



CITY OF EL CAJON

ONE-YEAR ACTION PLAN For FY 2011-2012 (Third Program Year Action Plan)

**200 Civic Center Way
El Cajon, CA 92020**

**Submitted:
May 11, 2011**





**One-Year Action Plan
for FY 2011-2012**

(Third Program Year Action Plan)



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Third Program Year Action Plan

GENERAL

Executive Summary

The Fiscal Year 2011-2012 One-Year Action Plan implements the third year of the 2009-2014 Five-Year Consolidated Plan and addresses the HUD consolidated planning requirements for the Community Development Block Grant (CDBG) and HOME Investment Partnership Act (HOME) programs.

This plan outlines the action steps that the City of El Cajon will use to address housing and community development needs in the City. The Plan includes a listing of activities that the City will undertake during FY 2011-12 (July 1, 2011 through June 30, 2012) that utilize CDBG and HOME funds. Use of Redevelopment Low and Moderate Income Housing Funds and general funds to leverage these federal entitlement grants is also discussed.

Priority Needs established in the 2009-2014 Consolidated Plan, which form the basis for establishing objectives and outcomes in the Strategic Plan and FY 2011-12 One-Year Action Plan, are as follows:

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

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

General Objective Categories

Activities will meet one of the following:

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

General Outcome Categories

Activities will meet one of the following:

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

Based on these priorities, the projects to be funded and objectives and outcomes anticipated during FY 2011-12 are shown in Table 1 below.

Table 1: Approved FY 2011-12 CDBG and HOME Projects

Category/Activity	National Objective	Performance Objective/ Outcome	CDBG Funding	Home Funding
Priority 1: Conserve and Improve Existing Affordable Housing				
Mobile Home & SFR Rehabilitation Program	Low/Mod Housing	DH-1	\$155,761	\$0
Mobile Home, Single-Family, Multi-Unit Rehabilitation Program - Pool of Funds*	Low/Mod Housing	DH-1	\$0	\$200,000
Subtotal:			\$155,761	\$200,000
*This activity to receive any excess HOME funds if the actual allocation from HUD is greater than the estimated allocation up to the grant balance (may also be reduced if actual allocation is less than estimated).				
Priority 2: Provide Homeownership Assistance to Low and Moderate Income Households				
First-Time Homebuyer Program	Low/Mod Housing	DH-2	\$0	\$304,675
Subtotal:			\$0	\$304,675
Priority 5: Assist in the Development of Affordable Housing				
CHDO Set Aside Funds**	Low/Mod Housing	DH-2	\$0	\$100,935
Subtotal:			\$0	\$100,935
** CHDO set aside allocation will be increased or reduced to the 15% minimum of the actual HOME total allocation per the regulations.				
Priority 6: Promote Equal Housing Opportunity				
Center for Social Advocacy – Fair Housing	Administration	DH-1	\$18,000	\$6,000
Subtotal:			\$18,000	\$6,000
Priority 7: Support a Continuum of Care System for the Homeless				
East County Transitional Living Center – Emergency Voucher Program (#)	Low/Mod Clientele	SL-1	\$0	\$0
Subtotal			\$0	\$0
Priority 8: Provide for New Community Facilities and Improve the Quality of Existing Community Facilities to Serve Those of Low and Moderate Income and/or with Special Needs				
Ladder Truck - Section 108 Loan	Low/Mod Area	SL-1	\$82,645	\$0
City Hall and Council Chambers ADA Improvements	Low/Mod Clientele	SL-1	\$182,000	\$0
Renette Park Design of Comprehensive Improvements***	Low/Mod Area	SL-1	\$61,584	\$0
ADA Transition – Curb Ramps Installation	Low/Mod Clientele	SL-1	\$125,000	\$0
El Cajon Valley Tennis & Handball Facility – Lighting Upgrades	Low/Mod Area	SL-1	\$50,000	\$0
Family Health Centers of SD – Renovations to Nurses' Station	Low/Mod Clientele	SL-1	\$36,674	\$0
East County Transitional Living Center – Heating/Air Conditioning Unit Replacements	Low/Mod Clientele	SL-1	\$30,000	\$0
Subtotal			\$567,903	\$0

Table 1: Approved FY 2011-12 CDBG and HOME Projects

Category/Activity	National Objective	Performance Objective/ Outcome	CDBG Funding	Home Funding
*** This activity to receive any excess CDBG funds, if the actual total CDBG allocation is greater than the estimated allocation up to the grant balance (may also be reduced if actual allocation is less than estimated)				
Priority 9: Provide Needed Community and Supportive Services to Those of Low and Moderate Income and/or with Special Needs				
Community Policing Project (Crime Free Multi-Housing Program)	Low/Mod Area	SL-1	\$67,387	\$0
Community Policing Project (Serial Inebriate Program)	Low/Mod Clientele	SL-1	\$58,047	\$0
Meals-on-Wheels Greater San Diego – Meals-on-Wheels El Cajon	Low/Mod Clientele	SL-1	\$10,000	\$0
Angel's Depot – Emergency Food Distribution for Seniors	Low/Mod Clientele	SL-1	\$5,000	\$0
Subtotal:			\$140,434	\$0
Priority 11: Provide for Necessary Planning Activities to Develop and Implement Both Housing and Community Development Plans to Address Anticipated Needs				
CDBG/HOME Administration****	Administration	DH-1	\$198,024	\$61,290
Total:			\$198,024	\$61,290
****If the actual total CDBG/HOME allocation from HUD is greater than or less than the estimated total, the allocations to Administration will be increased or reduced to the maximums allowed by the regulations.				

(#) Emergency voucher assistance to be funded with available HPRP funds in FY 2011-12.

General Questions

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

FY 2011-12 Action Plan General Questions response:

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

A concentration of lower income residents exists on the valley floor, surrounded by higher income and lower density residential areas. Several CDBG and HOME activities are available citywide, but the predominant focus areas are the low-income neighborhoods and block groups within the City's central core (see Figure 1 – Low and Moderate Income Areas, page AP-5). There are a few block groups with concentrations of minorities slightly higher than the County averages, but these block groups are scattered and do not constitute a specific geographic concentration that could be defined by race or ethnicities.

For FY 2011-12, the City will expend \$111,584 in CDBG funds to improve community facilities for the benefit of all residents of the low/mod areas in which they are located (Renette Park Design of Comprehensive Improvements and El Cajon Valley Tennis & Handball Lighting Upgrades). In addition, the City will expend \$307,000 to design and construct improvements to community facilities designed to benefit all disabled residents of the City (City Hall & Chambers ADA Improvements and ADA Transition – Curb Ramps). Further, City will expend \$66,674 to improve privately-owned public facilities serving low/mod individuals and families (Family Health Centers of San Diego and East County Transitional Living Centers).

All of the public service projects selected will benefit low- and moderate-income and special-needs persons citywide. City will expend \$125,434 in CDBG funds to provide community policing programs and activities that will benefit predominantly low-income areas and persons (Crime-Free Multi-Housing Program and Serial Inebriate Program). In addition, the City will expend \$15,000 for programs to benefit low- and extremely-low income seniors throughout the City (Meals on Wheels and Angel's Depot). Further, City will expend \$155,761 in CDBG funds and \$605,610 in HOME funds for affordable housing projects/programs that will directly assist low- and moderate-income households citywide.

Figure 1 – City of El Cajon Low and Moderate Income Areas

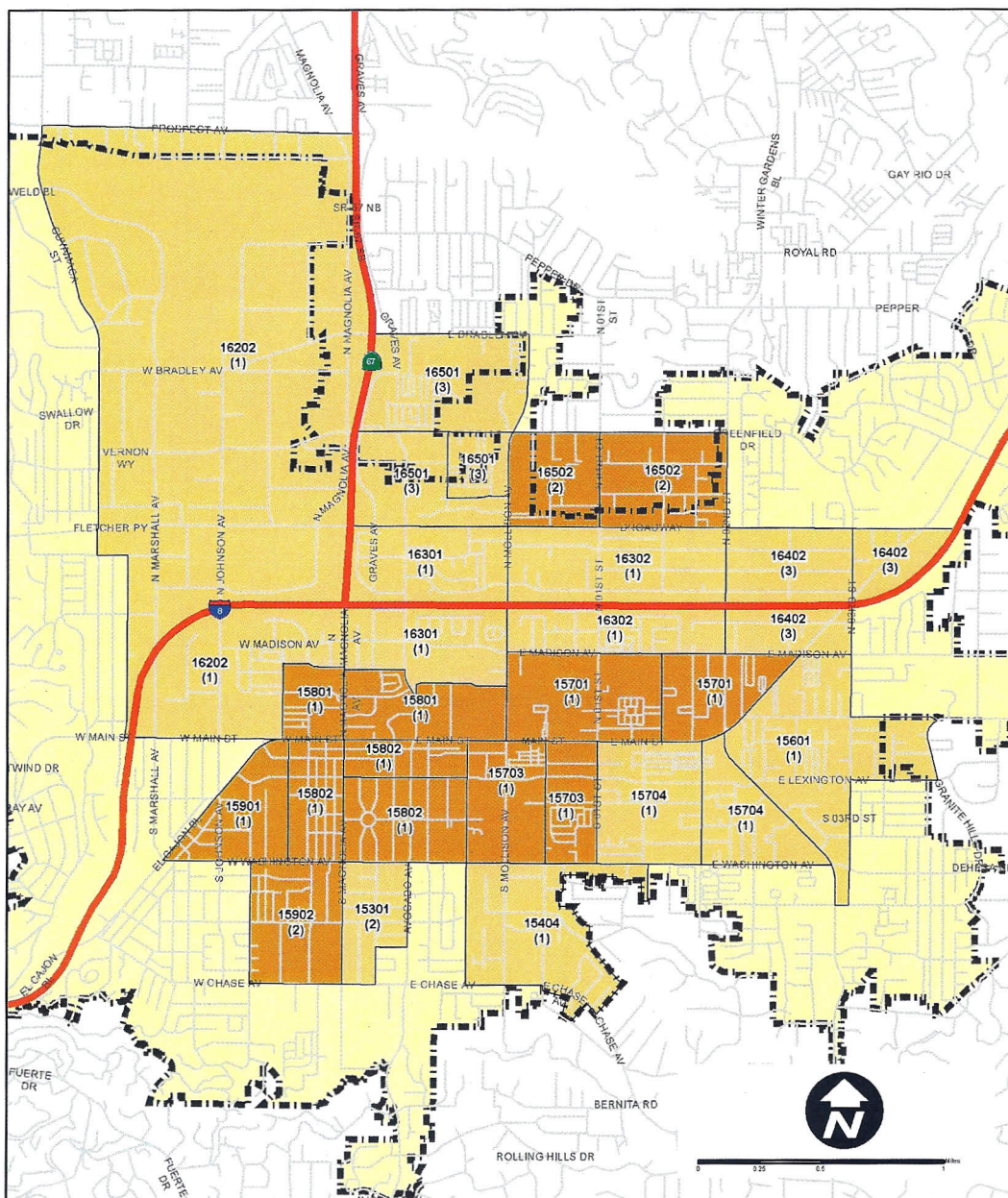


Figure 1:
City of El Cajon
Low and Moderate Income Areas

- Roads
- ▬ ElCajonMunicipal
- 51.1% - 70.9% low and moderate income population
- 71.0% and greater low and moderate income population
- ElCajonMunicipal
- 15801 - Census Tract Numbers
- (1) - Block Group Numbers

2. As the valley floor and the central core of the City have the highest concentration of lower-income residents, all but a very few projects and programs are focused in this area (exceptions include citywide projects such as the First-Time Homebuyers Program, Housing Rehabilitation Programs, installation of ADA curb ramps, senior services and fair housing activities).
3. The greatest obstacle to meeting underserved needs is the ongoing reduction of resources (including CDBG and HOME resources) directed to assist those needs. Leveraging, to the greatest possible extent, will continue.
4. A variety of resources will be made available to assist in addressing the needs identified in this plan.

The City expects to receive \$1,080,122 in CDBG and \$672,900 in HOME entitlement funds to address the needs identified in this Plan. In addition, the City will use approximately \$1 million in CDBG and \$1.5 million in HOME funds carried over from previous years' allocations for projects/programs still in progress to continue addressing the needs identified. Final grant allocation numbers for FY 2011-12 are expected to be different than projected at public hearings. The additional funds (if any) will be allocated as directed by the City Council in the April 12, 2011 public hearing and set forth in this Action Plan for eligible projects and programs.

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

As part of the American Recovery and Reinvestment Act of 2009 (ARRA), the City of El Cajon will continue to use remaining funds from its \$512,686 original allocation of Homeless Prevention and Rapid Re-housing (HPRP) funds to provide services for those in danger of losing their housing or those who are homeless. 100% of HPRP funds must be expended by September 30, 2012. The HPRP program, administered jointly by the Volunteers of America, Crisis House, and East County Transitional Living Center (formerly Set-Free Baptist Fellowships) is currently in progress and has been very successful in assisting those families affected by the current housing crisis with both homeless assistance and homeless prevention activities.

The San Diego County Housing Authority administers the Section 8 program for the City of El Cajon. Over 2,400 households are assisted annually with Section 8 Housing Choice Vouchers in the City.

El Cajon's homeless service providers have been very successful in competing for Supportive Housing Program (SHP) funds. These funds provide transitional housing and support services for homeless families and a variety of special populations. The

SHP program is a critical source of funding for El Cajon's Continuum of Care. In FY 2011-12, over \$1 million is expected to be awarded to various agencies and their partners (including Volunteers of America and Crisis House) located in El Cajon and/or serving the East County area.

In the past, the City has been successful in assisting affordable housing developments that have received tax credits. The City of El Cajon anticipates assisting at least two affordable housing developments to obtain tax credits in the upcoming fiscal year as follows:

- 1) Chambers Senior Residences: is a 49-unit new construction project targeting very-low income seniors. This project has been ready for redevelopment since demolition of the structures in 2009, has all Agency funding approvals, and will bring new life to an aging area with exciting architecture, community access to the patio/gardens, while still providing mixed-use office/retail components to support senior needs. An application for Low Income Housing Tax Credits with the State of California has been submitted by the developer, Affirmed Housing Group.
- 2) Key Largo Apartments: is a Section 8 based 132-unit existing apartment complex that is anticipated for acquisition and substantial rehabilitation. This project currently receives Section 8 housing assistance payments ("HAP") approved by HUD for 105 out of 132 units and the contract expires on October 31, 2011. The owner can elect to renew or cancel the HAP contract; therefore those units could be at risk. An application for Low Income Housing Tax Credits with the State of California has been submitted by the developer, Highland Property Development.

McKinney-Vento Act funds are received directly by the school districts that serve residents of the City of El Cajon. Grossmont Union High School District expects to receive approximately \$250,000 annually to assist families with school-aged children who are experiencing homelessness.

