance	ESG	\$ 0
			HOME	\$ 125,402.70
			HOPWA	\$ 0
	Conserve and improve existing affordable housing. Provide adequate sites. Assist in the development of affordable housing. Remove governmental constraints. Promote equal housing opportunities.	0 Housing Units	TOTAL	\$ 125,402.70
			Prior Funding	
			HOME	\$ 265,945.50
			Total Other Funding	\$ 265,945.50

CHDO set-aside funds reserved for units developed/sponsored by the El Cajon Community Development Co.

Help the Homeless? No                      Start Date: 07/01/05  
 Help those with HIV or AIDS? No              Completion Date: 06/30/06

Eligibility:  
 Subrecipient: Subrecipient Private 570.500(c)  
 Location(s): Addresses

To be determined

-----

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0018	El Cajon Community Development Corporation	21I HOME CHDO Operating Expenses (subject to 5% cap)	CDBG ESG HOME HOPWA	\$ 0 \$ 0 \$ 41,800.90 \$ 0
H0518	Housing  Conserve and improve existing affordable housing. Provide adequate sites. Assist in the development of affordable housing. Remove governmental constraints. Promote equal housing opportunities.  CHDO operating subsidy.	0 N/A	TOTAL  Total Other Funding	\$ 41,800.90  \$ 0

Help the Homeless? No                      Start Date: 07/01/05  
 Help those with HIV or AIDS? No              Completion Date: 06/30/06

Eligibility:  
 Subrecipient: Subrecipient Private 570.500(c)  
 Location(s): Addresses

168 Main Street, El Cajon, CA 92020

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0019	First Time Homebuyer Program	13 Direct	CDBG	\$ 0
H0519	Housing  Conserve and improve existing affordable housing. Provide adequate sites. Assist in the development of affordable housing. Remove governmental constraints. Promote equal housing opportunities.  Down payment and closing cost loans to first time homebuyers. Prior funding is the estimated amount to be carried forward from the prior year.	Homeownership Assistance  570.201(n)  10 Housing Units	ESG	\$ 0
			HOME	\$ 292,606.20
			HOPWA	\$ 0
			Prior Funding HOME	\$ 225,000.00
			TOTAL	\$ 517,606.20
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/05  
 Help those with HIV or AIDS? No Completion Date: 06/30/06

Eligibility:  
 Subrecipient: Local Government  
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development  
 CPD Consolidated Plan  
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0020	Housing Rehabilitation Loan Programs	14A Rehab; Single-Unit Residential	CDBG	\$ 0
H0520	Housing	570.202	ESG	\$ 0
			HOME	\$ 292,606.20
			HOPWA	\$ 0
	Conserve and improve existing affordable housing. Provide adequate sites. Assist in the development of affordable housing. Remove governmental constraints. Promote equal housing opportunities.	50 Housing Units	Prior Funding	
			HOME	\$ 325,000.00
			TOTAL	\$ 617,606.20
			Total Other Funding	\$ 0

This is the "pool of funds" for single family rehab, mobile home rehab and small apartment complex rehab activities. The three types of activities are shown as projects H0521 (mobile homes), H0522 (single family), H0523 (small apartment complex). Prior funding is the estimated amount remaining carried forward from the prior year.

Help the Homeless? No Start Date: 07/01/05  
 Help those with HIV or AIDS? No Completion Date: 06/30/06  
 Eligibility:  
 Subrecipient: Local Government  
 Location(s): Community Wide

