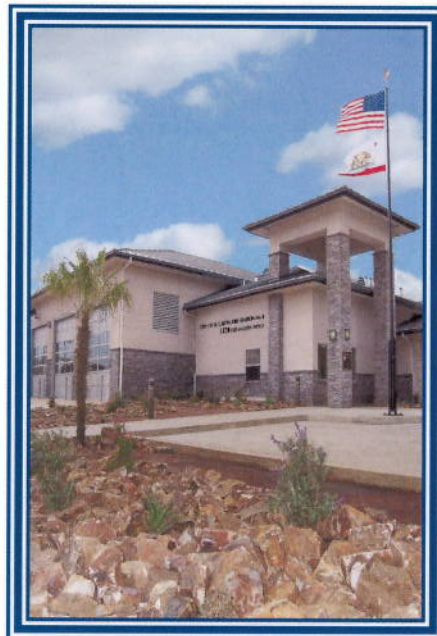


**2008–09 One-Year Action Plan
of the Combined Housing Element
and Consolidated Plan 2004-2010**



**Redevelopment and Housing Department
March 2008**

**City of El Cajon
2008-09 One-Year Action Plan
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Fifth Program Year Action Plan

The CPMP Fifth Annual Action Plan includes the [SF 424](#) and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

Narrative Responses

GENERAL

Executive Summary

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

Program Year 5 Action Plan Executive Summary:

The 2008-09 One-Year Action Plan implements the fifth year of the 2004-2010 Combined Housing Element and Consolidated Plan (HE/CP) and addresses the HUD consolidated planning requirements for the Community Development Block Grant (CDBG and the HOME Investment Partnership Act (HOME).

This plan outlines the action steps that the City of El Cajon will use to address housing and community development needs in the City. The Plan includes a listing of activities that the City will undertake during Fiscal Year 2008-09 (July 1, 2008 through June 30, 2009) that utilize CDBG and HOME funds. Use of redevelopment low and moderate income housing funds to leverage these federal entitlement grants is also discussed.

All responses are within framed boxes, and all project numbers are italicized. The priorities from the 2004-2010 Combined Housing Element and Consolidated Plan are:

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

Following this Narrative Responses section are the individual projects, which is followed by the required certifications. References are made throughout this section to specific tables or specific workbooks. As we are transitioning to this reporting tool format in the middle of a five-year plan, please refer to the tables found in the Combined Housing Element and Consolidated Plan 2004-2010. These tables are in Chapter 3 of that document. The document is available at the El Cajon Public Library Reference desk, and at the Department of Redevelopment and Housing.

Copies may be purchased for \$10 (including tax) at the Department of Redevelopment and Housing, City of El Cajon, 200 E. Main Street (3rd Floor), El Cajon, CA 92020 or by calling (619) 441-1710. At a future date these will all be on the City's website, however some of the data is not yet available.

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.

Program Year 5 Action Plan General Question response:

1. The City encompasses an area of approximately 14.2 square miles and the City's current population of 94,869 makes it the fifth most populated 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. 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, to moderately priced condominiums and higher cost single-family residences. The City's name, Spanish for "big box", 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 neighborhoods within the downtown area. 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 area that could be defined by race or ethnicity.

2. As the valley floor has the highest concentration of lower income residents, all but a very few projects and programs are focused in this area (exceptions include city-wide projects such as the first time homebuyers program, housing rehabilitation, senior services, and fair housing activities).
3. The greatest obstacle to meeting underserved needs is the ongoing reduction of 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 entitlements are as follows: \$1,234,449 for CDBG and \$759,089 for HOME. However, the City allocated funds to projects at both of the Public Hearings using old entitlement amounts of \$1,234,525 (CDBG) and \$759,051 (HOME). This difference in the entitlement amounts will not affect the City's ability to fully fund those projects.

Also, the City held a TEFRA (Tax Equity and Fiscal Responsibility Act) public hearing for a private acquisition and rehabilitation of Lexington Green Apartments, a 144-unit project-based affordable housing complex that opted out of the project based program several years ago, but has maintained Section 8 contracts. The acquisition rehabilitation would utilize Low Income Housing Tax Credits (LIHTC). This is a highly competitive process in California and results of this application will not be known until after this One Year Plan has begun.

Additional resources include an EPA assessment grant (this was a two-year grant for \$200,000), that was due to complete by Sept. 2007, both housing funds and non-housing funds from the Redevelopment Agency.

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, with at least \$3 million in certificates being issued within El Cajon city limits in each of the past three years.

An issuance of bond in non-housing redevelopment funds occurred back in March 2007. The net amount to the Redevelopment Agency is \$15,165,108.90. These funds continue to be used for a variety of capital improvement and economic development projects in the downtown area over a period of years. Redevelopment (tax-increment) funds are also available to assist in addressing the needs identified in this plan. The El Cajon Redevelopment Agency anticipates budgeting \$3 million in new housing projects and \$10.1 million in capital projects, plus carrying forward ongoing projects to completion. However, eligibility rules are different enough that it is not a fair comparison to anticipate that all of these funds will be used for CDBG and/or HOME eligible activities, but nonetheless some of these funded projects will be used as a required match for the HOME program.

Overall, the total amount funding to address the needs and priorities in this One Year Plan is anticipated to be approximately \$16 million for FY 2008-09, although all specific amounts are not yet identified. This plan, as in prior years, will specify only those projects with specific identified funding at this point in time, which will include allocation of both the CDBG and HOME grants for FY 2008-09. There will be approximately \$6,430 of unallocated funds in CDBG for FY08-09. The anticipated program income for CDBG and HOME during FY08-09 are expected to come from loans repaid. As additional projects are identified and funded, amendments to this plan will be submitted as required and as appropriate. In the attached Appendixes projects are labeled based on funding source; project numbers beginning with the letter C are funded with CDBG funds, those beginning with H are funded with HOME funds; LM denotes low and moderate income redevelopment set-aside funds; RD denotes non-housing redevelopment projects and programs.

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.

Program Year 4 Action Plan Managing the Process response:

1. The El Cajon Redevelopment and Housing Department serves as the lead agency in the preparation of the One Year Action Plan. Additionally, the City contracts with the Center for Social Advocacy (formerly known as Heartland Human Relations and Fair Housing Association) for administration of the Fair Housing Program. The Housing Authority of the County of San Diego administers the Section 8 program for the City.

In 2004, the City conducted a Community Development Needs Survey as part of the development of the 2004-2010 Combined Housing Element and Consolidated Plan. The needs identified most often by the respondents to the survey were: crime awareness; youth facilities; and youth services. The survey was conducted in English, Spanish and Arabic.

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

The City meets with representatives from other CDBG entitlement jurisdictions in San Diego and Imperial Counties on a regular basis. One ongoing issue is to develop a collaborative system for the administration of CDBG funding to ease the administration of CDBG requirements for non-profit and other recipients. The City will also continue to assist county, state, federal, education and private organizations involved in economic development and job training in targeting their efforts toward those areas of El Cajon exhibiting the greatest need.

2. The City maintains a contact list of interested potential applicants. A week prior to the availability of applications, a letter was sent to every agency on the contact list announcing the process, in addition to notices in the local newspaper and our website. Applications were received from 10 non-profit agencies. All applications were for eligible projects or activities, but due to requests for City capital projects, as well as duplicative requests from different agencies, only 8 of these applications were allocated funds. Applicants included the following agencies: Crisis House, CASA (Committee Against Substance Abuse), Boys and Girls Club, Center for Social Advocacy, Ecumenical Council's Interfaith Shelter program, El Cajon Community Development Corporation, Family Health Centers of San Diego (Chase Avenue Community Clinic), Meals on Wheels San Diego, Set Free Baptist Fellowship of San Diego, and St. Madeleine Sophie's Center. The agencies allocated CDBG and/or HOME funds are: Boys and Girls Club, Center for Social Advocacy, El Cajon Community Development Corporation and the Family Health Centers of San Diego (Chase Avenue Community Clinic). Additionally, various City departments requested funds for eligible projects. Staff is pro-active in providing technical assistance prior to a formal request for funds to ensure that non-eligible requests are not forwarded.

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

The City meets with representatives from other CDBG entitlement jurisdictions in San Diego and Imperial Counties on a regular basis. One ongoing issue is to develop a collaborative system for the administration of CDBG funding to ease the administration of CDBG requirements for non-profit and other recipients. The City will also continue to assist county, state, federal, education and private organizations involved in economic development and job training in targeting their efforts toward those areas of El Cajon exhibiting the greatest need.

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.

Program Year 5 Action Plan Citizen Participation response:

As part of the City's Community Development Block Grant (CDBG) program, El Cajon adopted a Citizen Participation Plan (CPP) pursuant to HUD regulations and adheres to the citizen comment procedures established in the (CPP). Residents were given timely notices of public hearings held for the Housing Element and Consolidated Plan. Residents were also given a 30-day period to review the draft Plan.

The City of El Cajon allowed adequate, timely notification of all public meetings. The two public meetings held during the Housing Element/Consolidated Plan process were advertised in the newspaper.

1. The following information was included with the application packets:

CITIZEN PARTICIPATION SCHEDULE

November 1, 2007	Mail letter to notify interested parties of RFP.
November 1, 2007	Notice to newspaper. "Notice of Funding Availability and Request for Comments and Proposals." To be published November 1, 8, 15 and December 6, 13, 2007.
November 6, 2007	Begin mailing applications to community organizations.
November 13-14, 2007	Technical Assistant – Hours (1:00 – 5:00 p.m.)
December 10, 2007	Proposals from City department applicants for CDBG funds to be submitted to Redevelopment and Housing Department by 5:00 p.m.
December 13, 2007	Notify City departments regarding eligibility.
December 19, 2007	Proposals from City department applicants for CDBG funds to be submitted to Redevelopment and Housing Department by 5:00 p.m.
January 17, 2008	Notify non-profit applicants regarding eligibility.
February 4, 2008	Notice to newspaper. "Notice of First Public Hearing" to be published February 7, 14, and 21, 2008.
February 26, 2008	First Public Hearing at 7:00 p.m. to allocate FY 2008-09 CDBG funds and to solicit public input.
March 3, 2008	Notice to newspaper. "Notice of Second Public Hearing", to be published March 6, 13, and 20, 2008. Notice includes full listing of approved projects, amounts and regulatory citations.
March 19, 2008	Notice to newspaper. "Notice of Public Review" for final adoption of One-Year Action Plan for FY 2008-09 and to be published March 20, 27, and April 3, 2008.
March 25, 2008	Second Public Hearing at 3:00 p.m. to solicit public input and final adoption of One-Year Action Plan for FY 2007-08.
March 27, 2008	Notice to newspaper. "Notice of Public Review" for final adoption of One-Year Action Plan for FY 2008-09 and to solicit public input; to be published April 3, 10, and 17, 2008.
April 1, 2008	Begin environmental clearances for approved projects.
April 3, 2008	Begin contract negotiations with selected CDBG subrecipients.
May 9, 2008	One-Year Action Plan submitted to HUD for approval.
May 15-June 30, 2008	HUD review period of One-Year Action Plan.
July 1, 2008	Begin Fiscal Year 2008-09

2. At the public hearing held on February 26, 2008, seven speakers representing six applications made requests to the City Council to consider their request.
3. On February 17, 2004, the City conducted a consultation workshop with housing, as well as public and social service providers. A variety of service agencies serving the general public and populations with special needs were invited to the workshop. An updated *Housing and Community Development Needs Survey* was sent to these agencies prior to the meeting, soliciting their input on prioritizing needs and resources. Versions of the survey were available in English, Spanish and Arabic.