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

An issuance of a bond in non-housing redevelopment funds occurred in March 2007. The net amount to the Redevelopment Agency was \$15,165,108.90. These funds will continue to be used for a variety of capital improvement and economic development projects in the downtown area over a period of years.

Under California Redevelopment Law, not less than 20% of redevelopment funds collected must be set aside for low- and moderate-income housing households. These "Low and Moderate Income Housing Funds" are used to increase, improve or preserve the supply of low- and moderate-income housing within the city limits of El Cajon. Low and Moderate Income Housing Funds are also available to assist in addressing the needs identified in this plan and provide an effective means for the City to leverage additional funds. In FY 2011-12, approximately \$11,363,350 will be budgeted to address the needs identified in the Consolidated Plan, including funds

reserved for the Birchwood Lane project for first-time homebuyers earning between 50% to 120% of area median income, the new 49-unit senior housing project for very-low income seniors that includes mixed retail or office uses that support seniors, an energy-efficient acquisition/rehabilitation program for low- and moderate-income homeowner units, a homeownership foreclosure prevention program, and assistance for a 150-unit apartment complex to preserve and further restrict units to very-low and low-income households for 55 years. Low and Moderate Income Housing Funds are leveraged with HOME and other funding sources to the greatest extent possible.

Managing the Process

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

FY 2011-12 Action Plan Managing the Process response:

1. The El Cajon Community Development Department, Redevelopment and Housing Division serves as the lead agency in the preparation of the One Year Action Plan and administration of the HOME, CDBG and HPRP programs. Additionally, the City contracts with the Center for Social Advocacy for administration of its Fair Housing Program.
2. In 2009, the City conducted a Community Development Needs Survey as part of the development of the 2009-2014 Five-Year Consolidated Plan. In El Cajon, the top-ranking community development needs are:
 - Fire Stations and Equipment
 - Anti-Crime Programs
 - Neglected and Abused Children's Center and Services
 - Park and Recreation Facilities
 - Youth Centers
 - Youth Activities
 - Libraries
 - Graffiti Removal
 - Job Creation and Retention
 - Health Care Facilities
 - Street Lighting

The City coordinates with local social service providers and adjacent governmental agencies to identify needs and to provide needed housing and community development services to area residents.

The City meets with representatives from other CDBG and HOME entitlement jurisdictions in San Diego and Imperial Counties on a regular basis. One issue the

group is working on is to develop a collaborative system for the administration of CDBG funding and reporting to ease the administration of CDBG requirements for the non-profit and other recipients. The City also participates actively with the Fair Housing Resources Board, consisting of City representatives, HUD representatives and fair housing service providers in San Diego County to identify and address issues related to furthering fair housing and the development of the Regional Analysis of Impediments to Fair Housing. The City will also continue to meet with and assist county, state, federal, education and private organizations involved in economic development and job training in targeting their efforts toward those areas of El Cajon exhibiting the greatest need.

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

Citizen Participation

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

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

FY 2011-12 Action Plan Citizen Participation response:

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

For FY 2011-12, the City of El Cajon followed its Citizen Participation Plan in accordance with the following schedule. The two public meetings held during the FY

2011-12 One-Year Action Plan process were advertised multiple times in the newspaper, and all Notices of the hearings and other activities are placed on the City's website and posted at City Hall and the City's two public libraries. In addition, the Citizen Participation Schedule was included with the application packets to requesting parties.

CITIZEN PARTICIPATION SCHEDULE

November 11, 2010	Publication: "Notice of Funding Availability and Request for Comments and Proposals" published in newspaper November 11, 18, and 25, 2010.
November 15, 2010	Application for CDBG Funding available. PDF version posted on website. Begin mailing applications (and e-mailing Word versions) to community organizations that request it.
November 15-December 14, 2010	Technical Assistance is available upon request. Call (619) 441-1786 for telephone assistance or to set an appointment.
December 15, 2010	Deadline for proposals/applications for CDBG funds to be submitted to Redevelopment and Housing Division, 200 Civic Center Way, 3 rd Floor, El Cajon, CA 92020 by 5:00 p.m.
January 27, 2011	Publication: "Notice of First Public Hearing" to be published in newspaper Jan. 27 and Feb. 3, 2011.
February 22, 2011	First Public Hearing at 7:00 p.m. to allocate FY 2011-12 CDBG and HOME funds and to solicit public input.
March 11, 2011	Publication: "Notice of Public Review and Second Public Hearing" for final adoption of One-Year Action Plan for FY 2011-12 and to solicit public input, published in newspaper March 11 and March 18, 2011. Notice includes full listing of approved projects, amounts and regulatory citations.
April 12, 2011	Second Public Hearing at 3:00 p.m. to solicit public input and final adoption of One-Year Action Plan for FY 2011-12.
April 13, 2011	Begin contract negotiations with selected CDBG sub-recipients.
May 11, 2011	One-Year Action Plan submitted to HUD for approval.
May 12, 2011	Publication: "Notice of Submittal of One-Year Action Plan" published in newspaper: May 12, 2011.
May 15 – June 30, 2011	HUD review period of One-Year Action Plan.
July 1, 2011	Begin Fiscal Year 2011-12.

2. At the public hearing held on February 22, 2011, fourteen (14) speakers representing applicant agencies made requests to the City Council to consider their request. At the public hearing held on April 12, 2011, two speakers addressed the City Council: one to express appreciation to Council for its support and the second to re-iterate its request for funding. Excerpts of the minutes from both hearings, including all comments is provided in Appendix A.
3. The City of El Cajon responded to all relevant oral comments at the hearings. No additional written comments were received.

Institutional Structure

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

FY 2011-12 Action Plan Institutional Structure response:

1. The City's institutional structure was modified in 2010. The Redevelopment and Housing Department was combined with and became a division of the Community Development Department under direction of the Community Development Director. The Redevelopment and Housing Division provides staff support to the City Council and the Redevelopment Agency for all redevelopment funds and federal housing and community development grant funds that are the subject of this Action Plan. The Redevelopment and Housing Division serves as lead administrator for development of the Annual Plan, CAPER and all required reports and activities. Staff members continue to attend appropriate training sessions as available.

Monitoring

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

FY 2011-12 Action Plan Monitoring response:

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

All Projects and Programs:

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

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

CDBG Projects and Programs:

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

HOME/ADDI Projects and Programs:

Rental Projects

The City or its agent will:

1. Perform on-site inspections to determine compliance with property standards no less than once every three years for projects containing one to four units; once every two years for projects containing five to 25 units; and once per year for projects with 26 or more units.
2. Verify tenant income via self-certification process on an annual basis. Every sixth year, full tenant income verification will be conducted.

3. Verify rents on HOME-assisted units conform to current HOME rent limits.

Ownership Projects and Programs

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

Lead-based Paint

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

FY 2011-12 Action Plan Lead-based Paint response:

1. The City informs all residents applying for loans or grants through the Housing Rehabilitation Loan Program about the hazards of lead-based paint.

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

The City will also continue to participate in the Rehabilitation Roundtable regional group. The group meets quarterly and is comprised of representatives from local jurisdictions that operate housing rehabilitation programs. A standing topic for these meetings is lead-based paint.

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

Table 2: Lead-Based Paint Guidelines for Residential Rehabilitation

Rehab Costs (per Unit)	<\$5,000	\$5,000-\$25,000	>\$25,000
Approach to Lead Hazard Evaluation and Reduction	Do no harm	Identify and control lead hazards	Identify and abate lead hazards
Notification	Yes	Yes	Yes
Lead Hazard Evaluation	<ul style="list-style-type: none"> ▪ Paint Testing of surfaces to be disturbed by rehabilitation 	<ul style="list-style-type: none"> ▪ Paint Testing of surfaces to be disturbed by rehabilitation ▪ Risk Assessment 	<ul style="list-style-type: none"> ▪ Paint Testing of surfaces to be disturbed by rehabilitation ▪ Risk Assessment
Lead Hazard Reduction	<ul style="list-style-type: none"> ▪ Repair surfaces disturbed during rehabilitation ▪ Safe work practices ▪ Clearance of work sites 	<ul style="list-style-type: none"> ▪ Interim Controls ▪ Safe work practices ▪ Clearance of unit. 	<ul style="list-style-type: none"> ▪ Abatement ▪ Safe work practices ▪ Clearance of unit
Ongoing Maintenance	For HOME funded rental properties only.	For HOME funded rental properties only.	For HOME funded rental properties only.
Options	<ul style="list-style-type: none"> ▪ Presume lead-based paint ▪ Use safe work practices on all surfaces 	<ul style="list-style-type: none"> ▪ Presume lead-based paint ▪ Use standard treatments 	<ul style="list-style-type: none"> ▪ Presume lead-based paint ▪ Abate all applicable surfaces

Lead Hazard Evaluation. A risk assessment, paint testing or a combination of these to determine the presence of lead-based hazards or lead-based paint in properties built prior to 1978

Lead Hazard Reduction. Activities designed to reduce or eliminate exposure to lead based paint hazards through methods including interim controls, standards treatments or abatement. The action taken will depend on the project costs as required under Subpart J.

Clearance. An activity conducted following lead-based paint hazard reduction activities to determine that the hazard reduction activities are complete.

- **Lead Hazard Evaluation.** A risk assessment, paint testing or a combination of these to determine the presence of lead-based hazards or lead-based paint in properties built prior to 1978.
- **Lead Hazard Reduction.** Activities designed to reduce or eliminate exposure to lead based paint hazards through methods including interim controls, standards treatments or abatement. The action taken will depend on the project costs as required under Subpart J.
- **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 percent of the loan-to-value ratio. That loan is forgiven upon the expiration of the affordability period found at 24 CFR 92.254(a)(4). Of the eight mobile home parks in which the City offers mobile home rehabilitation loans, five have been exempted from the lead requirements, as they are senior-only parks. The rehabilitation of individual units in the remaining three mobile home parks will be addressed per the chart found above. For FY 2011-12, the City has allocated additional CDBG funds for the Mobile Home & SFR Rehabilitation Program and additional HOME funds for the HOME Rehabilitation Programs (as part of pool of funds that may be used for single-family homes, mobile homes, or multi-family rehabilitation programs as needed).

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

HOUSING

Specific Housing Objectives

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

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

FY 2011-12 Action Plan Specific Housing Objectives response:

1. Rehabilitation of housing for existing low-income owners and homebuyers is an area of high priority and focus for the City of El Cajon. FY 2011-12, the City will continue to offer a number of Rehabilitation Loan programs for eligible low-income homeowners, including programs for rehabilitation or replacement of mobile homes, rehabilitation of single-family homes and/or rehabilitation of multi-family units. Staff is aiming for the goal of assisting the owners of ten (10) mobile home units and five (5) single-family units during the year.

According to the 2000 Census, only 40 percent of El Cajon residents were homeowners, a full 26 percent below the national level. The City of El Cajon continues to prioritize its housing resources and efforts on increasing the homeownership rate within the City. For FY 2011-12, the City will continue to offer homebuyer assistance programs designed to assist first-time low- and moderate-income homebuyers to purchase a new or existing single-family or condominium home in the City, with the goal of assisting 10 new homebuyers during the year.

However, declining home prices and an increase in foreclosure rates within the City have necessitated discussions among staff and re-evaluation of program priorities. Discussions about redesigning or adding new rehabilitation programs and/or activities are at the forefront.

2. The following activities will be pursued in FY 2011-12 using CDBG and HOME funds:

Priority 1: Conserve and Improve Existing Affordable Housing

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

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

FY 2011-12 Funding: HOME - \$200,000 (as part of pool of funds)*

*This activity to receive any excess HOME funds if the actual allocation from HUD is greater than the estimated allocation up to the grant balance (may also be reduced if actual allocation is less than estimated).

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

FY 2011-12 Funding: CDBG - \$155,761

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

FY 2011-12 Funding: HOME - \$200,000 (as part of pool of funds)

Acquisition/Rehabilitation – 14G: The City uses HOME and Low and Moderate Income Housing Funds to acquire and rehabilitate single-family homes and resell those units to first-time homebuyers. In FY 2010-11, \$625,000 of HOME funds reserved for CHDOs was awarded to San Diego Habitat for Humanity (a certified CHDO) for a program that may acquire, rehabilitate and resell vacant, foreclosed homes in the City of El Cajon (the program may also provide new construction of affordable housing). The program is underway and no new funds are currently

anticipated to be allocated to this activity in FY 2011-12. SDHFH hopes to assist between five and six families to become first-time homebuyers in the City of El Cajon through this activity.

FY 2011-12 Funding: HOME – No new funds allocated, although prior year Funds continue to be available for this project.

Neighborhood Stabilization Program: Using redevelopment capital funds, the El Cajon Community Development Corporation (ECCDC) targets a two to three block neighborhood in the downtown area. Working with property owners, tenants, Building Inspectors, Code Enforcement and Community Police Officers under the Neighborhood Stabilization Program, a prioritized list of improvements is developed leading toward a single neighborhood clean-up day once each month and larger events every two (2) years.

Five-Year Objectives:

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

One-Year Objectives:

- In FY 2011-12, rehabilitate ten (10) mobile homes.
- In FY 2011-12, rehabilitate five (5) single-family homes.
- Continue to explore new rehabilitation programs and/or activities.
- Distribute brochure materials throughout the community including City Hall, library, and key community locations.
- Identify and work with property owners with code compliance violations.

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

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

FY 2011-12 Funding: Included as part of rehabilitation programs above.

One-Year Objectives:

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

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

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

- a. **First-Time Homebuyer Assistance - 13:** The City of El Cajon offers two unique programs designed to assist first-time homebuyers to purchase a new or existing single-family or condominium home in the City. The American Dream (using HOME funds for buyers earning up to 80% of area median income) and California Dream (using Low and Moderate Income Housing Funds for homebuyers earning up to 120% of area median income) First-Time Homebuyer Programs may utilize a combination of HOME, CalHome and/or Low and Moderate Income Housing Funds. Pre-qualification by the City is required and restrictions apply. Funds are available on a first-come, first-serve basis.

FY 2011-12 Funding: HOME - \$304,675

Five-Year Objectives:

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

One-Year Objectives:

- In FY 2011-12, assist ten (10) first-time homebuyers.

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

- b. **Acquisition and Resale of Foreclosed Properties – 14G:** In an effort to stabilize neighborhoods, preserve the affordable housing stock, and promote homeownership, in FY 2010-11, the City allocated \$625,000 in HOME CHDO reserve funds to San Diego Habitat for Humanity for the acquisition, rehabilitation and resale of vacant, foreclosed properties to low-income households (the program may also provide new construction of affordable housing). The program is underway and no new funds are currently anticipated to be allocated to this activity in FY 2011-12. SDHFH hopes to assist between five and six families to become first-time homebuyers in the City of El Cajon through this activity.

FY 2011-12 Funding: HOME – No new funds allocated, although prior year funds continue to be available for this project.

