



City of El Cajon

FY 2014 - FY 2018 Consolidated Plan

(July 1, 2014 through June 30, 2019)

May 2014

Lead Agency:
City of El Cajon
Community Development Department, Housing Division
200 Civic Center Way
El Cajon, CA 92020

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 (AI) 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:

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

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

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

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


Signature/Authorized Official

Date 4/24/14

City Manager
Title

Specific CDBG Certifications

The Entitlement Community certifies that:

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

Community Development Plan -- Its Consolidated 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 that has been approved by HUD.

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

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available).
2. **Overall Benefit.** The aggregate use of CDBG funds including Section 108 guaranteed loans during program year(s) 2014-2015, 2015-2016 and 2016-2017 shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

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

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

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

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


Signature/Authorized Official

Date 4/29/14

City Manager
Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

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

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

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

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

 Signature/Authorized Official Date 4/24/14

City Manager
Title

Appendix to Certifications

Instructions Concerning Lobbying and Drug-Free Workplace Requirements:

A. Lobbying Certification

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

B. Drug-Free Workplace Certification

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

City of El Cajon

200 Civic Center Way

El Cajon, CA 92020

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

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

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

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

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

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

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

**APPLICATION FOR
FEDERAL ASSISTANCE**

Version 7/03

1. TYPE OF SUBMISSION: Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		2. DATE SUBMITTED	Applicant Identifier B-14-MC060541	
Pre-application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction		3. DATE RECEIVED BY STATE	State Application Identifier	
		4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier	
5. APPLICANT INFORMATION				
Legal Name: City of El Cajon		Organizational Unit: Department: Community Development Department		
Organizational DUNS: 780727393		Division: Housing Division		
Address: Street: 200 Civic Center Way		Name and telephone number of person to be contacted on matters involving this application (give area code)		
City: El Cajon		Prefix: Ms.	First Name: Jamie	
County: San Diego		Middle Name		
State: California		Last Name Kasvikis		
Zip Code 92020	Suffix:			
Country: USA		Email: JKasviki@cityofelcajon.us		
6. EMPLOYER IDENTIFICATION NUMBER (EIN): <input type="text" value="9"/> <input type="text" value="5"/> <input type="text" value="-"/> <input type="text" value="6"/> <input type="text" value="0"/> <input type="text" value="0"/> <input type="text" value="0"/> <input type="text" value="7"/> <input type="text" value="0"/> <input type="text" value="3"/>		Phone Number (give area code) (619) 441-1786	Fax Number (give area code) (619) 441-1595	
8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) <input type="checkbox"/> <input type="checkbox"/> Other (specify)		7. TYPE OF APPLICANT: (See back of form for Application Types) Municipal Other (specify)		
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: <input type="text" value="1"/> <input type="text" value="4"/> <input type="text" value="-"/> <input type="text" value="2"/> <input type="text" value="1"/> <input type="text" value="8"/> TITLE (Name of Program): CDBG Program		9. NAME OF FEDERAL AGENCY: US Department of Housing and Urban Development (HUD)		
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): City of El Cajon		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Fiscal Year 2014-2015 One Year Action Plan CDBG Program consisting of the provision of public services, affordable housing, community facilities, public improvements, and other related programs.		
13. PROPOSED PROJECT Start Date: 07/01/14		14. CONGRESSIONAL DISTRICTS OF: a. Applicant 52nd		
Ending Date: 06/30/15		b. Project 52nd		
15. ESTIMATED FUNDING:		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?		
a. Federal	\$ 1,157,598 ⁰⁰	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON		
b. Applicant	\$ ⁰⁰	DATE:		
c. State	\$ ⁰⁰	b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372		
d. Local	\$ ⁰⁰	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW		
e. Other	\$ 120,287 ⁰⁰	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?		
f. Program Income	\$ ⁰⁰	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No		
g. TOTAL	\$ 1,277,885 ⁰⁰			
18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.				
a. Authorized Representative				
Prefix Mr.	First Name Douglas	Middle Name		
Last Name Williford	Suffix			
b. Title City Manager	c. Telephone Number (give area code) (619) 441-1716		e. Date Signed 4/24/14	
d. Signature of Authorized Representative				

APPLICATION FOR FEDERAL ASSISTANCE

Version 7/03

1. TYPE OF SUBMISSION: Application		2. DATE SUBMITTED	Applicant Identifier M-14-MC060541
<input type="checkbox"/> Construction	<input type="checkbox"/> Construction	3. DATE RECEIVED BY STATE	State Application Identifier
<input checked="" type="checkbox"/> Non-Construction	<input type="checkbox"/> Non-Construction	4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier

5. APPLICANT INFORMATION

Legal Name: City of El Cajon		Organizational Unit: Department: Community Development Department	
Organizational DUNS: 780727393		Division: Housing Division	
Address: Street: 200 Civic Center Way		Name and telephone number of person to be contacted on matters involving this application (give area code)	
City: El Cajon		Prefix: Ms.	First Name: Jamie
County: San Diego		Middle Name	
State: California		Last Name Kasvikis	
Zip Code 92020	Suffix:		
Country: USA		Email: JKasviki@cityofelcajon.us	

6. EMPLOYER IDENTIFICATION NUMBER (EIN): 9 5 - 6 0 0 0 7 0 3	Phone Number (give area code) (619) 441-1786	Fax Number (give area code) (619) 441-1595
--	---	---