As part of the City's Community Development Block Grant (CDBG) program, El Cajon adopted a Citizen Participation Plan (CPP) pursuant to HUD regulations and adheres to the citizen comment procedures established in the (CPP). Residents were given timely notices of public hearings held for the Housing Element and Consolidated Plan. Residents were also given a 30-day period to review the draft Plan.

The City of El Cajon allowed adequate, timely notification of all public meetings. The two public meetings held during the Housing Element/Consolidated Plan process were advertised in the newspaper. As part of the 30-day public review period, copies of the Draft Housing Element and Consolidated Plan were available for the public to read at the following locations:

- County of San Diego Branch Library, 200 E. Lexington Avenue, El Cajon
- Department of Community Development, City of El Cajon, 200 E. Main Street

At the end of the 30-day period, the City Council adopted the Plan and transmitted it to HUD for approval. The City of El Cajon is eligible to self-certify the Housing Element portion of this Plan. No approval by the State Department of Housing and Community Development is required. Nevertheless, the City transmitted the final adopted Housing Element and Consolidated Plan to the State as an indication of its compliance with the update requirements for the 2004-2009 housing element.

A state law amended the housing element cycle for jurisdictions in the San Diego area to be 2005-2010. Consequently the Combined Housing Element and Consolidated Plan currently cover the years 2004-2010 (however only the period 2004-2009 is considered part of the Consolidated Plan).

Additional state law changes caused the staff to submit the Combined Housing Element and Consolidated Plan to the California Department of Housing and Community Development for verification of conformance of El Cajon's document to the current state laws. CAHCD requested some technical updates to the Housing Element portion of the document, which triggered the state requirements for a General Plan Amendment. The revisions were subjected to a public hearing at the Planning Commission, which accepted the revisions, and a public hearing at the City Council, which also accepted the revisions.

The final Housing Element and Consolidated Plan, amendments to the Plan, and Consolidated Annual Performance Evaluation and Reporting (CAPER) will be available for five years at City Hall and public libraries.

City staff notified public meeting participants and other community members who represent lower and moderate income groups that they could receive technical assistance in order to develop funding requests for CDBG and HOME funds. Technical assistance for such groups includes helping them understand the program requirements and determination of eligible/ineligible activities; suggestions on structuring new programs, and assistance in completing the application.

Public hearings were publicized adequately and held at times and locations which are convenient to the community. The location of the hearing at City Hall is accessible to persons with physical disabilities.

Citizen Participation

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

Program Year 5 Action Plan Institutional Structure response:

The institutional structure was modified in 2004. The Department of Redevelopment and Housing was created by combining the former Housing Division of the Community Development Department with the Redevelopment Agency.

Staff members of the Redevelopment and Housing Department continue to attend appropriate training sessions as available. The City continues to provide operational assistance to El Cajon Community Development Corporation, a CHDO/CBDO. The Neighborhood Revitalization Strategy Area (NRSA) for our Downtown was adopted during the last program year.

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.

Program Year 5 Action Plan Monitoring response:

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

CDBG Projects and Programs

1. Establish an annual monitoring plan.

Identify subrecipients most likely to have serious problems and devote extra attention to them. This identification may be due to recent personnel turnover, past performance, or the nature of the particular project.

- a. Establish a schedule for on-site visits. Smaller subrecipients or subrecipients that have been monitored in the past and are managing well can be monitored through file evaluation.
 - b. If on-site monitoring is deemed appropriate, conduct on-site monitoring with checklist. Conduct exit interview.
 - c. Write subrecipient with findings, concerns and areas worthy of commendation. Provide deadlines for compliance with correcting deficiencies. Include positive feedback.
2. Single Audit requirements.
 - a. Notify subrecipient in writing of requirements under the Single Audit Act.
 - b. Review Audit Report. Letter of review sent to subrecipient. Assure all findings have been cleared by subrecipient.

HOME/ADDI Projects and Programs

Rental Projects

The City or its agent will:

1. Perform on site inspections to determine compliance with property standards no less than once every three years for projects containing 1 to 4 units; once every two years for projects containing 5 to 25 units; and once per year for projects with 26 or more units.
2. Verify tenant income via self-certification process on an annual basis. Every sixth year, full tenant income verification will be conducted.
3. Verify that rents on HOME assisted units conform to current HOME rent limits.

Ownership Projects and Programs

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

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.

Program Year 5 Action Plan Lead-Based Paint response:

The City informs residents applying for loans or grants through the Housing Rehabilitation Loan Program about the hazards of lead-based paint. The City will also continue to participate in the Rehabilitation Roundtable regional group. The group meets occasionally and is comprised of representatives from local jurisdictions that operate housing rehabilitation programs. A standing topic for these meetings is lead-based paint. Code enforcement and building inspectors will continue to identify lead-based paint hazards as part of their ongoing activities, if the scope of the complaint allows them into the unit, or if it is part of an ongoing investigation. The Building Division will continue to be alert to units that may contain lead-based paint. They will inform tenants and landlords as part of their inspections of the dangers of lead-based paint. The City will continue to distribute the brochures, Lead Based Paint, a Threat and Protect Your Family From Lead in Your Home. The City will continue to attend meetings and training on lead-based paint hazards.

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

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

Residential Rehabilitation			
Rehab Costs (per unit)	< \$5,000	\$5,000 - \$25,000	> \$25,000
Approach to Lead Hazard Evaluation and Reduction	Do no harm	Identify and control lead hazards	Identify and abate lead hazards
Notification	Yes	Yes	Yes
Lead Hazard Evaluation	<ul style="list-style-type: none"> • 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 site. 	<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 and/or hazards. • Use standard treatments. 	<ul style="list-style-type: none"> • Presume lead based paint and/or hazards. • Abate all applicable surfaces.

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

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

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

For rehabilitation projects, the City's policy is to isolate the cost of lead abatement in a forgivable third trust deed (3rd mortgage), as the lead abatement costs may exceed 100% of the loan-to-value ratio. That loan is forgiven upon the expiration of the affordability period found at 24 CFR 92.254(a)(4). For the first time homebuyer program, lead abatement is the responsibility of the seller, and the City will not participate in down payment/closing cost assistance on any house containing lead. Of the eight mobile home parks in which the City offers mobile home rehabilitation 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.

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.

Program Year 5 Action Plan Specific Objectives response:

<ol style="list-style-type: none"> 1. The City of El Cajon has been focusing resources and energy on increasing the homeownership rate within the City. As of the 2000 Census, only 40% of El Cajon residents were homeowners, a full 26% below the national level. Rehabilitation of housing for existing income-eligible homeowners and down payment/closing cost assistance for first time homebuyers are the two continuing areas of priority and focus. However, declining home prices and the increase in foreclosure rates within the City has forced staff to re-evaluate their priorities. Discussions about redesigning or adding new rehabilitation programs and/or activities are at the forefront. Such options explored thus far include: the rebirth of the Foreclosure Prevention Program (education, loan modifications, and restructuring of debt), a partnership with local utility companies to implement energy efficient rehabilitation activities (offering potential rebates), and

targeting new Mobile Home Parks within the City through an Advertising Campaign.

For FY 2008-09, the one-year objectives are:

- ▶ Rehabilitate 10 mobile homes;
 - ▶ Rehabilitate 10 single-family homes;
 - ▶ Assist 12 first time home buyers; and
 - ▶ Continue to explore new rehabilitation program and/or activities.
2. The mobile home rehab program uses both CDBG and HOME funds and the single family rehab programs use HOME funds. The first time homebuyer program uses a combination of HOME and Redevelopment Agency set-aside funds. For FY 2008-09, \$100,000 of new CDBG funds plus any unspent CDBG funds carried forward will be allocated to the mobile home rehab program. In the HOME program, \$265,667 will be allocated to the first time homebuyer program; this is in addition to funds carried forward. In addition, \$1,000,000 of Redevelopment funds will be made available to first time homebuyers earning between 80 and 120% AMI. Also in the HOME program \$265,668 will be allocated to the Rehab Pool of Funds, which may be used for mobile home, single family or small apartment complex rehabilitation jobs as applications are received, in addition to similar funds carried forward from FY 2007-08.

The mobile home rehab program for FY 2008-09 will allow up to \$20,000 per unit. A lien is recorded on the mobile home. No monthly payments or interest are required on this deferred loan (due upon change in title).

The single-family rehab program allows up to \$100,000 per home (not to exceed 100% combined loan to value ratio), recorded as a second trust deed with no interest, and no monthly payments (due upon change in title). In addition, lead based paint abatement costs if necessary, would be recorded as a forgivable third trust deed, and the 100% CLTV is not considered as a restriction.

First Time Homebuyer Loans: The City of El Cajon operates parallel first time homebuyer programs: for families earning up to 80% of area median income, HOME-funded loans are available. Loans of up to 40 or 50% of the purchase price are available (40% for families earning between 50 and 80% AMI, and 50% for families earning below 50% AMI), plus up to \$5,000 to assist with closing costs. The loans funded by Redevelopment low and moderate-income set-aside funds are up to 50% of the purchase price, plus up to \$5,000 to assist with closing costs. All loans are "silent seconds", which require no monthly payments. Instead of interest, a share of the equity is required in addition to the principal upon repayment. The equity share is proportional to the amount of assistance provided as measured against the purchase price at the time of the purchase. For the HOME-funded loans, the equity share is forgiven after 15 years of continued occupancy (20 years for new construction). For the low-mod funded loans, the equity share remains for 45 years (per California State law).

Lend-A-Hand Day: Using redevelopment low and moderate income housing set-aside funds, the El Cajon Community Development Corporation (ECCDC) targets a 2-3 block neighborhood in the downtown area. Working with property owners, tenants, Building Inspectors, Code Enforcement and Community Police Officers, a prioritized list of improvements is developed leading toward a single neighborhood clean-up day once each month. The location is changed every month.

Wisconsin Cottages: Using low/mod funds for pre-development and part of the construction costs, ECCDC is constructing seven detached houses to be sold to first time homebuyers. CHDO funds have been set aside to assist with the down payment for HOME-eligible buyers. Construction is complete, and ECCDC has begun selling all 7 units.

Linda Way Townhomes: The Redevelopment and Housing Department is using low/mod funds to acquire several parcels, relocate existing tenants, demolish existing structures, close a street, and construct 20-23 new units to be sold to lower income first time homebuyers. This project is in the demolition stage, and it is anticipated that design will be on hold until the housing market conditions recover.