Five-Year Objectives:

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

One-Year Objectives:

- In FY 2011-12, assist three (3) low income households to achieve homeownership using CHDO reserve funds previously awarded.

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

- c. **Foreclosure Prevention:** The City established a Foreclosure Prevention Program in June 2009, with the help of Community Housing Works (CHW) using Low and Moderate Income Housing Funds. The goal of the program is to provide a full range of counseling referral services and assistance to qualified families to maintain home ownership in El Cajon.

One-Year Objectives:

- Continue support of the Homeownership Foreclosure Prevention Program using Low and Moderate Income Housing Funds.

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

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

One-Year Objectives:

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

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

Priority 5: Assist in the Development of Affordable Housing

- a. **Non-Profit Housing Development Corporations - 22:** When sufficient funds are accumulated and/or when a potential project is identified, funding will be provided to a qualified non-profit developer.

FY 2011-12 Funding: CHDO Reserve (15% of allocation) – \$100,935**

**CHDO set aside allocation will be increased or reduced to the 15% minimum of actual HOME total allocation per the regulations.

- b. **Acquisition/Construction of Housing – 12:** The City uses HOME and Low and Moderate Income Housing Funds to assist in the development of affordable housing and wherever possible conditions the sale of those units to first-time homebuyers. In FY 2010-11, \$625,000 of HOME funds reserved for CHDOs was awarded to San Diego Habitat for Humanity (a certified CHDO) for a program that may either acquire vacant land and construct, or acquire, rehabilitate and re-sell affordable homes in the City of El Cajon. The program is underway and no new funds are currently anticipated to be allocated to this activity in FY 2011-12. SDHFH hopes to assist between five and six families to become first-time homebuyers in the City of El Cajon through this activity.

FY 2011-12 Funding: HOME – No new funds allocated, although prior year funds continue to be available for this project.

Five-Year Objectives:

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

One-Year Objectives:

- In FY 2011-12, hold a minimum of 15% of annual HOME funds in reserve until sufficient funding is assembled to issue an RFP or to enter into an agreement with a qualified CHDO from an established list of qualified CHDO's.

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

- c. **Land Assemblage and Write-Down:** The Agency entered into an Affordable Housing Agreement on March 11, 2009, with Weiland Development Company for the use of Low and Moderate Income Housing Funds for the acquisition of twenty-six (26) parcels on Birchwood Lane for development of affordable housing. The total development cost of the project is estimated at \$6,472,000 and Redevelopment Agency participation has been requested via a loan in the amount of \$2,950,000 for the acquisition of properties. Escrow to purchase the project site closed on March 20, 2009; Agency participation is an estimated 45.58 percent of the total development cost. In addition, \$477,271 in HOME funds has been allocated to this project for low-income first-time homebuyer assistance.

In exchange for Agency Participation, Weiland Development Company has agreed to sell all twenty-six (26) units to low and moderate-income households, for which covenants will be recorded for not less than 45 years as required under California Redevelopment Law. Agency funds will be returned through close of escrow and will be re-loaned to eligible homebuyers under current or modified First-Time Homebuyer Program parameters. HOME funds will be layered with Agency funds to maximize affordability for the low-income units.

FY 2011-12 Funding: HOME – No additional funding

Five-Year Objectives:

- Facilitate land assemblage for affordable housing development. The City has identified the Downtown Specific Plan Area and Transit Center Area as target areas for higher density housing development. As these areas are within the El Cajon Redevelopment Project Area, the Redevelopment Agency may utilize redevelopment authorities to facilitate lot consolidation.
- Assist in the construction of 20 affordable units over five years.

One-Year Objectives:

- Assist eligible homebuyers in the purchase of 26 Birchwood Lane units, with potentially (11) units being assisted with HOME funds.

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

Priority 6: Promote Equal Housing Opportunity

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

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

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

FY 2011-12 Funding: CDBG - \$18,000; HOME - \$6,000

Five-Year Objectives:

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

One-Year Objectives:

- Advertise services provided by the Center for Social Advocacy through brochures at the public counter, community service agencies, public libraries, and City website.
- Participate in the Regional Analysis of Impediments to Fair Housing Choice update, including taking measures to work with other agencies to remediate impediments found in the updated document.
- Assist up to 450 persons with fair housing services.

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

Needs of Public Housing

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

FY 2011-12 Action Plan Public Housing Strategy response:

1. The needs of public housing in the City of El Cajon are typically met by the Housing Authority of the County of San Diego ("HACSD"). There is no public housing in El Cajon and the County administers Section 8 Rental Assistance to residents in need of affordable housing.
2. HACSD is not designated as a "troubled" agency by HUD. According to HACSD, the physical condition of its public housing stock is considered to be good. The units are inspected, repaired, and maintained on a regular basis. It is the goal of HACSD to maintain each home, whether the unit is a single-family residence or in an apartment complex.

Barriers to Affordable Housing

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

FY 2011-12 Action Plan Barriers to Affordable Housing response:

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

Historically, in this region, the greatest barrier to affordable ownership is the price of housing. The City's First-Time Homebuyer programs provide assistance with the purchase price and closing costs as a "silent second" to qualifying applicants. The First-Time Homebuyer Program utilizes two funding sources: HOME funds for families earning up to 80 percent of area median income and Low and Moderate Income Housing Funds which assist families earning up to 120 percent of AMI. The recent decrease in home prices has opened up more opportunities for first-time homebuyers. The City anticipates facilitating homeownership for ten (10) low- and moderate-income households through its First-Time Homebuyer Programs.

In addition, in FY 2011-12, \$625,000 of HOME funds reserved for CHDOs was awarded to San Diego Habitat for Humanity (a certified CHDO) for a program to acquire, rehabilitate and resell vacant, foreclosed homes in the City of El Cajon. The rehabilitated homes will be sold to low-income buyers who will also have make use of the City's First-Time Homebuyer program funds. SDHFH hopes to assist between five and six families to become first-time homebuyers in the City of El Cajon through this activity.

HOME/ American Dream Down payment Initiative (ADDI)

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

FY 2011-12 Action Plan HOME/ADDI response:

1. The City of El Cajon offers two unique programs designed to assist first-time homebuyers to purchase a new or existing single-family or condominium home in the City. The American Dream (using HOME funds for buyers earning up to 80% of area median income) and California Dream (using Low and Moderate Income Housing Funds for homebuyers earning up to 120% of area median income) First-Time Homebuyer Programs may utilize a combination of HOME, CalHome and/or Low and Moderate Income Housing Funds. Pre-qualification by the City is required and restrictions apply. Funds are available on a first-come, first-serve basis.
2. In FY 2011-12, HOME funds will be used to support the City's American Dream First-Time Homebuyer program. To ensure affordability, the City imposes recapture requirements on the borrower in order to recoup all or a portion of the HOME assistance provided, along with a share of any equity as outlined above, should the housing unit not continue to be the borrower's principal place of residence for the duration of the period of affordability. The following is reprinted directly from the HOMEOWNER'S REGULATORY AGREEMENT FOR HOME PROGRAM PARTICIPATION, which is recorded against the property at the close of escrow when HOME funds have been used to assist with the purchase:

“Recapture of HOME and ADDI funds

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

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

The following *example* assumes the following: (a) **Current Sales Price** or **Current Appraised Value** (as may be the case of refinance), in the example, of \$260,000, (b) **Original Purchase Price (OPP)** of \$180,000, (c) initial **Gross Appreciation** of \$80,000 (the Current Sales Price of \$260,000 minus the Original Price of \$180,000), (d) \$26,000 in closing costs (estimated at ten percent of the **Current Sales Price**), (e) initial **Net Appreciation** of \$54,000 and an equity share schedule based on the percentage of CalHome assistance of \$30,150 (16.75% of OPP) and HOME/ADDI assistance of \$14,850 + \$5,000 (11.03% of (OPP)) on an Initial Purchase Price of \$180,000. ***The table is for the purpose of illustration only and will apply to any form of default of the City administered Programs. Actual sales price and net sales price will vary. The principal amount of the loans remains due and is in addition to any equity-share that may be owed to the City.***

Table 3: Sample First-Time Homebuyer Program Appreciation

# Months After Date of Agreement	Current Sales Price of Current Appraised Value (a)	Original Purchase Price (b)	Gross Appreciation (c) (difference of a-b)	Seller Closing Costs (d) (10% of Current Sales Price)	Net Appreciation (e) (c-d)	Seller's Equity Share of Net Appreciation (f) (72.22% of [e])	CalHome & City Equity Share of Net Appreciation (g) (27.78% of [e])	Principal Amount Due to City (h)	Total Amount due to City (g+h)
0-180	\$260,000	\$180,000	\$80,000	\$26,000	\$54,000	\$38,998	\$15,001	\$50,000	\$65,001
181 and thereafter	\$285,000	\$180,000	\$105,000	\$28,500	\$94,500	\$94,500	\$0	\$50,000	\$50,000

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

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

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

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

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

3. The City of El Cajon does not provide this type of assistance.
4. Due to the low funding amount at the national level, El Cajon does not meet the qualification threshold for and does not expect to receive ADDI funds in FY 2011-12.

HOMELESS

Specific Homeless Prevention Elements

1. *Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.*
2. *Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.*
3. *Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.*
4. *Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.*
5. *Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.*

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

FY 2011-12 Action Plan Homeless Prevention response:

1. Public and private resources are being used in the City of El Cajon to help address the homeless priorities of the City's Consolidated Plan. These resources provide full or partial funding, either directly to the City or directly to local non-profit agencies, to aid a variety of projects. In FY 2011-12, the City of El Cajon will use all remaining HPRP funds to address the homeless priorities. Further, the City will provide continued support for Crisis House in the form of in-lieu rent and assignment of cell tower revenue. The City will also implement the highly-regarded Serial Inebriate Program (SIP) in El Cajon for chronically inebriated persons (majority of whom are homeless). In addition, Supportive Housing Programs, McKinney-Vento Act, Shelter Plus Care and Emergency Shelter Grant (ESG) funds are used to develop and support El Cajon's continuum of care to address the priorities for the homeless and special needs populations.

2. The following are activities to be pursued in FY 2011-12 using CDBG funds:

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

- a. **Continuum of Care for the Homeless** – Currently the City participates in a countywide effort under HUD’s SuperNOFA grants for supportive housing and continuum of care activities. The Continuum of Care Strategy coordinated by the County offers a range of services and facilities. The Regional Continuum of Care Consortium (RCCC) coordinates the application process as well as data collection and services for the homeless to move people from homelessness to permanent housing.
- b. **Homeless Services:** The following homeless services will be funded in FY 2011-12.

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

FY 2011-12 Funding: No additional funding

Volunteers of America Southwest California (VOA): In the fall of 2009, the City awarded a contract to this agency and its two partner-agencies (**Crisis House** and **East County Transitional Living Center**) for the provision of Homelessness Prevention and Rapid Re-housing services utilizing HPRP funds. In FY 2011-12, VOA and its partners will utilize remaining HPRP funds (approximately \$155,800) to provide rental and utility assistance and motel/hotel vouchers to low-income families in El Cajon who are either homeless or at risk for homelessness.

FY 2011-12 Funding: HPRP – No additional funding

FESG: As an entitlement jurisdiction, the City is eligible to receive funding from the Federal Emergency Management (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. Through the FESG program offered throughout the County, homeless service providers in the City are able to offer rent and mortgage assistance, utility assistance, and emergency food and motel vouchers.

Five-Year Objectives:

- Continue to participate in the San Diego County RTFH to assess the extent of homeless needs and to coordinate efforts in addressing the needs, including needs for the chronically homeless.

- Provide assistance to agencies serving the homeless and at-risk homeless, with the objective of assisting 200 homeless/at-risk homeless annually (1,000 over five years).

One-Year Objectives:

- Assist approximately 125 homeless persons or those at risk for homelessness with services provided through Volunteers of America, Crisis House, and East County Transitional Living Center, using HPRP funds.
- Continue to participate in the Regional Continuum of Care Consortium and the Plan to End Chronic Homelessness
- Continue to participate in the County's FEMA Homeless Program.

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

3. The City participates in the RCCC and the County's efforts in ending chronic homelessness by 2012. The RCCC coordinates services and funding for the homeless to move people from homelessness to permanent housing. Chronically homeless persons require rehabilitation services, employment training and placement, health services, and case management to move from homelessness, to transitional housing, and then to supportive/permanent housing. The Continuum of Care Strategy coordinated by the County offers a range of services and facilities. The City supports the Consortium's strategy for constructing housing facilities that help transition chronically homeless persons to a stable housing situation and to receive supportive services that would improve their employment skills.

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

In FY 2011-12, the City will also work to eliminate chronic homelessness in El Cajon by implementing the highly regarded Serial Inebriate Program (SIP) through the City of El Cajon Police Department. SIP is a national model that brings government, law enforcement agencies and treatment partners together in a system to provide a less expensive alternative to jail and emergency departments for treatment of chronically inebriated (often homeless) individuals. The greatest obstacle to eliminating chronic homelessness is the lack of sufficient resources to addressing those needs.

4. The City will continue to offer and actively promote various affordable housing programs and activities that will help prevent homelessness in El Cajon. Further, in FY 2011-12, the City will utilize remaining HPRP funds to provide rental and utility assistance and motel/hotel vouchers to low-income families in El Cajon who are either homeless or at risk for homelessness. In addition, the City has developed a Foreclosure Prevention program. This program will potentially prevent households facing foreclosure from becoming homeless.

- The Regional Task Force on the Homeless (RTFH) estimated a homeless population in January of 2010 of 483 in El Cajon, of which 354 were unsheltered. El Cajon currently has three (3) non-profits, Volunteers of America Southwest California, Crisis House, and East County Transitional Living Center that serve the homeless population either through referral networks, motel vouchers or direct assistance through the Homeless Prevention and Rapid Re-Housing (HPRP) Program.

Emergency Shelter Grants (ESG)

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

FY 2011-12 Action Plan ESG response:

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

COMMUNITY DEVELOPMENT

Community Development

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

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

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

FY 2011-12 Action Plan Community Development response:

- The City of El Cajon's Consolidated Plan was developed through an extensive community process that identified needs, established priorities and developed goals, objectives and performance benchmarks for housing and non-housing community development actions. The City's priority community development needs eligible for

assistance by CDBG eligibility category are specified in the Community Development Needs Table in Appendix B of the Consolidated Plan. High priority was assigned to public facilities and improvements, public services and direct homeownership assistance through rehabilitation of single-unit residential structures.

High Priority was assigned to addressing the needs for community facilities serving youth, and the park and recreational needs of all members of the community. High Priority was also assigned to making ADA improvements to public buildings and community facilities. Medium Priority was assigned to addressing the needs for community facilities serving seniors, neighborhoods, persons with disabilities, homeless persons and health care needs.

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

The five-year objectives are listed in the Community Development Needs Table in Appendix B of the Consolidated Plan.