8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify) <input type="checkbox"/> <input type="checkbox"/>	7. TYPE OF APPLICANT: (See back of form for Application Types) Municipal Other (specify)
---	---

10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program): HOME Program 1 4 - 2 3 9	11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Fiscal Year 2014-2015 One Year Action Plan HOME Program consisting of affordable housing rehabilitation, homebuyer assistance, and other related activities.
--	---

12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): City of El Cajon	9. NAME OF FEDERAL AGENCY: US Department of Housing and Urban Development (HUD)
--	---

13. PROPOSED PROJECT Start Date: 07/01/14	Ending Date: 06/30/15	14. CONGRESSIONAL DISTRICTS OF: a. Applicant 52nd	b. Project 52nd
--	--------------------------	--	--------------------

15. ESTIMATED FUNDING:	16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?
a. Federal \$ 431,546 ⁰⁰	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE:
b. Applicant \$ ⁰⁰	b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372
c. State \$ ⁰⁰	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW
d. Local \$ ⁰⁰	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?
e. Other \$ 0 ⁰⁰	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No
f. Program Income \$ ⁰⁰	
g. TOTAL \$ 431,546 ⁰⁰	

18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.

a. Authorized Representative		
Prefix Mr.	First Name Douglas	Middle Name
Last Name Williford		Suffix
b. Title City Manager		c. Telephone Number (give area code) (619) 441-1716
d. Signature of Authorized Representative		e. Date Signed 4/24/14

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Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

This document constitutes the City of El Cajon's Five-Year Consolidated Plan for the use of Community Development Block Grant (CDBG) and HOME Investment Partnership Act (HOME) funds. The Consolidated Plan has the following major components:

- An assessment of housing and community development needs based on demographic and housing market information.
- Implementing strategies to address housing and community development needs.
- The Annual Action Plan outlines the City's intended uses of CDBG and HOME funds for the upcoming fiscal year.

This Consolidated Plan was prepared using the eConPlanning Suite system developed by the U.S. Department of Housing and Urban Development (HUD). The system prescribes the structure and contents of this document, following HUD's Consolidated Planning regulations.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City has extensive housing and community development needs. CDBG and HOME funds alone are not adequate to address the myriad of needs identified during the public outreach process and summarized in the Needs Assessment and Market Analysis of this Consolidated Plan. Recognizing the national objectives of the CDBG and HOME programs and specific program regulations, the City intends to use CDBG and HOME funds to coordinate programs, services, and projects to create a decent and suitable living environment to benefit low and moderate income households and those with special needs. Use of CDBG and HOME funds will focus on some of most critical needs in El Cajon, based on the following goals and priority needs:

Goal: Provide Decent and Affordable Housing

- Priority: Conserve and Improve Existing Affordable Housing
 - Assistance to aid in the rehabilitation of single-family and multi-family housing units.
 - Acquisition, with or without rehabilitation of multi-family projects.
 - Conservation of affordable housing at risk of converting to market-rate housing.
- Priority: Provide Homeownership Assistance
 - Assistance to low and moderate income households to achieve homeownership.
 - Assistance to developers for the acquisition and re-sale of housing units to low and moderate income homebuyers.
- Priority: Assist in the Development of Affordable Housing
 - Assistance to developers in the development of affordable housing, including acquisition, land assemblage, construction, conversion, purchase of affordability covenants, or other mechanisms.

Goal: Promote Equal Housing Opportunity

- Priority: Promote Equal Housing Opportunity
 - Promote fair housing services provided by the City's fair housing services provider.
 - Comply with fair housing planning requirements (as identified in the Analysis of Impediments to Fair Housing Choice).

Goal: Support Continuum of Care System for the Homeless

- Priority: Support Continuum of Care for the Homeless.
 - Participate in the San Diego County Regional Task Force on the Homeless (RTFH) to assess needs and coordinate efforts to address needs.

Goal: Provide Community Facilities and Infrastructure

- Priority: Provide for Community Facilities and Infrastructure
 - Provide for new and improve existing community facilities and infrastructure. These may include, but are not limited to: parks and recreation facilities; fire equipment; facilities prioritized on the City's ADA Transition Plan; community facilities; and public streets, sidewalks, curbs, rights-of-way.
 - Periodically assess the need for and (when determined to be warranted) pursue Section 108 loans for large-scale public improvement and revitalization projects.

Goal: Provide Community and Supportive Services

- Priority: Provide Community and Supportive Services
 - Provide for a variety of community and supportive services, with special emphasis on crime awareness and prevention programs, services for the homeless, seniors, at-risk youth, the disabled, and other persons with special needs.

3. Evaluation of past performance

During the previous Consolidated Plan period, the City utilized its CDBG and HOME funds for a variety of different housing and community development activities, including:

Housing: The City operated a Mobile Home Rehabilitation Program and Single-Family Home Rehabilitation Program. Approximately 15 households have been assisted through these programs between FY 2009 and FY 2012. Due to the depressed economic conditions and housing market, few households utilized the City's rehabilitation programs.

The City utilized HOME, along with Low/Moderate Income Housing Funds (LMIHF, from the former redevelopment agency), to provide assistance first-time homebuyers. Between FY 2009 and FY 2012, the City assisted 35 households under the First-Time Homebuyer Program, including 18 households assisted at the Weiland-Birchwood project developed with assistance from the former redevelopment agency. In 2012, the City also completed the development of the Chambers Senior Residences project. This project provided 49 units of affordable rental housing to very low income seniors in El Cajon, and was funded primarily with LMIHF.