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 Certificate 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. For example, in the second half of calendar year 2006, a total of 40 MCC's were issued within the 17-jurisdiction consortium. Of those, 11 were issued within El Cajon, which is 27.5% although El Cajon represents less than 10% of the population of the consortium. At this time this program is on hold until future funding is secured.

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.

Program Year 5 Action Plan Public Housing Strategy response:

N/A – There is no public housing within El Cajon.

Barriers to Affordable Housing

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

Program Year 5 Action Plan Barriers to Affordable Housing response:

The City of El Cajon's primary problem with affordable housing is in the ownership sector. The City's housing stock consists of over 50% of the units having been constructed as rental housing. That amount, plus the portion of ownership units (condominiums and single family detached houses) that are used as rental properties by investors, produced a homeownership rate within the City at 40.5% according to the 2000 Census. This is a full 26% below the national average homeownership rate.

In this region the greatest barrier to affordable ownership is the price of housing. The City's first time homebuyer program provides 30, 40 or 50% of the purchase price as a silent second to income eligible applicants (the varying percentage amounts correspond to the income levels – 50% of the purchase price is available to families earning at or below 50% of the area median income level). The El Cajon Redevelopment Agency is currently funding two new construction projects that are on hold. This project includes approximately 30 new single-family detached homes for first time homebuyers. At this time, the Agency is not pursuing any new construction projects.

The First Time Homebuyer program has two funding sources: HOME funds for families earning up to 80% of area median income; and redevelopment funds (low and moderate income housing set-aside funds) assist families earning up to 120% of AMI.

The City has extensively revised its condominium conversion policies and relaxed many previously existing requirements. Since 2002, the City Council has approved the conversion of 3,239 apartments into condominiums. Of these, 1,452 have completed the conversion process and are eligible to be sold. The number of units that have been made available for sale is not trackable by the City. The City's first time homebuyer program funds are eligible to assist in the purchase of a converted unit. The existing tenants have the first right of refusal.

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 require under § 922.206(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.

Program Year 5 Action Plan HOME/ADDI response:

1. The HOME funds are used in the mobile home rehabilitation loan program as deferred payment, non-interest bearing loan and also in the single-family rehabilitation loan program as deferred, non-interest bearing loans. Lead based paint abatement in conjunction with any of these rehabilitation programs is deferred, forgivable loans (forgivable at the conclusion of the affordability period if still meeting HOME requirements, otherwise repayable on a pro-rata basis without interest). The first time homebuyer program, HOME funds are used as a deferred equity sharing loan for down payment assistance, and a deferred and forgivable loan for closing cost assistance.
2. The following is reprinted from the HOMEOWNER'S REGULATORY AGREEMENT FOR HOME PROGRAM PARTICIPATION, which is recorded against the property at the close of escrow when HOME or ADDI funds have been used to assist with the purchase:

RECAPTURE OF HOME/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 principal 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 (or 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 financed by the CalHome and HOME/ADDI Program Loan(s). That is, if the loan equals twenty percent (20%) of the **Original Purchase Price** of the residence, a maximum of twenty percent (20%) 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 a 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 10% 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.**

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

In this *example*, the finance charge/equity-share varies between \$0¹ 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:

$$\begin{array}{l}
 \text{HOME/ADDI Investment} \quad \times \quad \text{Net Proceeds} \quad = \quad \text{HOME/ADDI amount to be recaptured} \\
 \hline
 \text{HOME/ADDI Investment} \quad + \\
 \text{Homeowner Investment} \\
 \hline
 \text{Homeowner Investment} \quad \times \quad \text{Net Proceeds} \quad = \quad \text{Amount to Homeowner} \\
 \hline
 \text{HOME/ADDI Investment} \quad + \\
 \text{Homeowner Investment}
 \end{array}$$

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 in the loan documents.

3. N/A – 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 did not meet the qualification threshold for ADDI funds.

HOMELESS

Specific Homeless Prevention Elements

1. Source of funds – Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and 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.

Program Year 5 Action Plan Special Needs response:

The City of El Cajon receives only CDBG funds to address this issue. McKinney-Vento funds go to non-profit agencies, which in this area have formed a consortium that meets on a monthly basis. This consortium along with other committees, have proposed a Plan to End Chronic Homelessness in the San Diego Region. This Plan requires all jurisdictions to participate and identify available resources county-wide. Members are being recruited as outlined in “The Plan” to serve on the implementation team to oversee the Housing First – Housing Plus plan. There are nearly 10,000 homeless people who reside on the streets of San Diego County. Of these, approximately 924 are homeless here in El Cajon. El Cajon currently has two non-profits, Crisis House and Set -Free that serve the homeless population either through referral networks or motel vouchers.

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 group, called the Regional Continuum of Care Consortium, is comprised of service providers, entitlement jurisdictions, faith-based groups and meets on a regular basis.

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

FESG – As an entitlement jurisdiction, the City is eligible to receive funding from the Federal Emergency Management Agency (FEMA) to provide services for the homeless under FEMA’s Emergency Shelter Grant program. The City contributes its FESG funds to the County’s FESG Homeless Program, which uses United Way as the fiduciary agent and Catholic Charities as the prime contractor to provide emergency services for the homeless. Through the FESG and motel voucher program offered throughout the County, the City is able to offer vouchers.

Set Free Motel Voucher Program – Set Free Baptist Ministries has been allocated CDBG funds in the past to assist with their motel voucher program. Several years ago this group purchased and renovated an older motel and restaurant on East Main Street to create a transitional living facility and establish a rehab program, all without any public assistance. All funds were privately raised. Over the past two years the City allocated \$50,000 to pay for motel vouchers for homeless families and individuals either waiting for a spot to pen up on a rehab program in the area, or just coming in off the street. At this time, no entitlement funds have been allocated for FY 2008-09.

One-Year Objectives:

- Continue to support Crisis Housing with \$1/year rent for the use of City-owned building and provide rental income from the cellular phone company – approximately 3,000 persons per year are served from this facility;
- Continue to participate in the Regional Continuum of Care Consortium;
- Continue to participate in the County's FEMA Homeless 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.

Program Year 5 Action Plan ESG response:

N/A – the City of El Cajon does not receive ESG funds.

COMMUNITY DEVELOPMENT

Community Development

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.
3. 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.

Program Year 5 Action Plan Community Development response:

El Cajon's priority non-housing community development public facility needs include removal of architectural barriers at public facilities, the development of a permanent senior center, improvements to a youth facility, improvements to health facilities, improvements to parks, recreation centers and neighborhood facilities, and the replacement of one fire station.

Infrastructure needs include street improvements, and an on-going project to install more ADA accessible ramps. Public service needs with high priority include senior services, youth services, employment training, lead-hazard screening (as part of the housing rehab programs), and crime awareness. Economic development activities are listed as medium priorities within the CDBG program, as redevelopment funds are directed towards those activities.

The five-year objectives are listed in the Community Development Needs Table.

One-Year Objectives:

Public Facilities:

- Continue all older outstanding projects through to completion – Wells Park Restroom Replacement, Renette Park Lighting Improvements, Wells Park Landscape/Irrigation/Ballfield Improvements, Pedestrian Ramp Study, Chase Avenue Clinic, Renette Park Gym Floor, and the Boys and Girls Club.
- Continue to make timely payments on two outstanding Section 108 loans – Fire Station 8 and – Ladder Truck.
- Hire a consultant to develop a master plan for appropriate Wells park uses and their approximate location within the park.
- Replace the irrigation system and existing park lighting, which addresses public safety at Renette Park and make several facility improvements.
- Provide installation of new fire system components. This will bring it into compliance with Fire codes and the American Disabilities Act (ADA). This is exclusive to new horns, strobe lights, and speakers throughout the City Hall building.

Public Services:

- Continue to provide partial salary support to Community Policing officers for program administration and services.

Economic Development, Planning and Administration

- Continue administration of CDBG and HOME.
- Contribute to a comprehensive study of all existing pedestrian ramps in the City, including standards at which they were constructed, and an assessment to total future needs.
- Continue to provide fair housing services.

Additional objectives include the timely repayments of outstanding Section 108 loans for Fire Station 8 and Ladder Truck.

Antipoverty Strategy

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

Program Year 5 Action Plan Antipoverty Strategy response:

Coordination with Other Agencies: The City works with a number of agencies in addressing the employment training and economic development needs in El Cajon. In particular, City staff worked with the El Cajon Community Development Corporation (ECCDC) and an outside consultant to develop a Neighborhood Revitalization Strategy Area (NRSA). At this time, no goals are set for FY08-09. However, the CDC has several economic development programs funded through Redevelopment that promote business attraction, retention, job creation, and façade improvements in the downtown area. Additionally, the City has set aside five percent of the HOME grant to this certified CHDO as an operating subsidy for their housing efforts. For FY 2008-09, this amount is \$37,953. Using Redevelopment funds, ECCDC is currently developing a seven-unit single-family ownership project in the downtown area set to be completed March 31, 2008 (Wisconsin Cottages). These units will be sold to a mix of low (80% AMI or below) to moderate (81-120% AMI) income first time homebuyers. HOME funds (CHDO set-aside) will be available to the low-income buyers through the City's First Time Homebuyer program. The Redevelopment and Housing Department is also in the process of acquiring land to develop 20-23 units to be sold to first time homebuyers (Linda Way). Additional funds have been set aside for yet another housing project, site and nature of project to be determined.

Downtown Business Improvement Program: The El Cajon Community Development Corporation works with area business leaders on the implementation of the various projects of the Downtown El Cajon Business Improvement Program (separately developed). Redevelopment funds are typically used for façade improvements, business retention and expansion programs, specific redevelopment projects, and planning for future redevelopment projects. Please refer to Appendix A for the full list.

One-Year Objectives:

- Continue to help implement the Downtown Business Improvement Program using redevelopment tax increment funds.
- Timely repayment of Section 108 Loans.
- Continue to coordinate with the public, quasi-public and nonprofit organizations;
- Support El Cajon Community Development Corporation with CHDO operating funds.

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.

Program Year 5 Action Plan Specific Objectives response:

HOUSING ACTIVITIES

The City of El Cajon includes non-homeless special needs housing within the housing priorities. The mobile home rehab program primarily benefits elderly homeowners:

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

Residential Rehabilitation – Both CDBG and HOME funds are used for residential rehabilitation. CDBG funds are primarily used for mobile home rehabilitation, and HOME funds are used for mobile home and single family. Several years ago the City created a pool of rehabilitation funds within the HOME program, which may be used for single-family and mobile home rehabilitation work.

1. **Mobile Home Rehabilitation** – CDBG and HOME funds are both used as deferred payment loan. The City will continue this program. For FY 2008-09, \$100,000 of CDBG funds will be added to any carryover balance from both HOME and CDBG funds at the start of the program year. Additional funds may be obtained from the pool of funds stated above, and from older CDBG-funded rehab loans as they are repaid. A minimum of 10 units will be rehabilitated through this program. Most applicants to this program are seniors, and installation of minor accessibility improvements (grab bars, ramps, etc.) is routinely done.