2. The following are activities to be pursued in FY 2011-12 using CDBG funds:

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

a. **Public Facilities Improvements/Planning:** The City has identified the following projects for FY 2011-12:

ADA Transition Plan – 03:

- City Hall and Chambers ADA Improvements

FY 2011-12 Funding: CDBG - \$182,000

- ADA Transition – Curb Ramps Installation

FY 2011-12 Funding: CDBG - \$125,000

Park and Recreation Facilities – 03F:

- Renette Park – Design of Comprehensive Improvements

FY 2011-12 Funding: CDBG - \$61,584**

**This activity to receive any excess CDBG funds, if the actual total CDBG allocation is greater than the estimated allocation up to the grant balance (may also be reduced if actual allocation is less than estimated)

- El Cajon Valley Tennis & Handball – Lighting Replacement/Upgrades

FY 2011-12 Funding: CDBG - \$50,000

Health Facilities – 03P:

- Chase Avenue Clinic – Renovations to Nurses' Stations

FY 2011-12 Funding: CDBG - \$36,674

Homeless Facilities – 03C:

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

FY 2011-12 Funding: CDBG - \$30,000

Fire Equipment – 03O:

- Continue with repayment of Section 108 loan for ladder truck.

FY 2011-12 Funding: CDBG - \$82,645

Five-Year Objectives:

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

One-Year Objectives:

- Complete design and begin first phase of construction of ADA improvements to City Hall and Council Chambers
- Complete design and construction of 50 to 60 curb ramps for ADA accessibility
- Complete first phase of design of comprehensive park improvements for Renette Park
- Complete lighting upgrades at El Cajon Valley Tennis & Handball facility
- Complete construction of renovations to the nurses' station at the Chase Avenue Health Center
- Complete purchase and delivery of 20 to 30 heating/air conditioning units for ECTLC facility serving the homeless with emergency housing
- Continue repayment of Section 108 loan for ladder truck.

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

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

- a. **Community and Supportive Services:** The City has identified the following projects for FY 2011-12:

Community Oriented Policing – 05I:

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

FY 2011-12 Funding: CDBG - \$67,387

- Serial Inebriate Program (SIP) – Partnership providing supervised treatment and services for chronically inebriated persons

FY 2011-12 Funding: CDBG - \$58,047

Senior Services – 05A:

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

FY 2011-12 Funding: CDBG - \$10,000

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

FY 2011-12 Funding CDBG - \$5,000

Five-Year Objectives:

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

One-Year Objectives:

- Assist 2,500 low-income persons through Community Policing's Crime-Free Multi-Housing Program.
- Assist 50 low-income chronically inebriated persons through Community Policing's Serial Inebriate Program.
- Assist 200 seniors through the Meals on Wheels program.
- Assist 70 very low-income seniors through Angel's Depot's "Food for a Week" program.

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

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

- a. **CDBG and HOME Administration:** Up to 20 percent of the CDBG funds and up to 10 percent of the HOME funds can be used to support the general administration of the CDBG and HOME programs by the Department of Community Development. Administration funds are used to provide preparation and implementation of the Consolidated Plan; annual Consolidated Annual Performance Evaluation and Reporting (CAPER); administration of all project-related administration activities and documentation; program and project

oversight and monitoring; annual financial audit; publication of required public notices; attendance at training and meetings; and other administrative costs.

FY 2011-12 Funding: CDBG - \$198,024**

**If the actual total CDBG allocation from HUD is greater than or less than the estimated total, the allocation to Administration will be increased or reduced to the 20% maximum allowed.

FY 2011-12 Funding: HOME - \$61,290***

***If the actual total HOME allocation from HUD is greater than or less than the estimated total, the allocation to Administration will be increased or reduced to the 10% maximum allowed.

Five-Year Objectives:

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

One-Year Objectives:

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

Antipoverty Strategy (91.215 (h))

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

FY 2011-12 Action Plan Antipoverty Strategy response:

1. The City will continue to implement its five-year strategy to help impoverished families achieve economic independence and self-sufficiency. The anti-poverty strategy utilizes existing County job training and social service programs to increase employment marketability, household income, and housing options. The City's anti-poverty strategy also includes redevelopment activities that focus on job creation and retention, particularly in the downtown area.
 - a. **Coordination with Other Agencies:** As a means of reducing the number of persons with incomes below the poverty line, the City will coordinate its efforts with those of other public and private organizations providing economic development and job training programs. A number of public, quasi-public, and nonprofit organizations provide economic development and job training services in El Cajon. These include:

- East County Regional Chamber of Commerce
 - El Cajon Community Development Corporation
 - East County Regional Occupational Program (ROP)
 - Grossmont College Regional Occupational Program (ROP)
 - San Diego Workforce Partnership
 - Workforce Investment Act
 - East County Career Center
 - East County Help Ourselves
 - Crisis House
 - Volunteers of America
 - East County Transitional Living Center
- b. **Downtown Redevelopment:** The current Five-Year Redevelopment Implementation Plan includes numerous efforts to attract and retain business to the downtown redevelopment area (Project Area) in order to boost job creation:
- **Business Retention, Recruitment and Relocation:** The Agency will use redevelopment funds to provide funding incentives for the pro-active recruitment or relocation of new businesses to downtown El Cajon, or for the expansion of existing businesses and a marketing campaign of downtown business opportunities. Such efforts are expected to stimulate the economic development, new jobs, and eliminate blighting conditions caused by vacancies that may occur in existing buildings. The existence of such a program allows the Agency to be proactive and flexible in the revitalization of downtown. Completion of this project will help create new jobs, reverse high vacancy rates, and eliminate factors hindering economically viable use.
 - **Façade Improvement Program:** The Agency will use redevelopment funds to provide assistance in the elimination of blighting conditions by providing funding for physical improvements to existing properties in downtown El Cajon. The Façade and Design Improvement Program will assist property owners to make restoration or capital improvements to existing buildings in conformance with approved design guidelines. Renovated buildings will improve unsafe and unhealthy structures, encourage stakeholder participation, provide architectural continuity, and eliminate factors hindering economically viable use.
2. The City's anti-poverty strategy enhances the employability of residents through the provision of employment training and supportive services, while expanding employment opportunities for persons in poverty by creating/retaining jobs through redevelopment.

NON-HOMELESS SPECIAL NEEDS HOUSING

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

1. *Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.*

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

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

FY 2011-12 Action Plan Specific Objectives response:

1. The City's priority "non-homeless special needs" eligible for assistance by CDBG eligibility category are specified in the Non-Homeless Special Needs Table in Appendix B of the Consolidated Plan. High priority was assigned to housing for the elderly, frail elderly and the physically disabled. High priority was also assigned for supportive services for these same populations. Medium priority was assigned for all other populations listed in the Table for both housing and supportive services. The City's major non-homeless special needs housing relates to affordable and decent housing for seniors.
2. Many of the projects listed above for FY 2011-12 are designed to meet the needs of special populations, including community policing which benefits all residents of particular areas including special populations and food services for seniors. Further, ADA improvements to public facilities improve accessibility to all manner of services for the physically disabled. In addition, the Mobile Home & SFR Rehabilitation Loan Program primarily benefits elderly homeowners (mobile homes in particular). For FY 2011-12, the City has allocated \$155,761 in CDBG funds to assist mobile home and single-family owners, the majority of whom are elderly persons.

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

Housing Opportunities for People with AIDS

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

operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.

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

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

FY 2011-12 Action Plan HOPWA response:

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

Specific HOPWA Objectives

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

FY 2011-12 Specific HOPWA Objectives response:

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

Other Narrative

Worst Case Needs

The City has identified senior, disabled and handicapped homeowners as those most in need of home repairs (i.e. worse case needs), and those least able to qualify for private financing to take care of their property repairs. The City's Residential Rehabilitation Program and Mobile Home & SFR Rehabilitation Loan Program seek to address the needs of residents with the fewest resources.

Percent CDBG Funds Benefiting Low- and Moderate-Income Persons

For FY 2011-12, the majority of the City's CDBG allocation will be used to benefit low and moderate-income persons, either through Low and Moderate Income Area (LMA) benefit or Low and Moderate Income Limited Clientele (LMC) benefit. The only exception is the ladder truck that will benefit the entire community. However, most census block groups in El Cajon are qualified low- and moderate-income block groups as well as 53 percent of the entire City's population.

Obstacles to Fair Housing

The City of El Cajon has made a strong commitment to the provision of fair housing in its community. The City of El Cajon will contract with the Center for Social Advocacy for the provision of fair housing and landlord/tenant mediation services in FY 2011-12. The Center for Social Advocacy will assist the City in affirmatively furthering fair housing through public education workshops, counseling, conciliation, landlord/tenant mediation (including mobile home parks), filing of discrimination complaints, enforcement and other fair housing services. In addition, the Center educates property owners and managers and assists them to comply with fair housing regulations.

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

Fair housing services and education will be provided to approximately 450 residents, in addition to the provision of workshops for rental housing providers, tenants, Realtors, and other community agencies to counter the lack of knowledge of fair housing laws and regulations. Center for Social Advocacy will also provide enforcement, investigation, case development and testing.

Leveraging Funds

All CDBG-funded projects proposed for FY 2011-12 will include leveraging of other resources, such as grants from federal, state, and local governments, private

foundations, capital development funds, general funds, private donations of funds or services, and other various funding sources.

HOME Match

Federal match requirements apply to the City's HOME funds. The HOME program requires that for every HOME dollar spent, the City must provide a 25 percent match with non-federal dollars. Low and Moderate Income Housing Funds are the City's primary source for leveraging or providing matching funds for the City's housing programs. The City currently maintains excess match from previous fiscal years of over \$5.9 million.

Section 92.222 of the HOME regulations provides that HUD may grant a match reduction to local participating jurisdictions in fiscal distress (50 percent match reduction) and severe fiscal distress (100 percent match reduction) for the fiscal year in which the finding is made and the subsequent fiscal year. The HUD Match Reduction listing for 2010, published at <http://www.hud.gov/offices/cpd/affordablehousing/programs/home/match/> indicates a 50 percent match reduction for the City of El Cajon for FY 2010 and 2011.

Substantial Amendments

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

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

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

Affirmative Marketing

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

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

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

Actions to Establish and Oversee a Minority Outreach program

The City of El Cajon has implemented the following actions:

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

Program Income

Program income funds from the repayment of outstanding loans in both CDBG and HOME programs are expected to be received during the year in amounts of approximately \$15,000 for HOME and \$0 for CDBG. Program income received from the repayment of Rehabilitation (CDBG and HOME) and First-Time Homebuyer (HOME) loans will automatically be re-used for loan activities in those same or similar programs from which the funds were originally provided (CDBG or HOME). If additional program

income funds are received that are not automatically reprogrammed, specific projects will be identified and amendments to this Plan will be prepared and submitted as required by the City's adopted Citizen Participation Plan.

Program Specific Requirements (CDBG and HOME)

The Project sheets included as Appendix B, describe the activities with respect to the estimated CDBG and HOME funds expected to be available during FY 2011-12. Any additional funds received that are greater than the estimated CDBG and HOME allocations will be added to (if the actual is higher) or subtracted from (if the actual is lower) the CDBG and HOME Administration accounts as allowed by the regulations, the 15% minimum CHDO reserve fund (HOME), the Renette Park Improvements account (CDBG), and the Rehabilitation Pool of Funds (HOME). These actions are consistent with the goals and objectives of the Consolidated Plan.

Appendix A: Community Outreach

City Council Community Development Block Grant Public Hearing

February 22, 2011 – Minutes of Meeting

The hearing was held as part of the process for completing the HUD required annual Consolidated Plan for funding for FY 2011-12. Oral comments were received in support of requests for CDBG funding, and were considered at the hearing. Excerpts of the minutes of the February 22, 2011 Hearing are attached in this Appendix A.

April 12, 2011 – Minutes of Meeting

The hearing was held as part of the process for completing the HUD required annual Consolidated Plan for funding for FY 2011-12. Oral comments were received in support of requests for CDBG funding, and were considered at the hearing. No written comments were received prior to the Public Hearing for approval of the One Year Action Plan. Excerpts of the minutes of the April 12, 2011 Hearing are attached in this Appendix A.



**EXCERPTS FROM CITY COUNCIL
AND
REDEVELOPMENT AGENCY MEETING MINUTES
February 22, 2011**

PUBLIC HEARINGS:

**101 FY 2011-12 CDBG AND HOME ALLOCATIONS
(Report: Director of Community Development)**

RECOMMENDATION: That the City Council

- Open the Public Hearing and receive testimony;
- Close the Public Hearing;
- Allocate funds to projects and programs that will be funded from the FY 2011-12 Community Development Block Grant (CDBG) and HOME grant programs.

DISCUSSION

Jamie Kasvikis presented a power point overview of CDBG and HOME funding recommendations.

The Public Hearing is now open.

The following speakers came forward to request program funding:

Ron Miller - Crisis House
Gene Hartman - Regional Director of Family Health Centers of San Diego
Zina Salem - CEO for Chaldean Middleeastern Social Services
Rosemary Johnston – Interfaith Shelter Network of San Diego
Estela de Los Rios - Center for Social Advocacy
Marian Mann - Meals on Wheels
Susan Hall - Angel's Depot
Peter Callstrom – Regional Task Force on the Homeless
Sean Oliver - East County Transitional Living Center
Danielle Pinson - San Diego Youth Services
Christine Rossi - Volunteers of America
Martha Morrissey - Promising Futures, Inc.
Marilee Gorham - Recreation Department
Jim Redman - Police Department

PUBLIC HEARINGS: (Continued)

Discussion ensues among **Council** and **Staff** concerning the following:

- These are all worthwhile programs but only limited funds are available.
- **MAYOR LEWIS** does not feel the El Cajon Valley Tennis and Handball Lighting should be funded at this time; **McCLELLAN** agrees.
- **McCLELLAN** inquired whether funds are available from the Homeless Prevention and Rapid Re-housing Program (HPRP) for reallocation to organizations for Emergency Vouchers to replace suggested funding reductions from Community Policing in this year's allocations.
- **Jamie Kasvikis** advised a Public Hearing would need to be held in order to reallocate HPRP funds.
- **McCLELLAN** requested a Public Hearing be held prior to the final allocation of FY 2011-12 CDBG and HOME Funds to discuss making reallocations from HPRP funding.
- **WELLS** is interested in funding the SIP Program.
- **HANSON-COX** states she would like to propose revisions to the funding recommendations for Council's consideration.

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

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY HANSON-COX, SECOND BY McCLELLAN to tentatively approve from Capital/Public Facilities a reduction in the Mobile Home Rehabilitation Program allocation of \$66,674 and allocating \$36,674 to Family Health Centers, Inc. for renovations to nurses stations and \$30,000 to East County Transitional Living Center for heating/air conditioning unit replacements, leaving \$155,760 for the Mobile Home Rehabilitation Program; and tentatively approving staff recommendations for the other Capital/Public Facilities projects.