In September of 2012, the City temporarily closed its FTHB program while it revamped the program to take into account reduced funding levels, new and clarified regulations and resulting risk, and the new lending climate. In March of 2013, the City Council approved a major update and revision to the First-Time Homebuyer Program Manual, to include lower lending limits and improved, more consistent guidelines for staff and the public.

In FY 2010, the City entered into an agreement with Habitat for Humanity to acquire/rehabilitate or construct single-family residences for subsequent re-sale to low income homebuyers. Three

units were achieved under this program. The City also assisted Habitat for Humanity with the purchase of land for the construction of six additional single family homes.

A critical factor that impacted the City's overall achievement in the area of affordable housing is the dissolution of redevelopment in California in 2012. Without the Low/Moderate Income Housing Funds (LMIHF) as a source of leveraging, the City has limited capacity to pursue significant affordable housing projects.

Continuum of Care for the Homeless: The City of El Cajon continues to utilize CDBG funds to support the regional continuum of care. Specifically, the City has supported the operation of the East County Transitional Living Center, Crisis House, and Interfaith Shelter Network for homeless individuals and families. Approximately 1,000 homeless persons were assisted between FY 2009 and FY 2012.

The City also utilized Homeless Prevention and Rapid Re-housing Program (HPRP) funds to provide rent and utility assistance, and emergency hotel/motel vouchers for the homeless and those at risk of becoming homeless. More than 800 homeless persons were assisted. The HPRP program has expired.

Public Facility Improvements: The City of El Cajon also made ADA improvements to sidewalks and intersections to improve accessibility to persons with disabilities. During the previous Consolidated Plan period, renovations and improvements were also completed at key facilities throughout the community, including the Renette Center, the Chase Avenue Family Health Clinic, East County Transitional Living Center, Home of Guiding Hands, and City Hall.

Public Services: In addition, the City of El Cajon utilized CDBG funds to provide financial assistance to local agencies that provided much needed services to low and moderate income persons, including meal and food distribution, community policing, job coaching assistance for the disabled, fair housing services, and homeless services and assistance.

4. Summary of citizen participation process and consultation process

Citizen participation is one of the most important components of the Consolidated Plan process. To solicit public input during the development of the Consolidated Plan, the City conducted four stakeholder meetings and two community workshops, and administered a Housing and Community Development Needs Survey.

Community and Stakeholder Meetings: El Cajon held two community meetings and four stakeholder meetings for a total of six public meetings to solicit input on needs. The public meetings were held on two consecutive days at four different locations as follows:

- Stakeholder Meeting #1: El Cajon City Hall, 200 Civic Center Way, 5th Floor Conference Room, 10:00 AM
- Stakeholder Meeting #2: El Cajon City Hall, 200 Civic Center Way, 5th Floor Conference Room, 1:30 PM
- Stakeholder Meeting #3: October 3, 2013, Police Station, 100 Civic Center Way, Community Room 161, 10:00 AM
- Stakeholder Meeting #4: October 3, 2013, Police Station, 100 Civic Center Way, Community Room 161, 1:30 PM
- Community Meeting #1: October 2, 2013, Renette Park Community Center, 935 South Emerald St., 6:00 PM
- Community Meeting #2: October 3, 2013, Bostonia Center, 1049 Bostonia Street, 6:00 PM

Outreach for the Community/Stakeholder Meetings includes:

- Posted notices on City's website (on the Public Notices/Meetings page)
- Posted notices in the kiosk outside of Council Chambers
- Posted notices in El Cajon's two public Libraries
- Posted notices at the Renette and Bostonia Community Centers
- Distributed via Email to all CDBG-funded agencies (requesting they provide to clients)
- Distributed via Email to El Cajon Collaborative (partnership of non-profit and government agencies serving the El Cajon community)
- Distributed by El Cajon Public Information Officer's weekly Email listserv (includes What's New in El Cajon [a distribution of over 200 recipients])
- Distributed via Email to all City employees
- Distributed by U.S. Mail to CDBG Master Distribution List (130 agencies)

Housing and Community Development Needs Survey: An online survey was developed to assess the housing and community development needs of El Cajon residents and was made available through Survey Monkey. A total of 101 responses were received. Outreach for the survey (The City of El Cajon Needs Your Input) includes the following:

- Posted Notices on City's website (on the Home page and also on the Press Release page)
- Posted notices in the kiosk outside of Council Chambers
- Posted notices in El Cajon's two public Libraries
- Distributed via Email to all CDBG-funded agencies
- Distributed via Email to El Cajon Collaborative (partnership of non-profit and government agencies serving the El Cajon community)
- Distributed multiple times by El Cajon's Public Information Officer to the weekly Email listserv (includes What's New in El Cajon [a distribution of 200 recipients] and the weekly column in the Daily Gazette, published 11/7/13 and 11/21/13)
- Distributed via Email to all City employees
- Distributed by U.S. Mail to CDBG Master Distribution List
- Provided Surveys (in 3 languages) on counters at City Hall (front desk), Housing Division (3rd Floor), Renette and Bostonia Community Centers
- Provided Surveys (in 3 languages) at two El Cajon Libraries
- Provided Surveys (in 3 languages) at El Cajon Fire Expo (October 12, 2013)

Applications for Funding: A "Notice of Funding Availability" was published in the newspaper and mailed to an interested parties' list on November 7, 2013. CDBG applications for funding were also made available on that date. The public notice of the availability of funds was published in the East County Gazette on November 7, 2013 and November 14, 2013.