2. **Single-Family Residential Rehabilitation** – The City will continue the Housing Rehabilitation Loan Program. This has been funded for several years using HOME funds. The Lead-Based Paint regulations that became effective several years ago have slowed this program down substantially, and the rapid escalation of housing prices brought the program to a standstill during the prior program year. Since the housing prices have fallen dramatically, the City hopes to complete at least 10 units during this program year. Funds will be derived from any remaining balance from the prior program year, program income from repayment of older loans and the pool of funds stated above.

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.

Program Year 5 Action Plan HOPWA response:

N/A – the City of El Cajon does not receive HOPWA funds.

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.

Program Year 5 Specific HOPWA Objections response:

N/A – the City of El Cajon does not receive HOPWA funds.

Other Narrative

Include any Action Plan information that was not covered by a narrative in any other section.

Project Name: Section 108 loan - Fire Station #8						
Description:	IDIS Project #: C0801/C0701 UOG Code: CA61116 EL CAJON					
Loan repayment for construction loan for new fire station.						
Location: n/a	Priority Need Category Select one: Other <input type="text"/>					
Expected Completion Date: 6/30/2009	Explanation: Provide for new community facilities and improve the quality of existing community facilities to serve those of lower income and/or with special needs. Finance has decided to use old project #'s if the activity stays the same and is funded year after year.					
Objective Category <input type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives					
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 <input type="text"/>					
	2 <input type="text"/>					
	3 <input type="text"/>					
Project-level Accomplishments	Other <input type="text"/>	Proposed		Accompl. Type: <input type="text"/>	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type: <input type="text"/>	Proposed		Accompl. Type: <input type="text"/>	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type: <input type="text"/>	Proposed		Accompl. Type: <input type="text"/>	Proposed	
		Underway			Underway	
		Complete			Complete	
Proposed Outcome	Performance Measure	Actual Outcome				
19F Planned Repayment of Section 108 Loan Principal <input type="text"/>	Matrix Codes <input type="text"/>	Matrix Codes <input type="text"/>				
Matrix Codes <input type="text"/>	Matrix Codes <input type="text"/>	Matrix Codes <input type="text"/>				
Matrix Codes <input type="text"/>	Matrix Codes <input type="text"/>	Matrix Codes <input type="text"/>				
Program Year 4	CDBG <input type="text"/>	Proposed Amt.	\$ 202,050	Fund Source: <input type="text"/>	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: <input type="text"/>	Proposed Amt.		Fund Source: <input type="text"/>	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: <input type="text"/>	Proposed Units		Accompl. Type: <input type="text"/>	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: <input type="text"/>	Proposed Units		Accompl. Type: <input type="text"/>	Proposed Units	
		Actual Units			Actual Units	
Program Year 5	Fund Source: <input type="text"/>	Proposed Amt.		Fund Source: <input type="text"/>	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: <input type="text"/>	Proposed Amt.		Fund Source: <input type="text"/>	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: <input type="text"/>	Proposed Units		Accompl. Type: <input type="text"/>	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: <input type="text"/>	Proposed Units		Accompl. Type: <input type="text"/>	Proposed Units	
		Actual Units			Actual Units	

Project Name: Section 108 loan - Ladder Truck					
Description:	IDIS Project #: C0802/C0702 UOG Code: CA61116 EL CAJON				
Scheduled repayment of Section 108 loan amount.					
Location: N/A	Priority Need Category Select one: Other				
Expected Completion Date: 6/30/2009	Explanation: Provide for new community facilities and improve the quality of existing community facilities to serve those of lower income and/or with special needs. Finance has decided to use old project #'s if the activity stays the same and is funded year after year.				
Objective Category <input type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives				
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 2 3				
Project-level Accomplishments	Other	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
Proposed Outcome	Performance Measure	Actual Outcome			
19F Planned Repayment of Section 108 Loan Principal	Matrix Codes	Matrix Codes			
Matrix Codes	Matrix Codes	Matrix Codes			
Matrix Codes	Matrix Codes	Matrix Codes			
Program Year 4	CDBG	Proposed Amt.	\$ 90,500	Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units
Program Year 5	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units

Project Name: Mobile Home Rehabilitation Program					
Description:	IDIS Project #: C0804/C0704 UOG Code: CA61116 EL CAJON				
CDBG-funded mobile home rehabilitation loans. These loans are forgiven after five years. If the owner sells the unit prior to that time, the pro-rated balance, without interest is collected. Loan amounts for FY 2007-08 are \$9,350, plus an additional \$1,000 if the owner is elderly or disabled.					
Location: 410 First St-92019, 716 Second St-92019, 1174 Main St-92021, 1430 Lexington-92019, 1313 Main St-92019, 1345 Madison-92021, 1285 Washington 92019, 292 Second St-92019, 1440 S Orange-92021	Priority Need Category Select one: Owner Occupied Housing				
Expected Completion Date: 6/30/2009	Explanation: Conserve and improve existing affordable housing. Finance has decided to use old project #'s if the activity stays the same and is funded year after year.				
Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives				
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve the quality of owner housing 2 3				
Project-level Accomplishments	10 Housing Units	Proposed	5	Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
Proposed Outcome	Performance Measure	Actual Outcome			
Sustainability for the purpose of providing decent affordable housing	Total no. of units, including # occupied by elderly, # brought into compliance, # made accessible				
14A Rehab; Single-Unit Residential 570.202	Matrix Codes				
14H Rehabilitation Administration 570.202	Matrix Codes				
Matrix Codes	Matrix Codes				
Program Year 4	CDBG	Proposed Amt.	\$ 100,000	Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	CDBG	Proposed Amt.		Fund Source:	Proposed Amt.
	Carryover from prior yr	Actual Amount			Actual Amount
	10 Housing Units	Proposed Units	5	Accompl. Type:	Proposed Units
		Actual Units			Actual Units
Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
	Actual Units			Actual Units	
Program Year 5	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units
Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
	Actual Units			Actual Units	

Project Name: Chase Avenue Community Clinic					
Description:	IDIS Project #: C0805 UOG Code: CA61116 EL CAJON				
Installation of a new HVAC system, enabling the Chase Avenue Family Health Center to maintain a more comfortable environment for the children and families it serves.					
Location: 1111 W. Chase Ave., El Cajon	Priority Need Category Select one: Public Facilities				
Expected Completion Date: 6/30/2009	Explanation: Provide for new community facilities and improve the quality of existing community facilities to serve those of lower income and/or with special needs.				
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives				
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve quality / increase quantity of public improvements for lower income persons 2 3				
Project-level Accomplishments	11 Public Facilities	Proposed	1	Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
Proposed Outcome		Performance Measure		Actual Outcome	
Availability/accessibility for the purpose of creating suitable living environments.		No. of persons			
03P Health Facilities 570.201(c)		Matrix Codes			
Matrix Codes		Matrix Codes			
Matrix Codes		Matrix Codes			
Program Year 4	CDBG	Proposed Amt.	\$ 60,000	Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	11 Public Facilities	Proposed Units	1	Accompl. Type:	Proposed Units
		Actual Units			Actual Units
Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
	Actual Units			Actual Units	
Program Year 5	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units

Project Name: Renette Park Improvements						
Description:	IDIS Project #: C0806 UOG Code: CA61116 EL CAJON					
Demolition and regrading of turf areas, replace irrigation system which will allow it to program with the City's central irrigation control computer system. Replace existing park lighting. The lighting addresses public safety need especially for the children.						
Location: 935 S Emerald, El Cajon	Priority Need Category Select one: Public Facilities ▼					
Expected Completion Date: 6/30/2009	Explanation: Provide for new community facilities and improve the quality of existing community facilities to serve those of lower income and/or with special needs.					
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives					
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input checked="" type="checkbox"/> Sustainability	1 Improve quality / increase quantity of public improvements for lower income persons ▼ 2 _____ ▼ 3 _____ ▼					
Project-level Accomplishments	11 Public Facilities ▼	Proposed 1		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
Proposed Outcome	Performance Measure	Actual Outcome				
03F Parks, Recreational Facilities 570.201(c) ▼		Matrix Codes ▼				
Matrix Codes ▼		Matrix Codes ▼				
Matrix Codes ▼		Matrix Codes ▼				
Program Year 4	CDBG ▼	Proposed Amt. \$ 219,907		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	11 Public Facilities ▼	Proposed Units 1		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units		
	Actual Units			Actual Units		
Program Year 5	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Project Name: Wells Park Conceptual Design							
Description:	IDIS Project #: C0807 UOG Code: CA61116 EL CAJON						
Hire a consultant to develop a comprehensive master plan for appropriate park uses and their approximate location within the park. The master plan will list and provide solutions for those deficiencies.							
Location: 1153 Madison, El Cajon CA	Priority Need Category Select one: Planning/Administration ▼						
Expected Completion Date: 6/30/2009	Explanation: Planning activity - master plan						
Objective Category <input type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input checked="" type="radio"/> Economic Opportunity	Specific Objectives						
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability							
1							
2							
3							
Project-level Accomplishments	11 Public Facilities ▼	Proposed	1		Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	
	Accompl. Type: ▼	Proposed			Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	
	Accompl. Type: ▼	Proposed			Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	
Proposed Outcome		Performance Measure		Actual Outcome			
N/A		N/A					
21A General Program Administration 570.206 ▼				Matrix Codes ▼			
Matrix Codes ▼				Matrix Codes ▼			
Matrix Codes ▼				Matrix Codes ▼			
Program Year 4	CDBG ▼	Proposed Amt.	\$ 55,000		Fund Source: ▼	Proposed Amt.	
		Actual Amount				Actual Amount	
	Fund Source: ▼	Proposed Amt.			Fund Source: ▼	Proposed Amt.	
		Actual Amount				Actual Amount	
	11 Public Facilities ▼	Proposed Units			Accompl. Type: ▼	Proposed Units	
		Actual Units				Actual Units	
Accompl. Type: ▼	Proposed Units			Accompl. Type: ▼	Proposed Units		
	Actual Units				Actual Units		
Program Year 5	Fund Source: ▼	Proposed Amt.			Fund Source: ▼	Proposed Amt.	
		Actual Amount				Actual Amount	
	Fund Source: ▼	Proposed Amt.			Fund Source: ▼	Proposed Amt.	
		Actual Amount				Actual Amount	
	Accompl. Type: ▼	Proposed Units			Accompl. Type: ▼	Proposed Units	
		Actual Units				Actual Units	
Accompl. Type: ▼	Proposed Units			Accompl. Type: ▼	Proposed Units		
	Actual Units				Actual Units		