---

**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0021	Mobile Home Rehabilitation (HOME)	14A Rehab; Single-Unit Residential	CDBG	\$ 0
H0521	Housing	570.202	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
	Conserve and improve existing affordable housing. Provide adequate sites. Assist in the development of affordable housing. Remove governmental constraints. Promote equal housing opportunities.	0 Housing Units	TOTAL	\$ 0
	Forgivable five year rehabilitation loans to eligible mobile homeowners in eligible parks. Up to \$8,360 is available, plus an additional \$1,000 if the owner is elderly or disabled. Funding is from H0520.		Total Other Funding	\$ 0
Help the Homeless?	No	Start Date: 07/01/05		
Help those with HIV or AIDS?	No	Completion Date: 06/30/06		
Eligibility:				
Subrecipient:	Local Government			
Location(s):	Addresses			
1440 Orange, El Cajon, CA 92020	212 Second St, El Cajon, CA 92019	1285 Washington, El Cajon, CA 92019		
1345 Madison, El Cajon, CA 92021	1313 Main Street, El Cajon, CA 92019	1430 Lexington, El Cajon, CA 92019		
1174 Main St., El Cajon, CA 92021	716 Second St., El Cajon, CA 92019	410 First St., El Cajon, CA 92019		



**U.S. Department of Housing & Urban Development  
CPD Consolidated Plan  
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0022	Single Family Rehabilitation Loans	14A Rehab; Single-Unit Residential	CDBG	\$ 0
H0522	Housing	570.202	ESG	\$ 0
			HOME	\$ 0
			HOPWA	\$ 0
	Conserve and improve existing affordable housing. Provide adequate sites. Assist in the development of affordable housing. Remove governmental constraints. Promote equal housing opportunities.	0 Housing Units	TOTAL	\$ 0
	Fully deferred, zero percent (0%) interest loans to rehabilitate single family homes of eligible homeowners. Funding is from H0520.		Total Other Funding	\$ 0

Help the Homeless? No    Start Date: 07/01/05  
 Help those with HIV or AIDS? No                                      Completion Date: 06/30/06  
  
 Eligibility:  
 Subrecipient:    Local Government  
 Location(s):    Community wide

**U.S. Department of Housing & Urban Development  
 CPD Consolidated Plan  
 Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources	
0023	Multi-Family Housing Rehabilitation	14B Rehab; Multi-Unit Residential	CDBG	\$ 0
H0523	Housing	570.202	ESG	\$ 0
	Conserve and improve existing affordable housing. Provide adequate sites. Assist in the development of affordable housing. Remove governmental constraints. Promote equal housing opportunities.	0 Housing Units	HOME	\$ 0
	Rehabilitation loans for apartment complexes with 5-15 units. Loans are at 2% interest, but if the owner enrolls the apt. complex in the City's Crime Free Multi-Housing program, the interest rate is reduced to 0%. Funding is from H0520.		HOPWA	\$ 0
			TOTAL	\$ 0
			Total Other Funding	\$ 0

Help the Homeless? No Start Date: 07/01/05  
 Help those with HIV or AIDS? No Completion Date: 06/30/06

Eligibility:  
 Subrecipient: Local Government  
 Location(s): Community Wide

**Funding Sources**  
**(Does not include continuing projects)**

Entitlement Grant (includes reallocated funds)		
CDBG	\$1,442,147	
ESG	\$0	
HOME	\$836,018	
HOPWA	\$0	
Total		\$2,278,165
Prior Years' Program Income NOT previously programmed or reported		
CDBG	\$0	
ESG	\$0	
HOME	\$0	
HOPWA	\$0	
Total		\$0
Reprogrammed Prior Years' Funds		
CDBG	\$29,454.28	
ESG	\$0	
HOME	\$0	
HOPWA	\$0	
Total		\$29,454.28
Total Estimated Program Income		
CDBG	\$42,500	
HOME	\$10,000	
Total		\$52,500
Section 108 Loan Guarantee Fund		\$0
<b>TOTAL FUNDING SOURCES</b>		<b>\$2,360,119</b>
Other Funds		
State Funds	\$500,000	
In-lieu Rent	\$70,000	
MCC	\$3,500,000	
Private Funds	\$2,400,000	
Redevelopment Housing Funds	\$2,233,813	
Redevelopment Capital Funds	\$1,412,223	
Total		\$10,116,036
Submitted Proposed Projects Totals		\$2,316,119.28
Un-Submitted Proposed Projects Totals		\$0
User Project Totals		\$10,116,036