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY HANSON-COX, SECOND BY LEWIS to tentatively approve CDBG funding reducing Community Policing allocation to \$152,018 and allocating \$10,000 to Meals on Wheels.

NO VOTE TAKEN

PUBLIC HEARINGS: (Continued)

UNDER DISCUSSION:

Mayor Pro Tem Kendrick suggests tentatively funding \$5,000 to the Food Bank in addition to Meals on Wheels.

Councilmember Wells also wants funding for Angel's Depot in the amount of \$5,000 and East County Transitional Living Center in amount of \$50,000 in addition to Meals on Wheels and the Food Bank.

Council directed a Public Hearing be set March 8, 2011, to discuss reallocation of HPRP funding. **City Manager Henry** advises we may not be able to set it that soon, but it will be set prior to the Public Hearing in April for the final allocation FY 2011-12 CDBG and HOME funding. She reminded Council at the Mid-Year Budget Workshop held today that any reductions to Community Policing will come out of the General Fund Budget.

MOTION BY HANSON-COX, SECOND BY WELLS, to tentatively approve CDBG funding with changes to the Public Services portion by reducing Community Policing (CFMH & new SIP) by \$70,000 to \$92,018; and using the \$70,000 to fund Angel's Depot in the amount of \$5,000; the Emergency Voucher Program in the amount of \$50,000; Meals on Wheels El Cajon in the amount of \$10,000; and the Food Bank in the amount of \$5,000; with the understanding that a Public Hearing be set to consider reallocation of funds from HPRP to fund emergency vouchers in order to tentatively replace funding for Community Policing.

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY HANSON-COX, SECOND BY WELLS, to tentatively approve the allocation of CDBG Grant Funds for administration activities as recommended by Staff.

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY HANSON-COX, SECOND BY WELLS, to tentatively approve the allocation of HOME Grant Funds for administration activities as recommended by Staff.

MOTION CARRIES BY UNANIMOUS VOTE.

PUBLIC HEARINGS: (Continued)

MOTION BY HANSON-COX, SECOND BY WELLS, to tentatively approve the allocation of HOME Grant Funds to the CHDO Reserve, as recommended by Staff.

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY HANSON-COX, SECOND BY McCLELLAN, to tentatively approve the allocation of HOME Grant Funds to the First-Time Homebuyer and Rehab Pool of Funds projects, as recommended by Staff.

MOTION CARRIES BY UNANIMOUS VOTE.

Staff was directed to set a Public Hearing to consider reallocation of funds from HPRP prior to the final approval of FY 2011-12 CDBG and HOME allocations.

**EXCERPTS FROM CITY COUNCIL
AND
REDEVELOPMENT AGENCY MEETING MINUTES
April 12, 2011**

3. PUBLIC HEARINGS:

**3.1 RESOLUTION: FY 2011-2012 ONE-YEAR ACTION PLAN
(Report: Director of Community Development)**

RECOMMENDATION: That the City Council:

- Open the Public Hearing and receive testimony;
- Close the Public Hearing;
- Finalize allocations of CDBG and HOME Funds for projects and programs as a part of the FY 2011-2012 One-Year Action Plan; and
- Adopt the next RESOLUTION in order approving the FY 2011-2012 One-Year Action Plan in substantially the form presented, with such non-monetary changes as approved by the City Manager, and authorizing the City Manager, or designee, to submit the Plan to the U.S. Department of Housing and Urban Development (HUD), and execute all affiliated documents.

DISCUSSION

The Public Hearing is now open.

Ivan Andujar, representing East County Transitional Living Center, gives an update on the number of people they have helped with funds received during the last fiscal year.

Sue Christopher, representing Crisis House, requests funding to help house the homeless.

City Clerk Rutledge advises a representative from Chase Avenue Family Center is available to answer questions. **Council** has no questions for the representative.

ITEM 3.1 (Continued)

In response to questions from **Councilmember McClellan, Director of Community Development Ayres** advises there is no update at this time regarding funds from HUD. The application and annual report will be submitted in May, and information may then become available.

No further comments are made.

MOTION BY LEWIS, SECOND BY HANSON-COX, to CLOSE the Public Hearing.

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY LEWIS, SECOND BY MCCLELLAN, to APPROVE allocations of CDBG and HOME Funds for projects and programs as a part of the FY 2011-2012 One-Year Action Plan, as recommended in the Agenda Report.

MOTION CARRIES BY UNANIMOUS VOTE.

MOTION BY LEWIS, SECOND BY MCCLELLAN, to ADOPT RESOLUTION NO. 42-11 approving the FY 2011-2012 One-Year Action Plan in substantially the form presented, with such non-monetary changes as approved by the City Manager, and authorizing the City Manager, or designee, to submit the Plan to the U.S. Department of Housing and Urban Development (HUD), and execute all affiliated documents.

MOTION CARRIES BY UNANIMOUS VOTE.

Appendix B: Project Sheets



CDBG/HOME PROJECT SUMMARY

HUD Program Year/Project ID: 2011/1	Project Year: 2011-2012
Grantee Name: City of El Cajon	UOG Code: CA61116 El Cajon

Project Name: <u>CDBG Administration</u>	
HUD/IDIS Activity Number: _____	Grantee/Local Project No.: <u>CADMIN</u>

Description: Administration of CDBG Projects and Programs for FY 2011-12

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

Consolidated Plan Priority Need Category Addressed:

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

Start Date: 07/01/11	Expected Completion Date: 06/30/12
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Performance Objective:	Performance Outcome:
<input type="checkbox"/> Decent Housing (DH) <input checked="" type="checkbox"/> Suitable Living Environment (SL) <input type="checkbox"/> Economic Opportunity (EO)	<input checked="" type="checkbox"/> Availability/Accessibility (1) <input type="checkbox"/> Affordability (2) <input type="checkbox"/> Sustainability (3)

National Objective: None required.	Regulatory Citation: 24 CFR §570.206
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Performance Measure/Accomplishments Type:	Proposed Outcome/Proposed Accomplishments:
<u>None required.</u>	<u>None required.</u>

Sources of Funds: CDBG	Proposed Amount: <u>\$198,024</u>
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HUD Matrix Code/Activity Category: 21A – General Program Administration

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

CDBG/HOME PROJECT SUMMARY

HUD Program Year/Project ID: 2011/1	Project Year: 2011-2012
Grantee Name: City of El Cajon	UOG Code: CA61116 El Cajon
Project Name: <u>Fair Housing Services</u>	
HUD/IDIS Activity Number: _____	Grantee/Local Project No.: <u>C0715 & H0715</u>
Description: Provision of fair housing services for City of El Cajon residents for FY 2011-12	
Project Location/Service Area: 131 Avocado Avenue, El Cajon (City-wide)	
Consolidated Plan Priority Need Category Addressed: <input type="checkbox"/> Priority 1: Conserve and improve existing affordable housing <input type="checkbox"/> Priority 2: Provide homeownership assistance to Low and Moderate Income Households <input type="checkbox"/> Priority 3: Provide rental assistance to Low and Moderate Income Households <input type="checkbox"/> Priority 4: Preserve assisted housing at risk of converting to Market Rate <input type="checkbox"/> Priority 5: Assist in the development of Affordable Housing <input checked="" type="checkbox"/> Priority 6: Promote Equal Housing Opportunity <input type="checkbox"/> Priority 7: Support a continuum of care system for the Homeless <input type="checkbox"/> Priority 8: Provide for new community facilities and improve the quality of existing community facilities to serve those of low and moderate income and/or with special needs <input type="checkbox"/> Priority 9: Provide needed community and supportive services to those of Low and Moderate income and/or with Special Needs <input type="checkbox"/> Priority 10: Provide for Needed Infrastructure Improvements in Low and Moderate Income areas <input type="checkbox"/> Priority 11: Provide for necessary planning activities to develop and implement both housing and community development plans to address anticipated needs	
Start Date: 07/01/11	Expected Completion Date: 06/30/12
Performance Objective: <input checked="" type="checkbox"/> Decent Housing (DH) <input type="checkbox"/> Suitable Living Environment (SL) <input type="checkbox"/> Economic Opportunity (EO)	Performance Outcome: <input checked="" type="checkbox"/> Availability/Accessibility (1) <input type="checkbox"/> Affordability (2) <input type="checkbox"/> Sustainability (3)
National Objective: LM – Low/Mod	Regulatory Citation: 24 CFR §570.206
Performance Measure/Accomplishments Type: <u>Number of Persons</u>	Proposed Outcome/Proposed Accomplishments: <u>450</u>
Sources of Funds: CDBG & HOME	Proposed Amount: <u>\$24,000</u> (\$18,000-CDBG / \$6,000-HOME)
HUD Matrix Code/Activity Category: 21D – Fair Housing Activities	
Activity Purpose: <input type="checkbox"/> Prevent Homelessness <input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help those with HIV/AIDS <input type="checkbox"/> Help persons with Disabilities	

CDBG/HOME PROJECT SUMMARY

HUD Program Year/Project ID: 2011/1	Project Year: 2011-2012
Grantee Name: City of El Cajon	UOG Code: CA61116 El Cajon

Project Name: Section 108 Loan - Ladder Truck

HUD/IDIS Activity Number: _____	Grantee/Local Project No.: <u>C0702</u>
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Description: Planned Repayment of Section 108 Loan Principal and Interest

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

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

Start Date: 07/01/11	Expected Completion Date: 06/30/12
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Performance Objective: <input type="checkbox"/> Decent Housing (DH) <input checked="" type="checkbox"/> Suitable Living Environment (SL) <input type="checkbox"/> Economic Opportunity (EO)	Performance Outcome: <input type="checkbox"/> Availability/Accessibility (1) <input type="checkbox"/> Affordability (2) <input checked="" type="checkbox"/> Sustainability (3)
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National Objective: LM – Low/Mod	Regulatory Citation: 24 CFR §570.700, et seq.
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Performance Measure/Accomplishments Type: <u>None required.</u>	Proposed Outcome/Proposed Accomplishments: <u>None required.</u>
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Sources of Funds: CDBG	Proposed Amount: <u>\$82,645</u>
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HUD Matrix Code/Activity Category: 19F – Planned Repayment of Section 108 Loan

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

CDBG/HOME PROJECT SUMMARY

HUD Program Year/Project ID: 2011/1	Project Year: 2011-2012
Grantee Name: City of El Cajon	UOG Code: CA61116 El Cajon

Project Name: <u>City Hall & Chambers ADA Improvements</u>

HUD/IDIS Activity Number: <u>853</u>	Grantee/Local Project No.: <u>C0905</u>
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Description: ADA upgrades throughout City Hall and Chambers including, but not limited to countertops, drinking fountains, flooring, stairs, and handrails.
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Project Location/Service Area: 200 Civic Center Way, El Cajon, CA 92020
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Consolidated Plan Priority Need Category Addressed: <input type="checkbox"/> Priority 1: Conserve and improve existing affordable housing <input type="checkbox"/> Priority 2: Provide homeownership assistance to Low and Moderate Income Households <input type="checkbox"/> Priority 3: Provide rental assistance to Low and Moderate Income Households <input type="checkbox"/> Priority 4: Preserve assisted housing at risk of converting to Market Rate <input type="checkbox"/> Priority 5: Assist in the development of Affordable Housing <input type="checkbox"/> Priority 6: Promote Equal Housing Opportunity <input type="checkbox"/> Priority 7: Support a continuum of care system for the Homeless <input checked="" type="checkbox"/> Priority 8: Provide for new community facilities and improve the quality of existing community facilities to serve those of low and moderate income and/or with special needs <input type="checkbox"/> Priority 9: Provide needed community and supportive services to those of Low and Moderate income and/or with Special Needs <input type="checkbox"/> Priority 10: Provide for Needed Infrastructure Improvements in Low and Moderate Income areas <input type="checkbox"/> Priority 11: Provide for necessary planning activities to develop and implement both housing and community development plans to address anticipated needs
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Start Date: 07/01/11	Expected Completion Date: 06/30/12
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Performance Objective: <input type="checkbox"/> Decent Housing (DH) <input checked="" type="checkbox"/> Suitable Living Environment (SL) <input type="checkbox"/> Economic Opportunity (EO)	Performance Outcome: <input checked="" type="checkbox"/> Availability/Accessibility (1) <input type="checkbox"/> Affordability (2) <input type="checkbox"/> Sustainability (3)
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National Objective: LMA	Regulatory Citation: 24 CFR §570.201(c)
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Performance Measure/Accomplishments Type: <u>Number of Public Facilities</u>	Proposed Outcome/Proposed Accomplishments: <u>1</u>
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Sources of Funds: CDBG	Proposed Amount: <u>\$182,000</u>
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HUD Matrix Code/Activity Category: 03 – Public Facilities and Improvements (General)

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

HUD Program Year/Project ID: 2011/1	Project Year: 2011-2012
Grantee Name: City of El Cajon	UOG Code: CA61116 El Cajon

Project Name: Renette Park Improvements

HUD/IDIS Activity Number: _____	Grantee/Local Project No.: <u>C0913</u>
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Description: Design and construction of comprehensive improvements in neighborhood park serving low-income census tracts

Project Location/Service Area: 935 S. Emerald, El Cajon, CA

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

Start Date: 07/01/11	Expected Completion Date: 06/30/12
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Performance Objective: <input type="checkbox"/> Decent Housing (DH) <input checked="" type="checkbox"/> Suitable Living Environment (SL) <input type="checkbox"/> Economic Opportunity (EO)	Performance Outcome: <input checked="" type="checkbox"/> Availability/Accessibility (1) <input type="checkbox"/> Affordability (2) <input type="checkbox"/> Sustainability (3)
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National Objective: LMA	Regulatory Citation: 24 CFR §570.201(c)
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Performance Measure/Accomplishments Type: <u>Number of Public Facilities improved</u>	Proposed Outcome/Proposed Accomplishments: <u>1</u>
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Sources of Funds: CDBG	Proposed Amount: <u>\$61,584</u>
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HUD Matrix Code/Activity Category: 03F – Parks, Recreational Facilities

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

CDBG/HOME PROJECT SUMMARY

HUD Program Year/Project ID: 2011/1	Project Year: 2011-2012
Grantee Name: City of El Cajon	UOG Code: CA61116 El Cajon