Project Name: Fire System Upgrade Installation					
Description:	IDIS Project #: C0808 UOG Code: CA61116 EL CAJON				
Installation of new Fire Systems that bring it into compliance with Fire codes and the American Disabilities Act (ADA). The installation will provide a safer environment and mitigate any potential hazards for the public. They will include new horns, strobe lights, and speakers throughout the building.					
Location: 200 E Main Street, El Cajon, CA	Priority Need Category Select one: Public Facilities				
Expected Completion Date: 6/30/2009	Explanation: Provide for new community facilities and improve the quality of existing community facilities to serve those of lower income and/or with special needs.				
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives				
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input checked="" type="checkbox"/> Sustainability	1 Improve quality / increase quantity of public improvements for lower income persons 2 3				
Project-level Accomplishments	11 Public Facilities	Proposed	1	Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
Proposed Outcome	Performance Measure	Actual Outcome			
Sustainability for the purpose of creating suitable living environments	No. of persons				
03 Public Facilities and Improvements (General) 570.201(c)	Matrix Codes				
Matrix Codes	Matrix Codes				
Matrix Codes	Matrix Codes				
Program Year 4	CDBG	Proposed Amt.	\$ 80,000	Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	11 Public Facilities	Proposed Units	1	Accompl. Type:	Proposed Units
		Actual Units			Actual Units
Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
	Actual Units			Actual Units	
Program Year 5	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units
Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
	Actual Units			Actual Units	

Project Name: Boys and Girls Club of East County					
Description:	IDIS Project #: C0809 UOG Code: CA61116 EL CAJON Clubhouse renovation for the replacement of the existing ceiling				
Location: 1171 E. Madison Ave., El Cajon, CA	Priority Need Category: Select one: Public Facilities				
Expected Completion Date: 6/30/2009	Explanation: Provide for new community facilities and improve the quality of existing community facilities to serve those of lower income and/or with special needs.				
Objective Category: <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives:				
Outcome Categories: <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve quality / increase quantity of neighborhood facilities for low-income persons 2 3				
Project-level Accomplishments	11 Public Facilities	Proposed	1	Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
Proposed Outcome		Performance Measure		Actual Outcome	
Sustainability for the purpose of creating suitable living environments		Number of persons			
03D Youth Centers 570.201(c)		Matrix Codes		Matrix Codes	
Matrix Codes		Matrix Codes		Matrix Codes	
Matrix Codes		Matrix Codes		Matrix Codes	
Program Year 4	CDBG	Proposed Amt.	\$ 49,984	Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	11 Public Facilities	Proposed Units	1	Accompl. Type:	Proposed Units
		Actual Units			Actual Units
Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
	Actual Units			Actual Units	
Program Year 5	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units
Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
	Actual Units			Actual Units	

Project Name: Community Policing					
Description:	IDIS Project #: C0710 UOG Code: CA61116 EL CAJON				
Partial salary support of community policing officers. Officers participate and/or manage such programs as: Crime-Free Multi-housing, bike patrol, and Serial Inebriate					
Location: 1153 Madison Avenue, El Cajon, CA 92020	Priority Need Category Select one: Other				
Expected Completion Date: 6/30/2009	Explanation: Provide needed community and supportive services to those of lower income and/or with special needs.				
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives				
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input checked="" type="checkbox"/> Sustainability	1 Improve the services for low/mod income persons 2 3				
Project-level Accomplishments	01 People	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
Proposed Outcome		Performance Measure		Actual Outcome	
Sustainability for the purpose of creating suitable living environments		Number of persons			
05I Crime Awareness 570.201(e)		Matrix Codes			
Matrix Codes		Matrix Codes			
Matrix Codes		Matrix Codes			
Program Year 4	CDBG	Proposed Amt.	\$ 185,179	Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	01 People	Proposed Units	2,500	Accompl. Type:	Proposed Units
		Actual Units			Actual Units
Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
	Actual Units			Actual Units	
Program Year 5	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units
Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
	Actual Units			Actual Units	

Project Name: CDBG Administration		
Description:	IDIS Project #: C0814/CADMIN UOG Code: CA61116 EL CAJON	
General administration of the CDBG and HOME programs. Includes planning, administration and code enforcement.		
Location: 200 E Main St., El Cajon, CA 92020	Priority Need Category Select one: Planning/Administration ▼	
Expected Completion Date: 6/30/2009	Explanation: Provide for necessary planning activities to develop and implement both housing and community development plans to address anticipated needs. Finance has decided to use old project #'s if the activity stays the same and is funded year after year.	
Objective Category <input type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives	
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1. _____ ▼ 2. _____ ▼ 3. _____ ▼	
Project-level Accomplishments	Accompl. Type: ▼ Proposed Underway Complete	Accompl. Type: ▼ Proposed Underway Complete
	Accompl. Type: ▼ Proposed Underway Complete	Accompl. Type: ▼ Proposed Underway Complete
	Accompl. Type: ▼ Proposed Underway Complete	Accompl. Type: ▼ Proposed Underway Complete
	Proposed Outcome Performance Measure Actual Outcome	
	N/A	
	21A General Program Administration 570.206 ▼ Matrix Codes ▼	
	Matrix Codes ▼ Matrix Codes ▼	
	Matrix Codes ▼ Matrix Codes ▼	
	Program Year 4	CDBG ▼ Proposed Amt. \$ 159,372
Actual Amount		Actual Amount
Fund Source: ▼ Proposed Amt.		Fund Source: ▼ Proposed Amt.
Actual Amount		Actual Amount
Accompl. Type: ▼ Proposed Units		Accompl. Type: ▼ Proposed Units
Actual Units		Actual Units
Program Year 5	Accompl. Type: ▼ Proposed Units	Accompl. Type: ▼ Proposed Units
	Actual Units	Actual Units
	Fund Source: ▼ Proposed Amt.	Fund Source: ▼ Proposed Amt.
	Actual Amount	Actual Amount
	Fund Source: ▼ Proposed Amt.	Fund Source: ▼ Proposed Amt.
	Actual Amount	Actual Amount

Project Name: Fair Housing Activities		
Description:	IDIS Project #: C0815 & H0815 UOG Code: CA61116 EL CAJON	
Fair housing activities. Project numbers from last year will be used instead (C0715 & H0715)		
Location: 1068 Broadway, El Cajon, CA 92021	Priority Need Category Select one: Priority Need Category ▼	
Expected Completion Date: 6/30/2009	Explanation: Promote equal housing opportunities. Finance has decided to use old project #'s if the activity stays the same and is funded year after year.	
Objective Category <input type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives	
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1. _____ ▼ 2. _____ ▼ 3. _____ ▼	
Project-level Accomplishments	Accompl. Type: ▼ Proposed Underway Complete	Accompl. Type: ▼ Proposed Underway Complete
	Accompl. Type: ▼ Proposed Underway Complete	Accompl. Type: ▼ Proposed Underway Complete
	Accompl. Type: ▼ Proposed Underway Complete	Accompl. Type: ▼ Proposed Underway Complete
	Proposed Outcome	
	Performance Measure	
	Actual Outcome	
	N/A	
	Matrix Codes ▼	Matrix Codes ▼
	Matrix Codes ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼	
Program Year 4	CDBG ▼ Proposed Amt. \$ 26,025	Fund Source: ▼ Proposed Amt.
	Actual Amount	Actual Amount
	HOME ▼ Proposed Amt. \$ 9,674	Fund Source: ▼ Proposed Amt.
	Actual Amount	Actual Amount
	Accompl. Type: ▼ Proposed Units	Accompl. Type: ▼ Proposed Units
	Actual Units	Actual Units
Accompl. Type: ▼ Proposed Units	Accompl. Type: ▼ Proposed Units	
Actual Units	Actual Units	
Program Year 5	Fund Source: ▼ Proposed Amt.	Fund Source: ▼ Proposed Amt.
	Actual Amount	Actual Amount
	Fund Source: ▼ Proposed Amt.	Fund Source: ▼ Proposed Amt.
	Actual Amount	Actual Amount
	Accompl. Type: ▼ Proposed Units	Accompl. Type: ▼ Proposed Units
	Actual Units	Actual Units
Accompl. Type: ▼ Proposed Units	Accompl. Type: ▼ Proposed Units	
Actual Units	Actual Units	

Project Name: HOME Administration		
Description:	IDIS Project #: H0816/HADMIN UOG Code: CA61116 EL CAJON	
Administration of the HOME program.		
Location: 200 E Main St., El Cajon, CA 92020	Priority Need Category Select one: Planning/Administration ▼	
Expected Completion Date: 6/30/2009	Explanation: Provide for necessary planning activities to develop and implement both housing and community development plans to address anticipated needs. Finance has decided to use old project #'s if the activity stays the same and is funded year after year.	
Objective Category <input type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives	
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1. _____ ▼ 2. _____ ▼ 3. _____ ▼	
Project-level Accomplishments	Accompl. Type: ▼ Proposed Underway Complete	Accompl. Type: ▼ Proposed Underway Complete
	Accompl. Type: ▼ Proposed Underway Complete	Accompl. Type: ▼ Proposed Underway Complete
	Accompl. Type: ▼ Proposed Underway Complete	Accompl. Type: ▼ Proposed Underway Complete
	Proposed Outcome	
	Performance Measure	
	Actual Outcome	
	N/A	
	21H HOME Admin/Planning Costs of PJ (subject to 5% cap) ▼ Matrix Codes ▼	
	Matrix Codes ▼ Matrix Codes ▼	
Matrix Codes ▼ Matrix Codes ▼		
Program Year 4	HOME ▼ Proposed Amt. \$ 66,231	Fund Source: ▼ Proposed Amt.
	Actual Amount	Actual Amount
	Fund Source: ▼ Proposed Amt.	Fund Source: ▼ Proposed Amt.
	Actual Amount	Actual Amount
	Accompl. Type: ▼ Proposed Units	Accompl. Type: ▼ Proposed Units
	Actual Units	Actual Units
Program Year 5	Accompl. Type: ▼ Proposed Units	Accompl. Type: ▼ Proposed Units
	Actual Units	Actual Units
	Fund Source: ▼ Proposed Amt.	Fund Source: ▼ Proposed Amt.
	Actual Amount	Actual Amount
	Fund Source: ▼ Proposed Amt.	Fund Source: ▼ Proposed Amt.
	Actual Amount	Actual Amount
Accompl. Type: ▼ Proposed Units	Accompl. Type: ▼ Proposed Units	
Actual Units	Actual Units	
Accompl. Type: ▼ Proposed Units	Accompl. Type: ▼ Proposed Units	
Actual Units	Actual Units	