Public Hearings: A public hearing before the City Council was held on February 25, 2014 to review applications for funding for the FY 2014-15 Action Plan and to accept public input on the Draft Consolidated Plan. A second public hearing was held on April 22, 2014 before the City

Council to review and adopt the Final Consolidated Plan and Action Plan. Public notices for the hearings were published at least twice beginning 14 days prior to the Public Hearings in the East County Gazette.

Public Review of Draft Documents: A summary of the draft Consolidated Plan and a full listing of the activities approved as a part of the One-Year Action Plan were published in the East County Gazette on March 6, 2014 and March 13, 2014. Short summaries were also published in Enlace (Spanish-language) publication on March 15, 2014 (in English) and March 22, 2014 (in Spanish). The public review period was March 6, 2014 to April 22, 2014. Copies of the draft Consolidated Plan and Action Plan were made available for the public at the following locations:

- City Hall (Community Development Department, 200 Civic Center Way, El Cajon)
- County Library (201 E. Douglas, El Cajon)

The final Consolidated Plan, amendments to the Plan, and annual performance reports will be available for five years at City Hall and County Library. Residents affected by the Plan's implementation have access to the City's plans. El Cajon is committed to minimizing displacement and assisting those displaced, if any, as a result of the Plan's activities.

5. Summary of public comments

A summary of the public comments received is provided in Appendix A.

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

All comments were received and accepted.

7. Summary

The City of El Cajon has undertaken diligent and good faith efforts in outreaching to all segments of the community that may benefit from the CDBG and HOME programs.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	El Cajon	Housing Division
HOME Administrator	El Cajon	Housing Division

Table 1 - Responsible Agencies

Narrative

The City's CDBG and HOME programs are administered by the City of El Cajon Community Development Department, Housing Division.

Consolidated Plan Public Contact Information

For matters concerning the City of El Cajon's CDBG and HOME programs, please contact: Majed Al-Ghafry, Assistant City Manager, or Jamie Kasvikis, Senior Management Analyst, City of El Cajon Housing Division, 200 Civic Center Way, El Cajon, CA 92020, (619) 441-1786.

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

As part of this Consolidated Plan development, the City undertook an extensive outreach program to consult and coordinate nonprofit agencies, affordable housing providers, and government agencies. The outreach program has been summarized in the Executive Summary and Citizen Participation sections of this Consolidated Plan. Comments received results of the survey are summarized in Appendix A to this Consolidated Plan.

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

To outreach to various agencies and organizations, the City compiled an outreach list consisting of more than 130 agencies, including:

- Nonprofit service providers that cater to the needs of low and moderate income households and persons with special needs, including persons with disabilities;
- Affordable housing providers;

- Housing advocates;
- Housing professionals;
- Public agencies (such as school districts, health services, public works);
- Economic development and employment organizations; and
- Community and neighborhood groups.

The complete outreach list is included in Appendix A. These agencies were mailed notices of the City's Consolidated Plan process and public meetings. Specific agencies were also contacted to obtain data in preparation of this Consolidated Plan. For example, the State Developmental Services Department and State Social Services Department were contacted to obtain data and housing resources for persons with disabilities. The Housing Authority of the County of San Diego was also contacted to obtain information on public housing and Housing Choice Vouchers available to City residents.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The outreach list includes homeless service agencies in the San Diego County Regional Continuum of Care Council (RCCC). The Continuum of Care Strategy was consulted to provide information on homelessness and resources available. Several agencies that provide housing and supportive services for the homeless and those at risk of becoming homeless attended the Stakeholder Meetings. These include the Salvation Army, Crisis House, East County Transitional Living Facility, and Center for Community Solutions.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

Not applicable. The City's HUD allocation for entitlement grants currently does not include ESG funds.

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

1	Agency/Group/Organization	Salvation Army
	Agency/Group/Organization Type	Services-homeless Low income families
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Stakeholder Meeting #1 on October 2, 2013 and provided input on supportive services for low income households, and the need to provide culturally sensitive services.
2	Agency/Group/Organization	CSA San Diego County
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Fair housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Stakeholder Meeting #1 on October 2, 2013 and provided input on needs for fair housing services.
3	Agency/Group/Organization	Center for Community Solutions Project Safehouse
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Stakeholder Meeting #1 on October 2, 2013 and provided input on housing and supportive services needs for victims of domestic violence.
4	Agency/Group/Organization	Syriac Charitable Society of America
	Agency/Group/Organization Type	Services for low income households
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Stakeholder Meeting #1 on October 2, 2013 and provided input on housing needs, especially for rent subsidies for low income households and translation services for recent immigrants.
5	Agency/Group/Organization	Olaf Wieghorst Museum Foundation
	Agency/Group/Organization Type	Museum Foundation Foundation
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Activities to embrace cultural diversity