Project Name: <u>ADA Transition – Curb Ramps</u>	
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HUD/IDIS Activity Number: _____	Grantee/Local Project No.: <u>C0903</u>
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Description: ADA curb ramps and sidewalks, and other improvements throughout City in order to comply with Americans with Disability Act.
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Project Location/Service Area: Various locations throughout the City
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Consolidated Plan Priority Need Category Addressed: <input type="checkbox"/> Priority 1: Conserve and improve existing affordable housing <input type="checkbox"/> Priority 2: Provide homeownership assistance to Low and Moderate Income Households <input type="checkbox"/> Priority 3: Provide rental assistance to Low and Moderate Income Households <input type="checkbox"/> Priority 4: Preserve assisted housing at risk of converting to Market Rate <input type="checkbox"/> Priority 5: Assist in the development of Affordable Housing <input type="checkbox"/> Priority 6: Promote Equal Housing Opportunity <input type="checkbox"/> Priority 7: Support a continuum of care system for the Homeless <input checked="" type="checkbox"/> Priority 8: Provide for new community facilities and improve the quality of existing community facilities to serve those of low and moderate income and/or with special needs <input type="checkbox"/> Priority 9: Provide needed community and supportive services to those of Low and Moderate income and/or with Special Needs <input type="checkbox"/> Priority 10: Provide for Needed Infrastructure Improvements in Low and Moderate Income areas <input type="checkbox"/> Priority 11: Provide for necessary planning activities to develop and implement both housing and community development plans to address anticipated needs
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Start Date: 07/01/11	Expected Completion Date: 06/30/12
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Performance Objective: <input type="checkbox"/> Decent Housing (DH) <input checked="" type="checkbox"/> Suitable Living Environment (SL) <input type="checkbox"/> Economic Opportunity (EO)	Performance Outcome: <input checked="" type="checkbox"/> Availability/Accessibility (1) <input type="checkbox"/> Affordability (2) <input type="checkbox"/> Sustainability (3)
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National Objective: LMC	Regulatory Citation: 24 CFR §570.201(c)
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Performance Measure/Accomplishments Type: <u>Number of Public Facilities improved</u>	Proposed Outcome/Proposed Accomplishments: <u>20</u>
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Sources of Funds: CDBG	Proposed Amount: <u>\$125,000</u>
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HUD Matrix Code/Activity Category: 03 - Public Facilities and Improvement (General)

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

HUD Program Year/Project ID: 2011/1	Project Year: 2011-2012
Grantee Name: City of El Cajon	UOG Code: CA61116 El Cajon

Project Name: El Cajon Valley Tennis & Handball Facility Lighting Improvements

HUD/IDIS Activity Number: _____	Grantee/Local Project No.: <u>C0914</u>
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Description: Major upgrades to aging lighting services at a recreational facility serving residents of low-income census tracts

Project Location/Service Area: 1035 E. Madison Ave., El Cajon, CA

Consolidated Plan Priority Need Category Addressed:

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

Start Date: 07/01/11	Expected Completion Date: 06/30/12
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Performance Objective: <input type="checkbox"/> Decent Housing (DH) <input checked="" type="checkbox"/> Suitable Living Environment (SL) <input type="checkbox"/> Economic Opportunity (EO)	Performance Outcome: <input type="checkbox"/> Availability/Accessibility (1) <input type="checkbox"/> Affordability (2) <input checked="" type="checkbox"/> Sustainability (3)
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National Objective: LMA	Regulatory Citation: 24 CFR §570.201(e)
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Performance Measure/Accomplishments Type: <u>Number of Public Facilities improved</u>	Proposed Outcome/Proposed Accomplishments: <u>1</u>
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Sources of Funds: CDBG	Proposed Amount: <u>\$50,000</u>
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HUD Matrix Code/Activity Category: 03F – Parks, Recreational Facilities

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

CDBG/HOME PROJECT SUMMARY

HUD Program Year/Project ID: 2011/1	Project Year: 2011-2012
Grantee Name: City of El Cajon	UOG Code: CA61116 El Cajon

Project Name: <u>Mobile Home & SFR Rehabilitation Program</u>	
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HUD/IDIS Activity Number: _____	Grantee/Local Project No.: C0704
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Description: Administration of CDBG & HOME rehabilitation programs; Loan funds of up to \$20,000 for CDBG-funded mobilehome rehabilitation loans in eligible mobile home parks within the City.
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Project Location/Service Area: 200 Civic Center Way, El Cajon, CA 92020 & specific addresses

Consolidated Plan Priority Need Category Addressed: <input checked="" type="checkbox"/> Priority 1: Conserve and improve existing affordable housing <input type="checkbox"/> Priority 2: Provide homeownership assistance to Low and Moderate Income Households <input type="checkbox"/> Priority 3: Provide rental assistance to Low and Moderate Income Households <input type="checkbox"/> Priority 4: Preserve assisted housing at risk of converting to Market Rate <input type="checkbox"/> Priority 5: Assist in the development of Affordable Housing <input type="checkbox"/> Priority 6: Promote Equal Housing Opportunity <input type="checkbox"/> Priority 7: Support a continuum of care system for the Homeless <input type="checkbox"/> Priority 8: Provide for new community facilities and improve the quality of existing community facilities to serve those of low and moderate income and/or with special needs <input type="checkbox"/> Priority 9: Provide needed community and supportive services to those of Low and Moderate income and/or with Special Needs <input type="checkbox"/> Priority 10: Provide for Needed Infrastructure Improvements in Low and Moderate Income areas <input type="checkbox"/> Priority 11: Provide for necessary planning activities to develop and implement both housing and community development plans to address anticipated needs
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Start Date: 07/01/11	Expected Completion Date: 06/30/12
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Performance Objective: <input checked="" type="checkbox"/> Decent Housing (DH) <input type="checkbox"/> Suitable Living Environment (SL) <input type="checkbox"/> Economic Opportunity (EO)	Performance Outcome: <input checked="" type="checkbox"/> Availability/Accessibility (1) <input type="checkbox"/> Affordability (2) <input type="checkbox"/> Sustainability (3)
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National Objective: LMH	Regulatory Citation: 24 CFR §570.202
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Performance Measure/Accomplishments Type:	Proposed Outcome/Proposed Accomplishments: <u>10</u>
<u>Number of Housing Units</u>	

Sources of Funds: CDBG	Proposed Amount: <u>\$155,761</u>
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HUD Matrix Code/Activity Category: 14H - Rehabilitation Administration; 14A – Rehabilitation: Single Unit Residential
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Activity Purpose: <input type="checkbox"/> Prevent Homelessness <input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help those with HIV/AIDS <input type="checkbox"/> Help persons with Disabilities

CDBG/HOME PROJECT SUMMARY

HUD Program Year/Project ID: 2011/1	Project Year: 2011-2012
Grantee Name: City of El Cajon	UOG Code: CA61116 El Cajon

Project Name: Chase Avenue Clinic – Renovations to Nurses’ Stations

HUD/IDIS Activity Number: _____	Grantee/Local Project No.: <u>C0728</u>
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Description: Renovation and expansion of outdated nurse’s stations at a health center serving low- and moderate-income residents and families

Project Location/Service Area: 1111 W. Chase Avenue, El Cajon, CA (City-wide)

- Consolidated Plan Priority Need Category Addressed:**
- Priority 1: Conserve and improve existing affordable housing
 - Priority 2: Provide homeownership assistance to Low and Moderate Income Households
 - Priority 3: Provide rental assistance to Low and Moderate Income Households
 - Priority 4: Preserve assisted housing at risk of converting to Market Rate
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 - Priority 6: Promote Equal Housing Opportunity
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 - Priority 10: Provide for Needed Infrastructure Improvements in Low and Moderate Income areas
 - Priority 11: Provide for necessary planning activities to develop and implement both housing and community development plans to address anticipated needs

Start Date: 07/01/11	Expected Completion Date: 06/30/12
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Performance Objective: <input type="checkbox"/> Decent Housing (DH) <input checked="" type="checkbox"/> Suitable Living Environment (SL) <input type="checkbox"/> Economic Opportunity (EO)	Performance Outcome: <input checked="" type="checkbox"/> Availability/Accessibility (1) <input type="checkbox"/> Affordability (2) <input type="checkbox"/> Sustainability (3)
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National Objective: LMC	Regulatory Citation: 24 CFR §570.201(c)
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Performance Measure/Accomplishments Type: <u>Number of Persons served</u>	Proposed Outcome/Proposed Accomplishments: <u>6,405</u>
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Sources of Funds: CDBG	Proposed Amount: <u>\$36,674</u>
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HUD Matrix Code/Activity Category: 03P – Health Facilities

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

CDBG/HOME PROJECT SUMMARY

HUD Program Year/Project ID: 2011/1	Project Year: 2011-2012
Grantee Name: City of El Cajon	UOG Code: CA61116 El Cajon

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

Project Location/Service Area: 1527 E. Main Street, El Cajon, CA
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Consolidated Plan Priority Need Category Addressed: <input type="checkbox"/> Priority 1: Conserve and improve existing affordable housing <input type="checkbox"/> Priority 2: Provide homeownership assistance to Low and Moderate Income Households <input type="checkbox"/> Priority 3: Provide rental assistance to Low and Moderate Income Households <input type="checkbox"/> Priority 4: Preserve assisted housing at risk of converting to Market Rate <input type="checkbox"/> Priority 5: Assist in the development of Affordable Housing <input type="checkbox"/> Priority 6: Promote Equal Housing Opportunity <input type="checkbox"/> Priority 7: Support a continuum of care system for the Homeless <input checked="" type="checkbox"/> Priority 8: Provide for new community facilities and improve the quality of existing community facilities to serve those of low and moderate income and/or with special needs <input type="checkbox"/> Priority 9: Provide needed community and supportive services to those of Low and Moderate income and/or with Special Needs <input type="checkbox"/> Priority 10: Provide for Needed Infrastructure Improvements in Low and Moderate Income areas <input type="checkbox"/> Priority 11: Provide for necessary planning activities to develop and implement both housing and community development plans to address anticipated needs
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Start Date: 07/01/11	Expected Completion Date: 06/30/12
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Performance Objective: <input type="checkbox"/> Decent Housing (DH) <input checked="" type="checkbox"/> Suitable Living Environment (SL) <input type="checkbox"/> Economic Opportunity (EO)	Performance Outcome: <input checked="" type="checkbox"/> Availability/Accessibility (1) <input type="checkbox"/> Affordability (2) <input type="checkbox"/> Sustainability (3)
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National Objective: LMC	Regulatory Citation: 24 CFR §570.201(c)
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Performance Measure/Accomplishments Type: <u>Number of Public Facilities improved</u>	Proposed Outcome/Proposed Accomplishments: <u>1</u>
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Sources of Funds: CDBG	Proposed Amount: <u>\$30,000</u>
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HUD Matrix Code/Activity Category: 03C – Homeless Facilities (not operating costs)
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Activity Purpose: <input type="checkbox"/> Prevent Homelessness <input checked="" type="checkbox"/> Help the Homeless <input type="checkbox"/> Help those with HIV/AIDS <input type="checkbox"/> Help persons with Disabilities
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CDBG/HOME PROJECT SUMMARY

HUD Program Year/Project ID: 2011/1	Project Year: 2011-2012
Grantee Name: City of El Cajon	UOG Code: CA61116 El Cajon

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

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

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

- Consolidated Plan Priority Need Category Addressed:**
- Priority 1: Conserve and improve existing affordable housing
 - Priority 2: Provide homeownership assistance to Low and Moderate Income Households
 - Priority 3: Provide rental assistance to Low and Moderate Income Households
 - Priority 4: Preserve assisted housing at risk of converting to Market Rate
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 - Priority 10: Provide for Needed Infrastructure Improvements in Low and Moderate Income areas
 - Priority 11: Provide for necessary planning activities to develop and implement both housing and community development plans to address anticipated needs

Start Date: 07/01/11	Expected Completion Date: 06/30/12
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Performance Objective: <input type="checkbox"/> Decent Housing (DH) <input checked="" type="checkbox"/> Suitable Living Environment (SL) <input type="checkbox"/> Economic Opportunity (EO)	Performance Outcome: <input checked="" type="checkbox"/> Availability/Accessibility (1) <input type="checkbox"/> Affordability (2) <input type="checkbox"/> Sustainability (3)
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National Objective: LMA	Regulatory Citation: 24 CFR §570.201(e)
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Performance Measure/Accomplishments Type: <u>Number of Persons served</u>	Proposed Outcome/Proposed Accomplishments: <u>2,500</u>
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Sources of Funds: CDBG	Proposed Amount: <u>\$67,387</u>
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HUD Matrix Code/Activity Category: 05I – Crime Awareness

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

CDBG/HOME PROJECT SUMMARY

HUD Program Year/Project ID: 2011/1	Project Year: 2011-2012
Grantee Name: City of El Cajon	UOG Code: CA61116 El Cajon

Project Name: Community Policing – Serial Inebriate Program (SIP)

HUD/IDIS Activity Number: _____	Grantee/Local Project No.: <u>C0915</u>
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Description: The Serial Inebriate Program (SIP) will serve primarily low- and moderate-income individuals (chronic inebriates, often homeless) with treatment and support services in conjunction with the Court system and AOD service providers.

Project Location/Service Area: City-wide

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

Start Date: 07/01/11	Expected Completion Date: 06/30/12
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Performance Objective: <input type="checkbox"/> Decent Housing (DH) <input checked="" type="checkbox"/> Suitable Living Environment (SL) <input type="checkbox"/> Economic Opportunity (EO)	Performance Outcome: <input checked="" type="checkbox"/> Availability/Accessibility (1) <input type="checkbox"/> Affordability (2) <input type="checkbox"/> Sustainability (3)
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National Objective: LMC	Regulatory Citation: 24 CFR §570.201(e)
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Performance Measure/Accomplishments Type: <u>Number of Persons served</u>	Proposed Outcome/Proposed Accomplishments: <u>50</u>
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Sources of Funds: CDBG	Proposed Amount: <u>\$58,047</u>
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HUD Matrix Code/Activity Category: 05F – Substance Abuse Services

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

CDBG/HOME PROJECT SUMMARY

HUD Program Year/Project ID: 2011/1	Project Year: 2011-2012
Grantee Name: City of El Cajon	UOG Code: CA61116 El Cajon

Project Name: “Food for a Week” Emergency Food Distribution for Seniors

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

Project Location/Service Area: City-wide

Consolidated Plan Priority Need Category Addressed:

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

Start Date: 07/01/11	Expected Completion Date: 06/30/12
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Performance Objective: <input type="checkbox"/> Decent Housing (DH) <input checked="" type="checkbox"/> Suitable Living Environment (SL) <input type="checkbox"/> Economic Opportunity (EO)	Performance Outcome: <input checked="" type="checkbox"/> Availability/Accessibility (1) <input type="checkbox"/> Affordability (2) <input type="checkbox"/> Sustainability (3)
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National Objective:	Regulatory Citation: 24 CFR §570.201(e)
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Performance Measure/Accomplishments Type:	Proposed Outcome/Proposed Accomplishments:
<u>Number of Persons Served</u>	<u>70</u>

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

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

CDBG/HOME PROJECT SUMMARY

HUD Program Year/Project ID: 2011/1	Project Year: 2011-2012
Grantee Name: City of El Cajon	UOG Code: CA61116 El Cajon

Project Name: Meals on Wheels El Cajon

HUD/IDIS Activity Number: _____	Grantee/Local Project No.: <u>C0712</u>
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Description: Home delivery of two nutritious meals per day (one hot) to home-bound frail seniors and disabled residents.