Project Name: El Cajon Community Development Corporation		
Description:	IDIS Project #: H0817/H0717 UOG Code: CA61116 EL CAJON	
CHDO operating subsidy.		
Location: 168 E. Main St., El Cajon, CA 92020	Priority Need Category Select one: Other <input type="text"/>	
Expected Completion Date: 6/30/2009	Explanation: Assist in the development of affordable housing. Finance has decided to use old project #'s if the activity stays the same and is funded year after year.	
Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives	
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1. Increase the availability of affordable owner housing <input type="text"/>	
	2. <input type="text"/>	
	3. <input type="text"/>	
Project-level Accomplishments	Accompl. Type: <input type="text"/> Proposed	Accompl. Type: <input type="text"/> Proposed
	<input type="text"/> Underway	<input type="text"/> Underway
	<input type="text"/> Complete	<input type="text"/> Complete
	Accompl. Type: <input type="text"/> Proposed	Accompl. Type: <input type="text"/> Proposed
	<input type="text"/> Underway	<input type="text"/> Underway
	<input type="text"/> Complete	<input type="text"/> Complete
	Accompl. Type: <input type="text"/> Proposed	Accompl. Type: <input type="text"/> Proposed
	<input type="text"/> Underway	<input type="text"/> Underway
	<input type="text"/> Complete	<input type="text"/> Complete
Proposed Outcome	Performance Measure	Actual Outcome
21I HOME CHDO Operating Expenses (subject to 5% cap) <input type="text"/>	Matrix Codes <input type="text"/>	
Matrix Codes <input type="text"/>	Matrix Codes <input type="text"/>	
Matrix Codes <input type="text"/>	Matrix Codes <input type="text"/>	
Program Year 4	HOME <input type="text"/> Proposed Amt. \$ 37,953	Fund Source: <input type="text"/> Proposed Amt.
	<input type="text"/> Actual Amount	<input type="text"/> Actual Amount
	Fund Source: <input type="text"/> Proposed Amt.	Fund Source: <input type="text"/> Proposed Amt.
	<input type="text"/> Actual Amount	<input type="text"/> Actual Amount
	Accompl. Type: <input type="text"/> Proposed Units	Accompl. Type: <input type="text"/> Proposed Units
	<input type="text"/> Actual Units	<input type="text"/> Actual Units
Accompl. Type: <input type="text"/> Proposed Units	Accompl. Type: <input type="text"/> Proposed Units	
<input type="text"/> Actual Units	<input type="text"/> Actual Units	
Program Year 5	Fund Source: <input type="text"/> Proposed Amt.	Fund Source: <input type="text"/> Proposed Amt.
	<input type="text"/> Actual Amount	<input type="text"/> Actual Amount
	Fund Source: <input type="text"/> Proposed Amt.	Fund Source: <input type="text"/> Proposed Amt.
	<input type="text"/> Actual Amount	<input type="text"/> Actual Amount
	Accompl. Type: <input type="text"/> Proposed Units	Accompl. Type: <input type="text"/> Proposed Units
	<input type="text"/> Actual Units	<input type="text"/> Actual Units
Accompl. Type: <input type="text"/> Proposed Units	Accompl. Type: <input type="text"/> Proposed Units	
<input type="text"/> Actual Units	<input type="text"/> Actual Units	

Project Name: ECCDC Downpayment Loans					
Description:	IDIS Project #: H0818/H0718 UOG Code: CA61116 EL CAJON				
CHDO set-aside funds reserved for units sponsored/developed by the El Cajon Community Development Corporation.					
Location: To be determined	Priority Need Category Select one: Owner Occupied Housing				
Expected Completion Date: 6/30/2009	Explanation: Assist in the development of affordable housing. Finance has decided to use old project #'s if the activity stays the same and is funded year after year.				
Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives				
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve access to affordable owner housing 2 3				
Project-level Accomplishments	10 Housing Units	Proposed	5	Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
Proposed Outcome	Performance Measure	Actual Outcome			
Affordability for the purpose of providing decent	Number of housing units.				
13 Direct Homeownership Assistance 570.201(n)	Matrix Codes				
Matrix Codes	Matrix Codes				
Matrix Codes	Matrix Codes				
Program Year 4	HOME	Proposed Amt.	\$ 113,858	Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	10 Housing Units	Proposed Units	5	Accompl. Type:	Proposed Units
	Accompl. Type:	Actual Units		Accompl. Type:	Actual Units
Program Year 5	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
	Accompl. Type:	Actual Units		Accompl. Type:	Actual Units

Project Name: First Time Homebuyer Program					
Description:	IDIS Project #: H0819/H0719 UOG Code: CA61116 EL CAJON				
Downpayment and closing cost assistance to eligible first time homebuyers.					
Location: Citywide	Priority Need Category Select one: Owner Occupied Housing ▼				
Expected Completion Date: 6/30/2009	Explanation: Assist in the development of affordable housing. Finance has decided to use old project #'s if the activity stays the same and is funded year after year.				
Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives				
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve access to affordable owner housing ▼ 2 ▼ 3 ▼				
Project-level Accomplishments	10 Housing Units ▼	Proposed	4	Accompl. Type: ▼	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed
		Underway			Underway
		Complete			Complete
Proposed Outcome	Performance Measure	Actual Outcome			
Affordability for the purpose of providing decent affordable housing	Number of housing units				
13 Direct Homeownership Assistance 570.201(n) ▼	Matrix Codes ▼	Matrix Codes ▼			
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼			
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼			
Program Year 4	HOME ▼	Proposed Amt.	\$ 265,667	Fund Source: ▼	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.
		Actual Amount			Actual Amount
	10 Housing Units ▼	Proposed Units	4	Accompl. Type: ▼	Proposed Units
		Actual Units			Actual Units
Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
	Actual Units			Actual Units	
Program Year 5	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.
		Actual Amount			Actual Amount
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units
		Actual Units			Actual Units
Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
	Actual Units			Actual Units	

Project Name: Rehabilitation Programs					
Description:	IDIS Project #: H0820_H0720 UOG Code: CA61116 EL CAJON				
Rehab "pool of funds" (H0720) includes the mobile home program (H0721) and the single family rehabilitation(H0722). Allocations and program income are directed to H0720 - funds are moved from there to the specific rehab programs in need of funds without need for a public hearing.					
Location: City wide.	Priority Need Category Select one: Owner Occupied Housing ▼				
Expected Completion Date: 6/30/2009	Explanation: Conserve and improve existing affordable housing. Finance has decided to use old project #'s if the activity stays the same and is funded year after year. NOTE: We will be using old project numbers HO720, HO721, HO722				
Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives				
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve the quality of owner housing ▼ 2 ▼ 3 ▼				
Project-level Accomplishments	10 Housing Units ▼	Proposed 20	Accompl. Type: ▼	Proposed	
		Underway		Underway	
		Complete		Complete	
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed	
		Underway		Underway	
		Complete		Complete	
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed	
		Underway		Underway	
		Complete		Complete	
Proposed Outcome		Performance Measure		Actual Outcome	
14A Rehab; Single-Unit Residential 570.202 ▼		Matrix Codes ▼			
14B Rehab; Multi-Unit Residential 570.202 ▼		Matrix Codes ▼			
14H Rehabilitation Administration 570.202 ▼		Matrix Codes ▼			
Program Year 4	HOME ▼	Proposed Amt. \$ 265,668	Fund Source: ▼	Proposed Amt.	
		Actual Amount		Actual Amount	
	Fund Source: ▼	Proposed Amt.	Fund Source: ▼	Proposed Amt.	
		Actual Amount		Actual Amount	
	10 Housing Units ▼	Proposed Units 20	Accompl. Type: ▼	Proposed Units	
		Actual Units		Actual Units	
Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units		
	Actual Units		Actual Units		
Program Year 5	Fund Source: ▼	Proposed Amt.	Fund Source: ▼	Proposed Amt.	
		Actual Amount		Actual Amount	
	Fund Source: ▼	Proposed Amt.	Fund Source: ▼	Proposed Amt.	
		Actual Amount		Actual Amount	
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units	
		Actual Units		Actual Units	
Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units		
	Actual Units		Actual Units		

Section 108 Projects Worksheet Grantee Name **El Cajon**

PROJECT DESCRIPTION		FINANCIAL DATA				ELIGIBILITY AND NATIONAL OBJECTIVE				JOBS		HOUSING								
Grantee Name	ST	Section 108 Project Number	Project Name	EDI or BEDI Grant Number (if applicable)	108 Loan Amount	108 Amount Advanced Through 1/31/04	EDI or BEDI Grant Amount	Other CDBG	Total CDBG Assistance (Columns F+I+J)	Have EDI or BEDI funds been drawn (Y/N)	National Objective Code	IDIS Matrix Code	Is Activity Complete? (Y/N)	Has N.O. Been Met? (Y/N)	Presumed Low/Mod Benefit (P) or Rev. Strategy Area (RSA)	FTE Jobs Est. in 108 Appl.	Total Actual FTE Jobs Created or Retained	Number of FTE Jobs Held by/ Made Avail. to Low/ Mod	Total Housing Units Assisted	Number of Units Occup. by Low/ Mod Households
EL CAJON	CA	B-00-MC-06-0541	Fire Station #8		2,260,000	2,260,000	450,000	543,688	3,253,688	N	LMA	030 Fire Station/Equipment	N	Y						
EL CAJON	CA	B-03-MC-06-0541	Ladder Truck		850,000	850,000			850,000		LMA	030 Fire Station/Equipment	Y	Y						
									0		NOC:	Section 108 Matrix Codes								
									0		NOC:	Section 108 Matrix Codes								
									0		NOC:	Section 108 Matrix Codes								



CPMP Non-State Grantee Certifications

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

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

NON-STATE GOVERNMENT CERTIFICATIONS

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

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

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential 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 or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
 - a. The dangers of drug abuse in the workplace;
 - b. The grantee's policy of maintaining a drug-free workplace;
 - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
 - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will –
 - a. Abide by the terms of the statement; and
 - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted –
 - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

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

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

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

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

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



Signature/Authorized Official

04/25/08

Date

Kathi J. Henry

Name

City Manager

Title

200 E. Main St.

Address

El Cajon, CA 92020

City/State/Zip

619 441-1716

Telephone Number

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

Specific CDBG Certifications

The Entitlement Community certifies that:

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

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

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

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

11. Maximum Feasible Priority - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
12. Overall Benefit - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2008 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
13. Special Assessments - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.


Excessive Force -- It has adopted and is enforcing:

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

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

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

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



Signature/Authorized Official

04/25/08

Date

Kathi J. Henry

Name

City Manager

Title

200 E. Main St.

Address

El Cajon, CA 92020

City/State/Zip

619 441-1716

Telephone Number

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

**OPTIONAL CERTIFICATION
CDBG**

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

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities, which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

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

Specific HOME Certifications

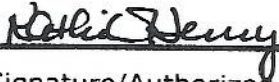
The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

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

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



Signature/Authorized Official

04/25/08

Date

Kathi J. Henry

Name

City Manager

Title

200 E. Main St.

Address

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City/State/Zip

619 441-1716

Telephone Number

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

HOPWA Certifications

The HOPWA grantee certifies that:

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

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

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

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

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

ESG Certifications

I, _____, Chief Executive Officer of **Error! Not a valid link.**, certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 *CFR* 576.51. I have attached to this certification a description of the sources and amounts of such supplemental funds.