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Stakeholder Meeting #1 on October 2, 2013 and commented on the needs to support festive activities to embrace cultural diversity and after-school programs for youths.
6	Agency/Group/Organization	Habitat for Humanity San Diego
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Stakeholder Meeting #2 on October 2, 2013 and provided input on housing needs.
7	Agency/Group/Organization	Resident Leadership Academy
	Agency/Group/Organization Type	Services-Persons with Disabilities Residents Organization Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Neighborhood improvements and safety concerns
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from neighborhood group attended Community Meeting #1 on October 2, 2013 and provided input on needs for neighborhood improvements and safety concerns.
8	Agency/Group/Organization	East County Transitional Living Center
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Stakeholder Meeting #3 on October 3, 2013 and provided input on needs for homeless services and funding for homeless shelters.
9	Agency/Group/Organization	Crisis House, Inc.
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Stakeholder Meeting #4 on October 3, 2013 and provided input on the need for housing for victims of domestic violence, homeless families, and persons with disabilities.
10	Agency/Group/Organization	Meals on Wheels of Greater San Diego
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Stakeholder Meeting #4 on October 3, 2013 and provided input on needs.

Table 2 - Agencies, groups, organizations who participated

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

The City strived to conduct a comprehensive outreach program. The City utilized a variety of outreach methods to solicit participation from a wide range of agencies and organizations involved in providing housing and community development services. No specific types of relevant agencies were excluded from the process.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	San Diego County Regional Task Force on the Homeless	Through the outreach process, the City has identified homelessness and homelessness prevention services as a priority for the CDBG program. These services will complement the Continuum of Care Strategy.
Housing Element	City of El Cajon	The Housing Element focuses on the provision of a variety of housing options for all income groups, with special attention for lower and moderate income households. The Consolidated Plan housing goals and objectives are consistent with the Housing Element.

Table 3 - Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

City of El Cajon departments that may have an interest in the CDBG program were invited to participate in the Consolidated Plan process through the Notice of Funding Availability (NOFA) process. Notices of the Stakeholder Meetings were also sent to various City departments. Adjacent units of government were also included on the outreach list and received notification of public meetings.

As a means of reducing the number of persons with incomes below the poverty line, the City also coordinated its efforts with those of other public and private organizations providing economic development and job training programs. A number of public, quasi-public, and nonprofit organizations provide economic development and job training services in El Cajon, including:

- East County Regional Chamber of Commerce
- El Cajon Community Development Corporation
- East County Regional Occupational Program (ROP)
- Grossmont College Regional Occupational Program (ROP)
- San Diego Workforce Partnership
- Workforce Investment Act
- East County Career Center
- East County Help Ourselves
- Crisis House

Narrative (optional):

Refer to Appendix A for a complete outreach list, proof of publication, results of the Housing and Community Development Needs Survey, and summary of public comments received.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

As described earlier, the City of El Cajon conducted an extensive citizen participation process to help develop the Consolidated Plan. The process involved the following components:

- Community and Stakeholder Meetings;
- Housing and Community Development Needs Survey;
- Funding Application Process;
- Public Hearings; and
- Public Review of Draft Documents

Results of these outreach activities were carefully considered by the City to affirm or adjust priorities and objectives in the five-year Consolidated Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
1	Stakeholder Meetings (4)	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	A total of 11 agencies attended the four Stakeholder Meetings	Key issues identified include: 1) City has a diverse immigrant population whose needs must be considered; 2) Need for expanded outreach to address discrimination issues and fair housing practices; 3) Habitability of homes; 4) Lack of shelter capacity for victims of domestic violence and need to provide services for all potential victims (i.e. men and LGBT); 5) Counseling, youth activities and services are needed, specifically, to assist the immigrant population; 6) Housing assistance through rental subsidies is needed; 7) Outreach to property owners/managers to improve their receptiveness of immigrant groups; 8) Interpretation services are a problem for residents facing housing issues; 9) Utilize CDBG funding for smaller projects; 10) Need for neighborhood revitalization efforts in congruence with affordable housing projects; 11) Need for senior assistance and services for home-bound residents; and 12) Need for emergency shelter and support services for special needs groups. A summary of the comments received is included in Appendix A.	All comments were accepted.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
2	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish and Arabic Non-targeted/broad community	Two Community Meetings were conducted and only six residents attended the meetings. Spanish and Arabic translation was available at both meeting.	Key issues identified include: 1) Need for pedestrian-friendly street improvements; 2) Extensive need for senior activities and services; 3) Senior center in the City to consolidate access to services; and 4) Business support through community events and fostering tourism. A summary of the comments received is included in Appendix A.	All comments were accepted.
3	Stakeholder Meetings (4)	Non-targeted/broad community	Not applicable.	Not applicable.	Not applicable.
4	Stakeholder Meetings (4)	Minorities Non-English Speaking - Specify other language: Spanish and Arabic Non-targeted/broad community	A total of 103 residents responded to the survey.	A summary of the survey results is included in Appendix A.	All comments were accepted
5	Public Hearing	Non-targeted/broad community	The City conducted hearings before the City Council to discuss housing and community development needs, priorities for funding, and the five-year Consolidated Plan.		