Project Location/Service Area: City-wide

Consolidated Plan Priority Need Category Addressed:

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

Start Date: 07/01/11	Expected Completion Date: 06/30/12
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<p>Performance Objective:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Decent Housing (DH) <input checked="" type="checkbox"/> Suitable Living Environment (SL) <input type="checkbox"/> Economic Opportunity (EO) 	<p>Performance Outcome:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Availability/Accessibility (1) <input type="checkbox"/> Affordability (2) <input type="checkbox"/> Sustainability (3)
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National Objective: <u>LMC</u>	Regulatory Citation: <u>24 CFR §570.201(e)</u>
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Performance Measure/Accomplishments Type:	Proposed Outcome/Proposed Accomplishments:
<u>Number of Persons Served</u>	<u>130</u>

Sources of Funds: CDBG	Proposed Amount: <u>\$10,000</u>
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HUD Matrix Code/Activity Category: 05A – Senior Services

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

CDBG/HOME PROJECT SUMMARY

HUD Program Year/Project ID: 2011/2	Project Year: 2011-2012
Grantee Name: City of El Cajon	UOG Code: CA61116 El Cajon

Project Name: HOME Program Administration

HUD/IDIS Activity Number: _____	Grantee/Local Project No.: <u>HADMIN</u>
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Description: General Administration and Operating Expenditures for the HOME Program for FY 2011-12

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

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

Start Date: 07/01/11	Expected Completion Date: 06/30/12
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Performance Objective: <input type="checkbox"/> Decent Housing (DH) <input type="checkbox"/> Suitable Living Environment (SL) <input type="checkbox"/> Economic Opportunity (EO)	Performance Outcome: <input type="checkbox"/> Availability/Accessibility (1) <input type="checkbox"/> Affordability (2) <input type="checkbox"/> Sustainability (3)
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National Objective: LM – Low/Mod	Regulatory Citation: 24 CFR §92.207
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Performance Measure/Accomplishments Type: <u>None required.</u>	Proposed Outcome/Proposed Accomplishments: <u>None required.</u>
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Sources of Funds: HOME	Proposed Amount: <u>\$61,290</u>
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HUD Matrix Code/Activity Category: 19A – HOME Admin/Planning Costs of PJ

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

CDBG/HOME PROJECT SUMMARY

HUD Program Year/Project ID: 2011/2	Project Year: 2011-2012
Grantee Name: City of El Cajon	UOG Code: CA61116 El Cajon

Project Name: CHDO Reserve Funds

HUD/IDIS Activity Number: _____	Grantee/Local Project No.: <u>H0818</u>
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Description: Minimum 15% reservation for production of affordable housing by a Certified Housing Development Organization (CHDO) to be identified.

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

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

Start Date: 07/01/11	Expected Completion Date: 06/30/12
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Performance Objective: <input checked="" type="checkbox"/> Decent Housing (DH) <input type="checkbox"/> Suitable Living Environment (SL) <input type="checkbox"/> Economic Opportunity (EO)	Performance Outcome: <input type="checkbox"/> Availability/Accessibility (1) <input checked="" type="checkbox"/> Affordability (2) <input type="checkbox"/> Sustainability (3)
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National Objective: LMH	Regulatory Citation: 24 CFR §92.300(a)(1)
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Performance Measure/Accomplishments Type: <u>Number of Housing Units</u>	Proposed Outcome/Proposed Accomplishments: <u>1</u>
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Sources of Funds: HOME	Proposed Amount: <u>\$100,935</u>
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HUD Matrix Code/Activity Category: 13 – Direct Homeownership Assistance (may change later)

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

CDBG/HOME PROJECT SUMMARY

HUD Program Year/Project ID: 2011/2	Project Year: 2011-2012
Grantee Name: City of El Cajon	UOG Code: CA61116 El Cajon

Project Name: <u>First-Time Homebuyer Program</u>
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HUD/IDIS Activity Number: _____	Grantee/Local Project No.: <u>H0719</u>
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Description: Downpayment and closing cost assistance to eligible first-time homebuyers.
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Project Location/Service Area: 200 Civic Center Way, El Cajon, CA 92020 & specific addresses

Consolidated Plan Priority Need Category Addressed: <input type="checkbox"/> Priority 1: Conserve and improve existing affordable housing <input checked="" type="checkbox"/> Priority 2: Provide homeownership assistance to Low and Moderate Income Households <input type="checkbox"/> Priority 3: Provide rental assistance to Low and Moderate Income Households <input type="checkbox"/> Priority 4: Preserve assisted housing at risk of converting to Market Rate <input type="checkbox"/> Priority 5: Assist in the development of Affordable Housing <input type="checkbox"/> Priority 6: Promote Equal Housing Opportunity <input type="checkbox"/> Priority 7: Support a continuum of care system for the Homeless <input type="checkbox"/> Priority 8: Provide for new community facilities and improve the quality of existing community facilities to serve those of low and moderate income and/or with special needs <input type="checkbox"/> Priority 9: Provide needed community and supportive services to those of Low and Moderate income and/or with Special Needs <input type="checkbox"/> Priority 10: Provide for Needed Infrastructure Improvements in Low and Moderate Income areas <input type="checkbox"/> Priority 11: Provide for necessary planning activities to develop and implement both housing and community development plans to address anticipated needs
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Start Date: 07/01/11	Expected Completion Date: 06/30/12
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Performance Objective: <input checked="" type="checkbox"/> Decent Housing (DH) <input type="checkbox"/> Suitable Living Environment (SL) <input type="checkbox"/> Economic Opportunity (EO)	Performance Outcome: <input type="checkbox"/> Availability/Accessibility (1) <input checked="" type="checkbox"/> Affordability (2) <input type="checkbox"/> Sustainability (3)
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National Objective: LMH	Regulatory Citation: 24 CFR §92.205(a)
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Performance Measure/Accomplishments Type: <u>Number of Housing Units</u>	Proposed Outcome/Proposed Accomplishments: <u>10</u>
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Sources of Funds: HOME	Proposed Amount: <u>\$304,675</u>
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HUD Matrix Code/Activity Category: 13 – Direct Homeownership Assistance
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Activity Purpose: <input type="checkbox"/> Prevent Homelessness <input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help those with HIV/AIDS <input type="checkbox"/> Help persons with Disabilities

CDBG/HOME PROJECT SUMMARY

HUD Program Year/Project ID: 2011/2	Project Year: 2011-2012
Grantee Name: City of El Cajon	UOG Code: CA61116 El Cajon

Project Name: <u>Rehabilitation Pool of Funds</u>	
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HUD/IDIS Activity Number: _____	Grantee/Local Project No.: <u>H0720</u>
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Description: Funding designated for multiple rehabilitation activities, including single-family, multi-family and/or mobile home units as demand warrants

Project Location/Service Area: 200 Civic Center Way, El Cajon, CA 92020 & specific addresses
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Consolidated Plan Priority Need Category Addressed: <input checked="" type="checkbox"/> Priority 1: Conserve and improve existing affordable housing <input type="checkbox"/> Priority 2: Provide homeownership assistance to Low and Moderate Income Households <input type="checkbox"/> Priority 3: Provide rental assistance to Low and Moderate Income Households <input type="checkbox"/> Priority 4: Preserve assisted housing at risk of converting to Market Rate <input type="checkbox"/> Priority 5: Assist in the development of Affordable Housing <input type="checkbox"/> Priority 6: Promote Equal Housing Opportunity <input type="checkbox"/> Priority 7: Support a continuum of care system for the Homeless <input type="checkbox"/> Priority 8: Provide for new community facilities and improve the quality of existing community facilities to serve those of low and moderate income and/or with special needs <input type="checkbox"/> Priority 9: Provide needed community and supportive services to those of Low and Moderate income and/or with Special Needs <input type="checkbox"/> Priority 10: Provide for Needed Infrastructure Improvements in Low and Moderate Income areas <input type="checkbox"/> Priority 11: Provide for necessary planning activities to develop and implement both housing and community development plans to address anticipated needs
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Start Date: 07/01/11	Expected Completion Date: 06/30/12
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Performance Objective: <input checked="" type="checkbox"/> Decent Housing (DH) <input type="checkbox"/> Suitable Living Environment (SL) <input type="checkbox"/> Economic Opportunity (EO)	Performance Outcome: <input checked="" type="checkbox"/> Availability/Accessibility (1) <input type="checkbox"/> Affordability (2) <input type="checkbox"/> Sustainability (3)
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National Objective: LMH	Regulatory Citation: 24 CFR §92.205(a)
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Performance Measure/Accomplishments Type: <u>Number of Housing Units</u>	Proposed Outcome/Proposed Accomplishments: <u>5</u>
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Sources of Funds: HOME	Proposed Amount: <u>\$200,000</u>
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HUD Matrix Code/Activity Category: 14A - Rehab; Single-Unit Residential; 14B – Rehab: Multi-Unit Residential
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Activity Purpose: <input type="checkbox"/> Prevent Homelessness <input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help those with HIV/AIDS <input type="checkbox"/> Help persons with Disabilities
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Appendix C: Fair Housing Action Plan

City of El Cajon 2010-15 FAIR HOUSING ACTION PLAN

SAN DIEGO REGION - IMPEDIMENTS

ACCOMPLISHMENTS

IMPEDIMENT(S) TO BE ADDRESSED	GOALS (What do you hope to achieve?)	ACTIVITIES OR STRATEGIES TO MEET THE GOALS (How will you achieve your goals?)	RESPONSIBLE ENTITIES ASSIGNED TO MEET GOALS (Who will be undertaking activities to meet goal?)	BENCHMARK (In which year of your plan do you plan to achieve this goal?)	PROPOSED INVESTMENT (Amount/source of funds)	YEAR TO BE COMPLETED (Is it contained in Consolidated Plan/Action Plan?)	DATE COMPLETED (Which year of the Plan was it completed?)	IF THE IMPEDIMENT WAS NOT ADDRESSED, PROVIDE STATUS
Limited educational and outreach literature regarding fair housing issues, rights, and services on websites/public counters	Increase availability of information regarding fair housing issues, rights, and services through multiple media	Ensuring ease of access to information about fair housing on websites with links between jurisdiction and contracted service provider. Prominently display information on public counters and other points of public contact such as libraries and community centers. Increase knowledge of the process of reporting complaints and access/referral to government entities: DFEH/HUD/DOJ.	While this impediment applies to all jurisdictions, the cities of Chula Vista, Coronado, Del Mar, Imperial Beach, Lemon Grove, San Diego, Solano Beach, National City, La Mesa, and Escondido should provide additional links and detailed information about fair housing on their websites.	2011	Covered under current FH services contract. (\$24,113 in 2010-11 for El Cajon)	2011 and on-going	2011 and on-going	N/A
Lack of knowledge pertaining to current laws for new homeowners becoming landlords	Increase knowledge among small property owners about fair housing	Coordination of education efforts between fair housing service providers and all entitlement and participating jurisdictions Target education and outreach materials to the small property owner market population	Service providers and all entitlement and participating jurisdictions	2011	Covered under current FH services contract. (\$24,113 in 2010-11 for El Cajon)	2011 and on-going	2011 and on-going	N/A
Fair housing violations committed by predominantly small "mom and pop" rental operations	Decrease fair housing violations committed by small rental operations	Coordination of education efforts between fair housing service providers and all entitlement and participating jurisdictions Target education and outreach materials to the small property owner market population	Service providers and all entitlement and participating jurisdictions	2011	Covered under current FH services contract. (\$24,113 in 2010-11 for El Cajon)	2011 and on-going	2011 and on-going	N/A

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

SAN DIEGO REGION - IMPEDIMENTS								ACCOMPLISHMENTS	
IMPEDIMENT(S) TO BE ADDRESSED	GOALS (What do you hope to achieve?)	ACTIVITIES OR STRATEGIES TO MEET THE GOALS (How will you achieve your goals?)	RESPONSIBLE ENTITIES ASSIGNED TO MEET GOALS (Who will be undertaking activities to meet goal?)	BENCHMARK (In which year of your plan do you plan to achieve this goal?)	PROPOSED INVESTMENT (Amount/source of funds)	YEAR TO BE COMPLETED (Is it contained in Consolidated Plan/Action Plan?)		DATE COMPLETED (Which year of the Plan was it completed?)	IF THE IMPEDIMENT WAS NOT ADDRESSED, PROVIDE STATUS
Underrepresentation among Hispanics and Blacks in the homebuyer market and observed large disparities in loan approval rates	Increase representation among minorities in the homebuyer market and reduce observed disparities in loan approval rates	<p>Collaboration with the San Diego Reinvestment Task Force to implement the recommendations contained in the Three Year Plan</p> <p>Homebuyer programs increasing outreach efforts and homeownership opportunity awareness to minority communities</p>	Service providers and all entitlement and participating jurisdictions	2011	Covered under current FH services contract. (\$24,113 in 2010-11 for El Cajon)	2011 and on-going		2011 and on-going	N/A
Re-occurring rental/ home market application denial due to credit history and financial management factors	Reduce rental/home market application denial due to credit history and financial management factors	<p>Provide findings of this AI and other related studies to the Community Reinvestment Initiative (CRI) Task Force</p> <p>Homebuyer programs should continue providing education and outreach on Credit History and Financial Management</p> <p>Collaboration with the CRI to implement the recommendations contained in the Three Year Plan</p>	Service providers and all entitlement and participating jurisdictions	2011	Covered under current FH services contract. (\$24,113 in 2010-11 for El Cajon)	2011 and on-going		2011 and on-going	N/A
Persistent and increasing housing discrimination based on race, disability, national origin, and familial status	Reduce housing discrimination based on race, disability, national origin, and familial status	<p>Conduct comprehensive, countywide random testing regularly to identify issues, trends, and problem properties</p> <p>Expand testing to cover other protected classes, especially those with emerging trends of suspected discriminatory practices</p> <p>Support stronger and more persistent enforcement activity by fair housing service providers</p> <p>Expand education and outreach efforts, especially to small rental property owners</p>	Service providers and all entitlement and participating jurisdictions	2011	Covered under current FH services contract. (\$24,113 in 2010-11 for El Cajon)	2011 and on-going		2011 and on-going	N/A