I further certify that the local government will comply with:

1. The requirements of 24 *CFR* 576.53 concerning the continued use of buildings for which Emergency Shelter Grants are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services.
2. The building standards requirement of 24 *CFR* 576.55.
3. The requirements of 24 *CFR* 576.56, concerning assurances on services and other assistance to the homeless.
4. The requirements of 24 *CFR* 576.57, other appropriate provisions of 24 *CFR* Part 576, and other applicable federal laws concerning nondiscrimination and equal opportunity.
5. The requirements of 24 *CFR* 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
6. The requirement of 24 *CFR* 576.59 concerning minimizing the displacement of persons as a result of a project assisted with these funds.
7. The requirements of 24 *CFR* Part 24 concerning the Drug Free Workplace Act of 1988.
8. The requirements of 24 *CFR* 576.56(a) and 576.65(b) that grantees develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted with ESG funds and that the address or location of any family violence shelter project will not be made public, except with written authorization of the person or persons responsible for the operation of such shelter.
9. The requirement that recipients involve themselves, to the maximum extent practicable and where appropriate, homeless individuals and families in policymaking, renovating, maintaining, and operating facilities assisted under the ESG program, and in providing services for occupants of these facilities as provided by 24 *CFR* 76.56.
10. The requirements of 24 *CFR* 576.57(e) dealing with the provisions of, and regulations and procedures applicable with respect to the environmental review responsibilities under the National Environmental Policy Act of 1969 and related

authorities as specified in 24 *CFR* Part 58.

11. The requirements of 24 *CFR* 576.21(a)(4) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services will meet the requirements that: (A) the inability of the family to make the required payments must be the result of a sudden reduction in income; (B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and (D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.
12. The new requirement of the McKinney-Vento Act (42 *USC* 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. I further understand that state and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of state and local resources.
13. HUD's standards for participation in a local Homeless Management Information System (HMIS) and the collection and reporting of client-level information.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Shelter Grant, is authorized under state and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the U. S. Department of Housing and Urban Development.

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

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

APPENDIX TO CERTIFICATIONS

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

Lobbying Certification

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

Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code) Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.


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

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:
 - a. All "direct charge" employees;
 - b. all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
 - c. temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement;

consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

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

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



Signature/Authorized Official

04/25/08

Date

Kathi J. Henry

Name

City Manager

Title

200 E. Main St.

Address

El Cajon, CA 92020

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SF 424

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

SF 424

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

Date Submitted May 14, 2008	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			
El Cajon		CA61116 EL CAJON	
		0780727393	
200 E Main St.			
El Cajon	California	Redevelopment and Housing Department	
92020	USA		
Employer Identification Number (EIN):		San Diego County	
95-6000703		Program Year Start Date: July 1	
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		14.218 Entitlement Grant	
FY 2008-09 One Year Action Plan		Citywide	
\$1,234,449	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds \$6,070,000		\$Grantee Funds Leveraged	
		Anticipated Program Income: \$50,000	
Total Funds Leveraged for CDBG-based Project(s) \$6,070,000 in similar (and predominantly CDBG-eligible) projects			
Home Investment Partnerships Program		14.239 HOME	
HOME Project Titles FY 2008-09 One Year Action Plan		Description of Areas Affected by HOME Project(s) Citywide	
\$759,089	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged: \$3,275,000	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	

		Anticipated Program Income:\$100,000	
Total Funds Leveraged for HOME-based Project(s) \$1,500,000 in similar projects (however population served may earn up to 120% AMI)			
Housing Opportunities for People with AIDS		14.241 HOPWA	
HOPWA Project Titles		Description of Areas Affected by HOPWA Project(s)	
\$HOPWA Grant Amount	\$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)	
\$ESG Grant Amount	\$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?	
CA 52	CA 52	<input type="checkbox"/> Yes	This application was made available to the state EO 12372 process for review on DATE
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input checked="" type="checkbox"/> No	Program is not covered by EO 12372
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	Program has not been selected by the state for review

Person to be contacted regarding this application		
Angela	0	Nazareno
Sr. Management Analyst	619 441-1786	fax: 619 441-1743
anazaren@ci.el-cajon.ca.us	www.el-cajon.ca.us	0
Signature of Authorized Representative		Date Signed

Appendix A

Project #	Agency	Project/Program	Fund Source	New Funds	Other Funds (estimated)	Project Total
C0507	City	Wells Park Restroom Replacement	CDBG		\$ 200,000	\$ 200,000
C0526	City	Fletcher Hills Pool ADA	CDBG		\$ 99,445	\$ 99,445
CDBGR	City	Construction Reserve	CDBG		\$ 93,328	\$ 93,328
C0605	City	Renette Park Lighting improvements	CDBG		\$ 35,000	\$ 35,000
C0606	City	Renette Park Playground Fencing	CDBG		\$ 10,000	\$ 10,000
C0607	City	Wells Park Landscape/Irr./Ballfield	CDBG		\$ 150,000	\$ 150,000
C0614	City	Pedestrian Ramp Study	CDBG		\$ 40,000	\$ 40,000
C0704	City	Mobile Home Rehabilitation	CDBG		\$ 50,000	\$ 50,000
C0706	City	Renette Gym Floor Remodel	CDBG		\$ 60,000	\$ 60,000
C0708	City	Renette Gym Heater Replacement	CDBG		\$ 25,000	\$ 25,000
C0709	Boys and Girls Club	Boys and Girls Club	CDBG		\$ 42,326	\$ 42,326
C0714	City	CDBG Administration (funds carried forward)	CDBG		\$ 40,000	\$ 40,000
C0701	City	Section 108 Loan - Fire Stn #8	CDBG	\$ 202,050		
C0702	City	Section 108 Loan - Ladder Truck	CDBG	\$ 90,500		
C0704	City	Mobile Home Rehabilitation	CDBG	\$ 100,000		
C0805	SD Community Health Cntrs.	Chase Avenue Clinic	CDBG	\$ 60,000		
C0806	City	Renette Park Improvements	CDBG	\$ 219,907		
C0807	City	Wells Park Conceptual Design	CDBG	\$ 55,000		
C0808	City	Fire System Upgrade	CDBG	\$ 80,000		
C0809	Boys and Girls Club	Boys and Girls Club	CDBG	\$ 49,984		
C0810	City	Community Policing	CDBG	\$ 185,179		
CADMIN	City	CDBG Administration	CDBG	\$ 159,372		
H0716	City	HOME Administration (funds carried forward)	HOME		\$ 20,000	\$ 20,000
H0720	City	Rehabilitation Programs (roll over and new funds)	HOME	\$ 265,668	\$ 100,000	\$ 365,668
H0715	City	Fair Housing Services	HOME	\$ 9,674		
HADMIN	City	Administration	HOME	\$ 66,231		
H0717	ECCDC	CHDO Operating Funds	HOME	\$ 37,953		
H0718	ECCDC	CHDO Set-Aside Funds	HOME	\$ 113,858		
H0719	City	First Time Homebuyer Program	HOME	\$ 265,667		
H0721	City	Mobile Home Rehabilitation Program	HOME		From H0820	
H0722	City	Single Family Rehabilitation Program	HOME		From H0820	
PLEASE NOTE: the following projects are proposed at this time. Formal adoption will be with the adoption of the City's 2008-09 budget in late June 2008. The projects are included here to indicate similar activities that do not include HUD funds or Redevelopment administrative costs.						
LM0701	ECCDC	Lend A Hand Day	Housing	\$ 60,000.00		\$ 60,000
LM0702	City	First Time Homebuyer Program	Housing	\$ 1,500,000.00	\$ 1,000,000	\$ 2,500,000
LM0704	City	In Fill Housing Project (Linda Way)	Housing	\$ 1,500,000.00	\$ 375,000.00	\$ 1,875,000
LM0705	Heartland HR & FH	Shared Housing Program	Housing	\$ 25,000.00		\$ 25,000
LM0706	City	In-fill Housing Project (Site TBD)	Housing	\$ 500,000.00		\$ 500,000
LM0707	City	Housing Rehabilitation Loan Program	Housing	\$ 500,000.00		\$ 500,000
LM0708	City	Foreclosure Loss Prevention Fund	Housing	\$ 250,000.00		\$ 250,000
LMR001	City	Downtown Master Design Plan Update (SP 182)	Housing	\$ 43,600.00	\$ 300,000.00	\$ 343,600
RD0701	City	Bus Retention/Recruit/Rel	Capital	\$ 185,000.00		\$ 185,000
RD0702	ECCDC	Façade Improvement	Capital	\$ 185,000.00		\$ 185,000
RD0704	City	Hazmat Testing - Park Ave/Ballantyne St	Capital	\$ 30,000.00		\$ 30,000
RD0705	City	Hazmat Test-Prescott Promenade	Capital	\$ 45,000.00		\$ 45,000
RD0706	City	SW Corner - Environmental Testing	Capital	\$ 60,000.00		\$ 60,000
RD0707	City	Graffiti Removal	Capital	\$ 26,000.00		\$ 26,000
RD0709	City/County/State	Metro Plaza	Capital	\$ 300,000.00		\$ 300,000
RD0713	City/ECCDC	Downtown Enhancements/Beautification	Capital	\$ 100,000.00		\$ 100,000
RD0714	City	Pedestrian Ramp Study	Capital	\$ 25,000.00		\$ 25,000
RD0715	City	Magnolia	Capital	\$ 5,000,000.00		\$ 5,000,000
RDR0701	City	Downtown Master Design Plan Update (SP 182)	Capital	\$ 1,200,000.00	\$ 320,768.00	\$ 1,520,768
RDR0702	City	City Welcome Monument	Capital	\$ 500,000.00		\$ 500,000
RDR0703	City	Mixed Use Parking Structure	Capital	\$ 4,000,000.00		\$ 4,000,000
RDR0705	City	Median Improvements	Capital	\$ 200,000.00		\$ 200,000
RDR0707	City	SP 182 Projects	Capital	\$ 1,000,000.00		\$ 1,000,000
RDR0708	City	Fountain and Plaza upgrades	Capital	\$ 170,000.00		\$ 170,000
TOTALS				\$ 19,365,643	\$ 2,960,867	\$ 20,631,135