Table 4 - Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

During the development of the Consolidated Plan, the public (including residents, City staff, nonprofit agencies, etc.) was asked to rank the relative importance of housing and community development needs in a survey. A total of 103 residents responded to the survey and identified the following topics as top ten ranking needs in El Cajon:

- Graffiti removal
- Anti-crime programs
- Street lighting
- Cleanup of abandoned lots and buildings
- Trash and debris removal
- Code enforcement
- Job creation and retention
- Youth activities
- Youth centers
- Parks and recreational facilities

These rankings are generally in line with comments received during the Community Workshops and Stakeholder Meetings. Additional needs were identified in these meetings, including homeless and homeless prevention services, services for seniors and victims of domestic violence. Housing assistance, especially affordable rental housing, was identified as a significant need.

The County 2-1-1 data on calls for services also provide an important data source for assessing unmet needs in the community. Clients that call 2-1-1 are provided with information and referrals to services. At times, there are no services available to meet the needs of the clients; these are documented as “Unmet Needs.” Needs can be considered unmet for multiple reasons, such as the service is unavailable, the client is not eligible, the client refused the referral, or a program or service has lost funding. For the City of El Cajon, the top ten unmet needs during the eleven months of 2013, as reported by 2-1-1, were:

- Rent payment assistance
- Homeless motel vouchers
- Electric service payment assistance
- Housing/shelter
- Information and referral
- Rental application fee payment assistance
- Rental deposit assistance

- Income support and employment
- Basic needs
- Health care
- Housing expense assistance

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

As defined by HUD in the Comprehensive Housing Affordability Strategy (CHAS) data, housing problems include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burden, including utilities, exceeding 30 percent of gross income; and
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income.

Overall, the City has extensive needs for affordable housing. Housing problems in El Cajon impacted renter-households more significantly, with 46 percent of all renter-households experiencing at least one housing problem (inadequate housing, overcrowding, cost burden of 50 percent, or cost burden of 30 percent) compared to only 35 percent of owner-households. Among all households (incomes up to 100 percent AMI), Hispanic households were the most likely to experience a housing problem. Of the housing problems described above, the most common in El Cajon is housing cost burden. The cost burden issue was affirmed by comments received during the Stakeholder Meetings.

The prevalence of overcrowding in the City varies by tenure, income level and household type. Approximately one-quarter (25 percent) of overcrowded households were also comprised of multiple, unrelated families living together in the same home (Table 11). This may indicate that multiple families need to pool their resources in order to afford housing in El Cajon.

Age and condition of the housing stock also present housing issues to low and moderate income households. Approximately 78 percent of owner-occupied housing and 76 percent of renter-occupied housing in the City is over 30 years old (built before 1980) and potentially in need of rehabilitation. Many low and moderate income households in El Cajon, particularly seniors and the disabled, are unable to afford the needed repairs for their homes.

In addition to the housing needs discussed above, the City of El Cajon also has a number of infrastructure needs. Many of the City's public facilities, streets and sidewalks are in need of improvements, renovations and accessibility related modifications. These projects are necessary in order to ensure that critical services and facilities within the City remain safe and accessible to all residents of the community.

To further dissect the housing problems, the following tables provide additional details:

- Table 7 later presents the number of households with one or more housing problems (inadequate housing, overcrowding, cost burden of 50 percent, or cost burden of 30 percent) by income and tenure.
- Table 8 summarizes the number of households with more than one or more severe housing problems by income and tenure. Severe housing problems are: inadequate

housing; severe overcrowding (1.51 persons or more per room); and housing cost burden of 50 percent.

- Table 9 isolates those households with housing cost burden of over 30 percent (inclusive of those with cost burden of over 50 percent) by income and tenure.
- Table 10 further isolates those households with cost burden of over 50 percent.
- Table 11 presents overcrowding by household type.
- Table 12 is intended to show overcrowding for households with children. However, given the City's population size, the American Community Survey provides no data for the City.

Demographics	Base Year: 2000	Most Recent Year: 2010	% Change
Population	94,869	99,478	5%
Households	35,190	34,134	-3%
Median Income	\$35,566.00	\$48,111.00	35%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2010 Census, 2005-2009 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	5,710	4,455	5,795	4,000	
Small Family Households *	2,065	2,095	2,355	8,155	
Large Family Households *	865	495	715	1,380	
Household contains at least one person 62-74 years of age	895	460	785	465	1,585
Household contains at least one person age 75 or older	675	915	720	335	825
Households with one or more children 6 years old or younger *	1,445	1,265	1,470	2,469	
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2005-2009 CHAS

HAMFI: Household Area Median Family Income

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	80	55	60	15	210	0	0	10	0	10
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	205	175	115	0	495	0	0	80	4	84
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	690	265	300	60	1,315	0	20	20	165	205
Housing cost burden greater than 50% of income (and none of the above problems)	2,705	1,310	185	0	4,200	425	470	610	325	1,830
Housing cost burden greater than 30% of income (and none of the above problems)	355	1,210	1,640	410	3,615	185	195	430	410	1,220
Zero/negative Income (and none of the above problems)	190	0	0	0	190	115	0	0	0	115

Table 7 - Housing Problems Table

Data 2005-2009 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	3,685	1,810	655	75	6,225	425	490	720	495	2,130
Having none of four housing problems	805	1,370	3,055	2,125	7,355	495	785	1,365	1,305	3,950
Household has negative income, but none of the other housing problems	190	0	0	0	190	115	0	0	0	115

Table 8 - Housing Problems 2

Data 2005-2009 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,645	1,595	910	4,150	155	280	535	970
Large Related	705	270	230	1,205	10	120	205	335
Elderly	590	545	255	1,390	335	185	210	730
Other	980	505	630	2,115	110	75	190	375
Total need by income	3,920	2,915	2,025	8,860	610	660	1,140	2,410