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

SAN DIEGO REGION - IMPEDIMENTS								ACCOMPLISHMENTS	
IMPEDIMENT(S) TO BE ADDRESSED	GOALS (What do you hope to achieve?)	ACTIVITIES OR STRATEGIES TO MEET THE GOALS (How will you achieve your goals?)	RESPONSIBLE ENTITIES ASSIGNED TO MEET GOALS (Who will be undertaking activities to meet goal?)	BENCHMARK (In which year of your plan do you plan to achieve this goal?)	PROPOSED INVESTMENT (Amount/source of funds)	YEAR TO BE COMPLETED (Is it contained in Consolidated Plan/Action Plan?)		DATE COMPLETED (Which year of the Plan was it completed?)	IF THE IMPEDIMENT WAS NOT ADDRESSED, PROVIDE STATUS
Racial segregation— significant patterns of racial and ethnic concentration	Reduction of racial segregation to create a more diverse and equal San Diego County	<p>Diversify and expand the housing stock to accommodate the varied housing needs of different groups</p> <p>Promote equal access to information for all residents on the availability of decent and affordable housing by providing information in multiple languages and through venues and media that have proven success in outreaching to the community, particularly hard-to-reach groups</p> <p>Collaboration with local housing authorities and affordable housing providers to ensure affirmative fair marketing plans and deconcentration policies are implemented</p>	All jurisdictions	2012	Available housing funds	2011 and on-going		2011 and on-going	N/A

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

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

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

SAN DIEGO REGION - IMPEDIMENTS								ACCOMPLISHMENTS	
IMPEDIMENT(S) TO BE ADDRESSED	GOALS (What do you hope to achieve?)	ACTIVITIES OR STRATEGIES TO MEET THE GOALS (How will you achieve your goals?)	RESPONSIBLE ENTITIES ASSIGNED TO MEET GOALS (Who will be undertaking activities to meet goal?)	BENCHMARK (In which year of your plan do you plan to achieve this goal?)	PROPOSED INVESTMENT (Amount/source of funds)	YEAR TO BE COMPLETED (Is it contained in Consolidated Plan/Action Plan?)		DATE COMPLETED (Which year of the Plan was it completed?)	IF THE IMPEDIMENT WAS NOT ADDRESSED, PROVIDE STATUS
Limited housing choices for persons with disabilities	Increase housing choices for persons with disabilities	Expand the variety of available housing types and sizes. Increasing housing options for not only persons with disabilities, but also senior households, families with children, farmworkers, the homeless, etc. Create a database of housing types with emphasis on disabled access and senior housing within the San Diego region	All jurisdictions	2011	Available housing funds	2011 and on-going		2011 and on-going	N/A
Non-adoption of a universal design ordinance	Adoption of a universal design ordinance	Encourage/require universal design principles in new housing developments Jurisdictions with a residential rehabilitation program should specifically include ADA-compliant upgrades in their programs; also consider program modifications to allow financial assistance for accessibility improvements for renters, as well as homeowners	All jurisdictions and service providers	2011	No costs anticipated	2011 and on-going		2011 and on-going	Adoption of universal design ordinance is not financially feasible. The Community Development Department requires ADA where indicated in the Building Code and whenever federal funds are being used. City encourages universal design features when feasible for a project.
Minorities and families with children disproportionately affected by lead-based paint hazards	Lead-based paint testing in all homebuyer and residential rehabilitation programs	Require and provide for lead-based paint testing in all homebuyer and residential rehabilitation programs Increase education of lead-based paint hazards to tenants and 1 st Time Homebuyers	While this impediment applies to all jurisdictions, the cities of Coronado, Del Mar, Encinitas, Imperial Beach, Lemon Grove, Solana Beach, National City, and Santee should implement lead-based paint testing in their homebuyer and residential rehabilitation programs—if no homebuyer program is in effect, provide other provisions	2012	Available housing funds and education covered under FH services contract. (\$24,113 in 2010-11 for El Cajon)	2011 and on-going		2011 and on-going	N/A

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

SAN DIEGO REGION - IMPEDIMENTS

ACCOMPLISHMENTS

IMPEDIMENT(S) TO BE ADDRESSED	GOALS (What do you hope to achieve?)	ACTIVITIES OR STRATEGIES TO MEET THE GOALS (How will you achieve your goals?)	RESPONSIBLE ENTITIES ASSIGNED TO MEET GOALS (Who will be undertaking activities to meet goal?)	BENCHMARK (In which year of your plan do you plan to achieve this goal?)	PROPOSED INVESTMENT (Amount/source of funds)	YEAR TO BE COMPLETED (Is it contained in Consolidated Plan/Action Plan?)	DATE COMPLETED (Which year of the Plan was it completed?)	IF THE IMPEDIMENT WAS NOT ADDRESSED, PROVIDE STATUS
Minimal regional collaboration among fair housing service providers	Increase regional collaboration among fair housing service providers	Increase collaboration between fair housing service providers, affirmatively furthering fair housing in the region Utilization of a single reporting system by service providers to compile consistent fair housing data, facilitating analysis of trends and patterns Annual review of scope of work by entitlement jurisdictions to identify service gaps	Service providers and all entitlement and participating jurisdictions Fair Housing Resources Board	2011	No costs anticipated	2011 and on-going	2011 and on-going	N/A
Inconsistent, discrepant data in fair housing service provider statistical reporting	Consistent, concurring fair housing service provider statistical reporting	Develop a uniform reporting method and consistent reporting categories to report fair housing data	Service providers and all entitlement and participating jurisdictions Fair Housing Resource Board	2011	Available housing funds and will be included in FH Services contract	2011 and on-going	2011 and on-going	N/A
Difficulty in gauging the success/progress of education and outreach efforts in sub-recipient contracts, Action Plans, CAPER reports, and annual accomplishment reports	Comprehensive reporting of fair housing success/progress in education and outreach efforts	Increase report of quantifiable goals, objectives, and accomplishments through outcome-based performance measures Publicize the outcomes of fair housing complaints to encourage reporting	While this impediment applies to all jurisdictions, the city of Oceanside should establish outcome-based performance measures All jurisdictions should continue to identify specific quantifiable objectives and measurable goals related to furthering fair housing	2012	Available housing funds and will be included in FH Services contract	2011 and on-going	2011 and on-going	N/A

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

SAN DIEGO REGION - IMPEDIMENTS								ACCOMPLISHMENTS	
IMPEDIMENT(S) TO BE ADDRESSED	GOALS (What do you hope to achieve?)	ACTIVITIES OR STRATEGIES TO MEET THE GOALS (How will you achieve your goals?)	RESPONSIBLE ENTITIES ASSIGNED TO MEET GOALS (Who will be undertaking activities to meet goal?)	BENCHMARK (In which year of your plan do you plan to achieve this goal?)	PROPOSED INVESTMENT (Amount/source of funds)	YEAR TO BE COMPLETED (Is it contained in Consolidated Plan/Action Plan?)		DATE COMPLETED (Which year of the Plan was it completed?)	IF THE IMPEDIMENT WAS NOT ADDRESSED, PROVIDE STATUS
Fair housing services vary across the region	High-quality fair housing services across the region	<p>Collaboration with fair housing service providers to ensure an adequate level of service is available to all residents</p> <p>Evaluate service gaps and establish appropriate levels of funding for the provision of these services</p> <p>Regularly update the service area map and provide the public with clear information on service providers and types available</p> <p>Establish a collaborative relationship with the 2-1-1 San Diego Hotline</p> <p>Educate and train 2-1-1 phone operators to identify and direct fair housing issues to the appropriate service providers</p> <p>Listing of fair housing service providers as a part of available community service organizations</p>	<p>Service providers and all entitlement and participating jurisdictions</p> <p>Fair Housing Resources Board</p>	2011	Available housing funds and will be included in FH Services contract	2011 and on-going		2011 and on-going	N/A
Exclusion of random testing/testing audits from fair housing service provider contracts	Pro-active testing audits for discrimination in the housing market— decreased reliance on inaccurate, complaint driven testing	<p>Incorporate random testing/testing audits in fair housing service provider contracts</p> <p>Conduct audits in 2011 and every two years thereafter</p> <p>Consider pooling funds and conducting regional audits</p> <p>Collaboration between entitlement jurisdictions and fair housing service providers to pursue FHIP funds for audits and testing as HUD funding is available</p>	Service providers and all entitlement and participating jurisdictions	2012	Available housing funds and will be included in FH Services contract	2012, and every 2 to 3 years after			Pro-active testing audits for discrimination in the housing market are not financially feasible without additional State or federal assistance. The City will collaborate with FHRB and service providers to secure FHIPS grants to conduct testing. Costs and details of additional testing are under review.

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

SAN DIEGO REGION - IMPEDIMENTS								ACCOMPLISHMENTS	
IMPEDIMENT(S) TO BE ADDRESSED	GOALS (What do you hope to achieve?)	ACTIVITIES OR STRATEGIES TO MEET THE GOALS (How will you achieve your goals?)	RESPONSIBLE ENTITIES ASSIGNED TO MEET GOALS (Who will be undertaking activities to meet goal?)	BENCHMARK (In which year of your plan do you plan to achieve this goal?)	PROPOSED INVESTMENT (Amount/source of funds)	YEAR TO BE COMPLETED (Is it contained in Consolidated Plan/Action Plan?)		DATE COMPLETED (Which year of the Plan was it completed?)	IF THE IMPEDIMENT WAS NOT ADDRESSED, PROVIDE STATUS
Disconnect between tenant/landlord disputes and fair housing discrimination prevention	Fair housing encouragement towards tenant/landlord dispute resolution	Ensure tenant/landlord dispute resolution services are provided to complement fair housing services Addition of tenant/landlord mediation services currently offered by NCL to housing services provided by other fair housing service providers	Service providers and all entitlement and participating jurisdictions	2011	Available housing funds and will be included in FH Services contract	2011 and on-going		2011 and on-going	N/A
Substandard housing conditions tend to impact minority households disproportionately	Eliminate substandard housing	Offer housing rehabilitation programs and make lead-based paint testing as part of the program Consider modifying the housing rehabilitation program to make financial assistance for accessibility improvements available for renters as well as homeowners	All entitlement and participating jurisdictions that offer rehabilitation programs	2011	Available housing funds	2011 and on-going		2011 and on-going	N/A
Fair housing service providers should pursue Fair Housing Initiative Program (FHIP) funds	Improve quality and consistency of fair housing services available	Select organizations that meet QFHO and FHO criteria for fair housing services Encourage all fair housing services providers to seek FHIP funds to provide fair housing testing services	Service providers and all entitlement and participating jurisdictions	2012	Available housing funds and will be included in FH Services contract	2012			Under review.

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

CITY OF EL CAJON - IMPEDIMENTS								ACCOMPLISHMENTS	
IMPEDIMENT(S) TO BE ADDRESSED	GOALS	ACTIVITIES OR STRATEGIES TO MEET THE GOALS	RESPONSIBLE ENTITIES ASSIGNED TO MEET GOALS	BENCHMARK	PROPOSED INVESTMENT	YEAR TO BE COMPLETED		DATE COMPLETED	IF THE IMPEDIMENT WAS NOT ADDRESSED, PROVIDE STATUS
The City of El Cajon has yet to establish a formal procedure for approving requests for reasonable accommodation	Establish, review and update procedure for approving requests for reasonable accommodation in housing	Review and update the procedures for approving requests for reasonable accommodation	City staff	2012	No costs anticipated	2012			Under review.
City of El Cajon had the highest number of calls for fair housing complaints and tenant/landlord issues	Work with fair housing provider(s) to expand outreach and education activities	Work with fair housing provider(s) to expand outreach and education activities	Service provider and City staff	2011	Covered under current FH services contract. (\$24,113 in 2010-11 for El Cajon)	2011 and on-going		2011 and on-going	N/A
The City of El Cajon Zoning Ordinance does not explicitly accommodate manufactured or mobile homes in single-family residential zoning districts as required by state law	Amend Zoning Ordinance, as necessary	Evaluate and amend Zoning Ordinance, as necessary, in compliance with State law	City staff	2010	City General Funds	2010		2010	While mobile homes are not allowed in single-family zones, the City does have specific zones for mobile home developments and has many mobile home parks throughout the City. While not specifically included in the Zoning Code until recently, manufactured homes were always allowed in any zone a single-family home was allowed. City updated its Zoning Code in May of 2010 to include specific reference to manufactured housing under single-family dwelling review procedures (Section 17.140.170)

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

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

Appendix D: Standard Forms 424



SF 424

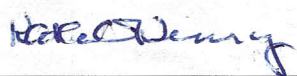
The SF 424 is part of the CPMP Annual Action Plan. SF 424 form fields are included in this document. Grantee information is linked from the 1CPMP.xls document of the CPMP tool.

SF 424

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

Date Submitted May 11, 2011	Applicant Identifier MC-060541	Type of Submission	
Date Received by state	State Identifier	Application	Pre-application
Date Received by HUD	Federal Identifier	<input type="checkbox"/> Construction	<input type="checkbox"/> Construction
		<input checked="" type="checkbox"/> Non Construction	<input type="checkbox"/> Non Construction
Applicant Information			
CITY OF EL CAJON		CA61116 EL CAJON	
200 Civic Center Way		Org DUNS: 780727393	
		Org Unit: Community Development Department	
El Cajon	California	Redevelopment and Housing Division	
ZIP92020	Country U.S.A.		
Employer Identification Number (EIN):		San Diego County	
95-6000703		Program Year Start Date (07/01/11)	
Applicant Type:		Specify Other Type if necessary:	
Local Government: City		Specify Other Type	
Program Funding		U.S. Department of Housing and Urban Development	
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding			
Community Development Block Grant Program		14.218 CDBG Entitlement Grant	
CDBG Project Titles: City of El Cajon FY 2011-12 One Year Action Plan/CDBG Program		Description of Areas Affected by CDBG Project(s): Citywide	
\$1,080,122	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
		Other (Describe)	
Total Funds Leveraged for CDBG-based Project(s)			
Home Investment Partnerships Program		14.239 HOME	
HOME Project Titles: City of El Cajon FY 2011-12 One-Year Action Plan/HOME Program		Description of Areas Affected by HOME Project(s): Citywide	
\$672,900	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	

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

Person to be contacted regarding this application		
Kathi	J.	Henry
City Manager	Phone 619-441-1716	Fax 619-441-1595
khenry@ci.el-cajon.ca.us	www.cityofelcajon.us	Other Contact
Signature of Authorized Representative		Date Signed
		5.9.11

Appendix E: Certificates

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

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

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

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

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

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

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

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

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

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

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

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

Wanda Denny
Signature/Authorized Official

5.9.11
Date

City Manager
Title

Specific CDBG Certifications

The Entitlement Community certifies that:

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

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

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

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

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. **Overall Benefit.** The aggregate use of CDBG funds including Section 108 guaranteed loans during program year(s) **2011**, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a

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

Excessive Force -- It has adopted and is enforcing:

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

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

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

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

Robert J. Dennis
Signature/Authorized Official

5.9.11
Date

City Manager
Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

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

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

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

Mark Henry
Signature/Authorized Official

5.9.11
Date

City Manager
Title

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

A. Lobbying Certification

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

B. Drug-Free Workplace Certification

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

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

City of El Cajon
200 Civic Center Way
El Cajon, CA 92020

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

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

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

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

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

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

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