PROJECT ELIGIBILITY

APPENDIX B

Project #	Agency	Project/Program	Fund Source	Eligibility (24 CFR)	Code	Nat'l Objective	Code (24 CFR)	Objective Category	Outcome Category
C0801/C0701	City	Section 108 loan - Fire Station 8	CDBG	570.705c	19F	LMA	570.208(a)(1)	Suitable Living Environment	Sustainability
C0802/C0702	City	Section 108 loan - Ladder truck	CDBG	570.705c	19F	LMA	570.208(a)(1)	Suitable Living Environment	Sustainability
C0804/C0704	City	Mobile Home Rehabilitation Program	CDBG	570.202	14A	LMH	570.208(a)(3)	Decent Housing	Affordability
C0805	SD Com. Health	Chase Avenue Clinic	CDBG	570.201c	03P	LMC	570.208(a)(2)	Suitable Living Environment	Availability/Accessibility
C006	City	Renette Park Improvements	CDBG	570.201c	03F	LMA	570.208(a)(1)	Suitable Living Environment	Sustainability
C0807	City	Wells Park Conceptual Design	CDBG	570.201c	21A			Suitable Living Environment	Sustainability
C0808	City	Fire System Upgrades	CDBG	570.201c	03F	LMA	570.208(a)(2)	Suitable Living Environment	Sustainability
C0809	Boys&Girls Club	B & G Club	CDBG	570.201c	03D	LMC	570.208(a)(2)	Suitable Living Environment	Availability/Accessibility
C0810	City	Community Policing	CDBG	570.201e	05I	LMA	570.208(a)(1)	Suitable Living Environment	Sustainability
:0814/CADMIN	City	CDBG Administration	CDBG	570.206	21A			Suitable Living Environment	Sustainability
C0815/C0715	Center for Social Advocacy	Fair Housing Services	CDBG	570.206	21D			Decent Housing	Affordability
-0815/H0715	Center for Social Advocacy	Fair Housing Services	HOME	92.207	21D			Decent Housing	Affordability
0816/HADMIN	City	HOME Administration	HOME	92.207	21A			Decent Housing	Affordability
-0817/H0717	ECCDC	CHDO Operating Subsidy	HOME	92.208	21I			Decent Housing	Affordability
-0818/H0718	ECCDC	CHDO Set-aside	HOME	92.205	13			Decent Housing	Affordability
-0819/H0719	City	First Time Homebuyer Program	HOME	92.254	13			Decent Housing	Affordability
-0820/H0720	City	Rehabilitation Programs	HOME	92.205(d)	14A			Decent Housing	Affordability
H082/H0721	City	Mobile Home Rehabilitation Program	HOME	92.205(d)	14A			Decent Housing	Affordability
-0822/H0822	City	Single Family Rehabilitation Program	HOME	92.205(d)	14A			Decent Housing	Affordability
		Fire Station 8 (108 Funds and BED)	Section 108 loan		03O	LMA		Suitable Living Environment	Sustainability
		Ladder Truck	Section 108 loan		03O	LMA		Suitable Living Environment	Sustainability

**EXCERPTS FROM CITY COUNCIL
AND
REDEVELOPMENT AGENCY MEETING MINUTES
February 26, 2008**

PUBLIC HEARINGS:

**101 2008-09 CDBG AND HOME ALLOCATIONS (Report: Director of
Redevelopment and Housing)**

RECOMMENDATION: That the City Council

- **Open the Public Hearing;**
- **Accept and receive testimony;**
- **Close the Public Hearing;**
- **Allocate funds to projects and programs that will be funded from the
FY 2008-09 Community Development Block Grant (CDBG) and HOME
grant programs.**

DISCUSSION

Mayor Lewis announces the Public Hearing is now Open.

Director of Redevelopment and Housing Cooksy provides a summary of the Item.

The following speak in support of their requests:

Forrest Higgins, representing Boys & Girls Clubs;

Jeanette Lawrence, representing Family Health Centers;

Harold Brown, representing Set Free Ministries;

Lorenzo Higley, representing Communities Against Substance Abuse (CASA)

MOTION BY LEWIS to Close the Public Hearing.

MOTION WITHDRAWN.

Police Chief Diamond answers questions about the services provided by Community Policing.

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

MOTION CARRIES BY UNANIMOUS VOTE.

Director of Redevelopment and Housing Cooksy returns to the podium.

**EXCERPTS FROM CITY COUNCIL
AND
REDEVELOPMENT AGENCY MEETING MINUTES
February 26, 2008**

ITEM 101 (Continued)

Council and **Staff** discuss options for shifting funds in order to approve various requests.

MOTION BY LEWIS, SECOND BY MCCLELLAN, to Approve Item 101 per Staff Recommendation, including funding the request of Set Free Ministries as near the amount requested, using Redevelopment funds.

MOTION CARRIES. (Councilmember Ramos – NO)

Councilmember McClellan speaks in support of funding the requests of the Boys & Girls Club and Family Health Centers.

MOTION BY MCCLELLAN, SECOND BY KENDRICK, to reconsider the motion.

MOTION CARRIES. (Councilmember Ramos – NO)

MOTION BY MCCLELLAN to fund the full requests of Boys & Girls Club and Family Health Centers, with staff to make adjustments from the capital improvements funds as necessary.

Further discussion ensues among **Council** and **Staff** concerning allocation of funds and a suggestion for matching of funds.

MOTION RESTATED BY MCCLELLAN, SECOND BY KENDRICK, to fund the full requests of Boys & Girls Club and Family Health Centers, as well as Set Free Ministries, with staff to make adjustments from capital improvements funds as necessary.

MOTION CARRIES. (RAMOS and HANSON-COX – NO)

**EXCERPTS FROM CITY COUNCIL
AND
REDEVELOPMENT AGENCY MEETING MINUTES
March 25, 2008**

3.1 RESOLUTION - FINAL FY 2008-09 CDBG AND HOME ALLOCATIONS AND ADOPTION OF THE ONE-YEAR ACTION PLAN (Report: Director of Redevelopment and Housing)

RECOMMENDATION: That the City Council

- **Open the Public Hearing;**
- **Accept and receive testimony;**
- **Close the Public Hearing;**
- **Finalize the allocation of funds to projects and programs for the FY 2008-09 Community Development Block Grant (CDBG) and HOME grant programs;**
- **Adopt the One-Year Action Plan;**
- **Adopt the next RESOLUTION in order for the allocation of these funds; and**
- **Authorize the City Manager or designee to execute affiliated documents and submit the One-Year Action Plan to the U.S. Housing and Urban Development Department (HUD).**

DISCUSSION

Director of Redevelopment and Housing Cooksy provides a summary of the report.

Mayor Lewis announces the Public Hearing is now Open.

Mayor Pro-Tem Jillian Hanson-Cox offers a suggestion for the City to match funds raised by the organizations requesting funds.

Councilmember Ramos indicates that he will not support giving \$60,000.00 to the Family Health Center for air conditioning.

The following speak in support of their requests for funding:

Sue Christopher, representing Crisis House;

Rosemary Johnston, representing Interfaith Shelter Project.

Raymond Lutz, representing Citizens Oversight.org, speaks in support of the suggestion by **Mayor Pro-Tem Jillian Hanson-Cox**, to require a matching of funds.

**EXCERPTS FROM CITY COUNCIL
AND
REDEVELOPMENT AGENCY MEETING MINUTES
March 25, 2008**

ITEM 3.1 (Continued)

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

MOTION CARRIES BY UNANIMOUS VOTE.

Councilmembers discuss recommendations for allocation of funds and the suggestion to append the application process, beginning next year, to require a match of funds by the requesting organization.

No further comments are offered.

MOTION BY LEWIS, SECOND BY KENDRICK, to Adopt the One-Year Action Plan.

MOTION CARRIES. (RAMOS – No)

MOTION BY LEWIS, SECOND BY MCCLELLAN, to Adopt RESOLUTION NO. 29-08 for the allocation of the funds, according to the recommendation by Staff, and to authorize the City Manager or designee to execute affiliated documents and submit the One-Year Action Plan to the U.S. Housing and Urban Development Department (HUD).

MOTION CARRIES. (RAMOS – No)

RESOLUTION NO. 29-08

A RESOLUTION OF THE CITY OF EL CAJON TO ALLOCATE CDBG
AND HOME FUNDS FROM THE U.S. DEPARTMENT OF
HOUSING AND URBAN DEVELOPMENT.

WHEREAS, the City of El Cajon will receive \$1,234,525 of Community Development Block Grant (CDBG) and \$759,051 of HOME Investment Partnership Program (HOME) entitlement grant funds from the U.S. Department of Housing and Urban Development for FY 2008-09; and

WHEREAS, the City has met the requirements set forth at 24 CFR 91; and

WHEREAS, the City has found the following projects to be consistent with the Combined Housing Element/Consolidated Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL CAJON AS FOLLOWS:

1. The City Council of the City of El Cajon does hereby allocate CDBG and HOME funds as follows:

Project No.	Project/Program	Agency	Allocation
C0801	Section 108 loan - Fire Station 8	City - Redev/Housing	\$ 202,050
C0802	Section 108 loan - Ladder truck	City - Redev/Housing	\$ 90,500
C0804	Mobile Home Rehabilitation Program	City - Redev/Housing	\$ 100,000
<i>Plus any additional program income and surplus funds from completed projects during FY07-08.</i>			
C0805	Chase Avenue Clinic	San Diego Family Clinic	\$ 60,000
C0806	Renette Park Improvements	City - Public Works	\$ 219,907
C0807	Wells Park Conceptual Design	City - Public Works	\$ 55,000
C0808	Fire System Upgrades	City - Public Works	\$ 80,000
C0809	Boys and Girls Club of East County	Boys and Girls Club of East County	\$ 49,984
C0810	Community Policing programs/projects	City - Police Department	\$ 185,179
C0814	Administration	City - Redev/Housing	\$ 159,372
C0815	Fair Housing Services	Center for Social Advocacy	\$ 26,025
TOTAL CDBG ALLOCATIONS			\$ 1,228,017
H0819	First Time Homebuyer	City - Redev/Housing	\$ 265,667
H0820	Rehab Pool of Funds	City - Redev/Housing	\$ 265,668
H0816	Administration	City - Redev/Housing	\$ 66,231
H0815	Fair Housing Services	Center for Social Advocacy	\$ 9,674
H0817	CHDO Operating Funds	ECCDC	\$ 37,953
H0818	CHDO Set Aside Funds	ECCDC	\$ 113,858
TOTAL HOME ALLOCATIONS			\$ 759,051

2. The City Manager or designee is hereby authorized to execute appropriate contracts consistent with City and Federal policies and guidelines.

PASSED AND ADOPTED by the City Council of the City of El Cajon, California at an Adjourned Regular Joint City Council/Redevelopment Agency Meeting held this 25th day of March, 2008, by the following vote to wit:

- AYES	:	Lewis, Hanson-Cox, Kendrick, McClellan
NOES	:	Ramos
ABSENT	:	None
DISQUALIFY	:	None

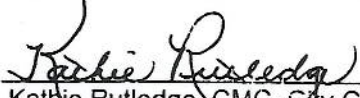
MARK LEWIS
Mayor of the City of El Cajon

ATTEST:
KATHIE RUTLEDGE, CMC
City Clerk

(Continued on Page 2)

Page 2 of 2, Resolution No. 29-08

I hereby certify that the above and foregoing is a full and true copy of Resolution No. 29-08 of the Resolutions of the City of El Cajon, California, as adopted by the City Council at the Adjourned Regular Joint Meeting of the City Council/Redevelopment Agency on the 25th day of March, 2008.


Kathie Rutledge, CMC, City Clerk

3/25/08 (Item 3.1)