Table 9 - Cost Burden > 30%

Data 2005-2009 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,480	685	85	2,250	155	245	330	730
Large Related	675	70	50	795	10	105	125	240
Elderly	510	335	85	930	180	65	65	310
Other	810	265	15	1,090	75	50	150	275
Total need by income	3,475	1,355	235	5,065	420	465	670	1,555

Table 10 - Cost Burden > 50%

Data Source: 2005-2009 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	805	325	300	25	1,455	0	20	115	39	174
Multiple, unrelated family households	125	120	110	30	385	0	0	0	130	130
Other, non-family households	0	0	10	4	14	0	0	0	0	0
Total need by income	930	445	420	59	1,854	0	20	115	169	304

Table 11 - Crowding Information - 1/2

Data Source: 2005-2009 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	NA	NA	NA	NA	NA	NA	NA	NA

Table 12 - Crowding Information - 2/2

Data Source Comments:

Describe the number and type of single person households in need of housing assistance.

According to the 2010 Census, 7,882 households in El Cajon were single-person households, a decrease from the 2000 Census. The decrease in single-person households may indicate unaffordable housing costs. Among the City's single-person households, approximately one-third were seniors living alone. These seniors living alone also typically require assistance with repairs and maintenance.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

According to the 2008-2010 American Community Survey (ACS), approximately 13,241 persons with disabilities. The ACS also tallied the number of disabilities by type for residents with one or more disabilities. Among the disabilities tallied, cognitive and ambulatory difficulties were almost equally prevalent. Furthermore, the State's Department of Developmental Services reported that approximately 1,350 El Cajon residents with developmental disabilities sought services in the San Diego County Regional Center. Most of these individuals reside in a private home with their parent or guardian and 507 of these persons with developmental disabilities were under the age of 18. In general, persons with disabilities require accessible and affordable housing, with easy access to supportive services and transportation services.

No specific data are available on the number of victims of domestic violence in El Cajon. The 2011 San Diego County Child and Family Health and Well Being Report Card reported a 16.0 percent rate of domestic violence reports per 1,000 residents in 2009. Several agencies participated in the City's Consolidated Plan Stakeholder Meetings expressed the need for affordable and safe housing options, along with supportive services, for victims of domestic violence.

What are the most common housing problems?

Of the housing problems described above, the most common in El Cajon is housing cost burden. Among the City's renter-households, about 78 percent of total housing problems tallied were related to housing cost burden. Approximately 88 percent of housing problems tallied for El Cajon's owner-households were related to cost burden. Units with physical defects, or substandard units, were the less common housing problem in the City.

Are any populations/household types more affected than others by these problems?

Overall, renter-households are more impacted by housing cost burden issues than owner-households. Approximately 63 percent of renter-households were affected by housing cost burden while only 37 percent of owner-households experienced a housing cost burden. Small households in El Cajon were also more likely than other household types to experience a housing cost burden. Of total households overpaying for housing, 45 percent were small households.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Household incomes in El Cajon tend to be lower than those in the San Diego region as a whole. Specifically, the 2006-2010 ACS estimated that the median household income in El Cajon was \$47,048, compared to \$63,069 in the County. About 14 percent of El Cajon households had incomes lower than \$15,000, while 27 percent of households earned less than \$25,000. Extremely low income households cannot afford market-rate rental or ownership housing in El Cajon without assuming a cost burden.

Single-parent households, particularly female-headed families with children, often require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Female-headed families with children are a particularly vulnerable group because they must balance the needs of their children with work responsibilities, often while earning limited incomes. As of 2009, an estimated 12 percent of El Cajon households were headed by single parents (Table 15); the large majority of which were headed by females (75 percent). The 2005-2009 ACS reports that 35 percent of female-headed families with children had incomes below the poverty level.

In 2009, the City of El Cajon was awarded \$512,686 for the Homelessness Prevention and Rapid Re-housing Program (HPRP). HPRP funds were able to provide rent and utility assistance, and emergency hotel vouchers, for those who are homeless or at risk for homelessness. Acting as the lead agency, Volunteers of America Southwest California along with their partners Crisis House, Inc., and East County Transitional Living Center (formerly Set Free Ministries) provided homeless prevention assistance and rapid re-housing to 806 individuals in 240 families between October 1, 2009 and June 30, 2012. Through June 30, 2012, a total of \$512,686 in HPRP funds (100% of the total grant award) were invested to address this priority. There are no longer any households in the City receiving HPRP assistance as the program and its funding have ended.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Households at risk of becoming homeless include those extremely low income households with a severe housing cost burden (spending 50 percent or more of their income on housing). According to CHAS data, 3,475 extremely low income renter-households and 420 extremely low income owner-households in El Cajon had a severe cost burden.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Extremely low income households with a severe housing cost burden are more likely to lose their homes in the event of loss of employment or other unexpected expenses. With the recent economic recession and its slow recovery, unemployment and underemployment have been the primary reasons for families losing their homes.

Discussion

See discussions above.

NA-15 Disproportionately Greater Need: Housing Problems - 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionate housing need refers to any group that has a housing need which is at least 10 percentage points higher than the total population. The following tables identify the extent of housing problems by income and race. The four housing problems are: 1) Lacks complete kitchen facilities; 2) Lacks complete plumbing facilities; 3) More than one person per room; and 4) Cost Burden greater than 30 percent.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,655	750	305
White	2,630	560	200
Black / African American	290	0	45
Asian	110	45	15
American Indian, Alaska Native	0	0	10
Pacific Islander	80	0	0
Hispanic	1,515	145	40

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2005-2009 CHAS
Source:

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,705	745	0
White	1,970	585	0
Black / African American	320	0	0
Asian	135	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	25	0	0
Hispanic	1,135	160	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2005-2009 CHAS
Source:

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,450	2,345	0
White	1,800	1,495	0
Black / African American	210	155	0
Asian	180	110	0
American Indian, Alaska Native	35	0	0
Pacific Islander	0	4	0
Hispanic	1,140	495	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2005-2009 CHAS
Source:

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,390	2,615	0
White	940	1,640	0
Black / African American	14	235	0
Asian	60	105	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	20	0
Hispanic	340	455	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2005-2009 CHAS
Source:

Discussion

Among all households (incomes up to 100 percent AMI), Hispanic households were the most likely to experience a housing problem. Specifically, 76 percent of Hispanic households experienced at least one housing problem. Native American and Pacific Islander households also disproportionately experienced at least one housing problem (78 percent and 81 percent, respectively); however, El Cajon is home to very few households in these racial/ethnic categories and the data for these groups may not be as reliable. The proportion of White, Black and Asian households experiencing at least one housing problem were all similar (between 62 and 66 percent).

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionate housing need refers to any group that has a housing need which is at least 10 percentage points higher than the total population. The following tables identify the extent of severe housing problems by income and race. Severe housing problems include: inadequate housing (lack of complete kitchen and plumbing facilities); severe overcrowding (1.51 persons or more per room); and housing cost burden of 50 percent.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,110	1,300	305
White	2,265	925	200
Black / African American	275	20	45
Asian	90	65	15
American Indian, Alaska Native	0	0	10
Pacific Islander	80	0	0
Hispanic	1,375	285	40

Table 17 - Severe Housing Problems 0 - 30% AMI

Data 2005-2009 CHAS
Source:

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,300	2,155	0
White	1,195	1,365	0
Black / African American	170	150	0
Asian	85	59	0
American Indian, Alaska Native	0	0	0
Pacific Islander	10	15	0
Hispanic	740	545	0

Table 18 - Severe Housing Problems 30 - 50% AMI

Data 2005-2009 CHAS
Source:

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,375	4,420	0
White	605	2,695	0
Black / African American	40	325	0
Asian	100	190	0
American Indian, Alaska Native	25	10	0
Pacific Islander	0	4	0
Hispanic	590	1,045	0

Table 19 - Severe Housing Problems 50 - 80% AMI

Data 2005-2009 CHAS
Source:

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	570	3,430	0
White	250	2,325	0
Black / African American	4	245	0
Asian	0	165	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	20	0
Hispanic	295	505	0

Table 20 - Severe Housing Problems 80 - 100% AMI

Data 2005-2009 CHAS
Source:

Discussion

Hispanic households were also the most likely to experience at least one severe housing problem. About 55 percent of Hispanic households in El Cajon had a severe housing problem. Native American and Pacific Islander households also disproportionately experienced at least one severe housing problem (56 percent and 70 percent, respectively); however, El Cajon is home to very few households in these racial/ethnic categories and the data for these groups may not be as reliable. The proportion of White, Black and Asian households experiencing at least one severe housing problem were all similar (between 36 and 38 percent).

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

A disproportionate housing need refers to any group that has a housing need which is at least 10 percentage points higher than the total population. The following tables identify the extent of housing cost burden by race.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	15,310	7,865	7,410	355
White	10,725	4,680	4,095	250
Black / African American	780	435	550	45
Asian	610	375	195	15
American Indian, Alaska Native	85	30	25	10
Pacific Islander	30	55	90	0
Hispanic	2,640	2,095	2,315	40

Table 21 - Greater Need: Housing Cost Burdens AMI

Data Source: 2005-2009 CHAS

Discussion:

Overall, 49 percent of El Cajon households had a housing cost burden (spent more than 30 percent of gross household income on housing). About one-quarter of households (24 percent) experienced a severe housing cost burden (spent more than 50 percent of gross household income on housing). Pacific Islanders were the most likely to experience a housing cost burden (83 percent). However, the City is home to only 175 Pacific Islander households, representing less than one percent of total households in El Cajon. Hispanic households were also more affected by housing cost burden than other households. Approximately 62 percent of Hispanic households overpaid for housing and one-third (33 percent) spent more than 50 percent of their income on housing. White and Asian households experienced similar levels of housing overpayment (around 45 percent), while Black households were slightly more affected (54 percent).

NA-30 Disproportionately Greater Need: Discussion - 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Please see discussions provided under specific needs by income group presented earlier.

If they have needs not identified above, what are those needs?

Linguistic Isolation

Reflective of the demographics in the City, nearly 40 percent of all El Cajon residents speak languages other than English at home, and 48 percent speak English “less than very well.” The top three languages other than English spoken at home in El Cajon are: Arabic; Spanish or Spanish Creole; and Tagalog.

Spanish speaking households represented the majority of households speaking a language other than English (57 percent). Approximately 58 percent of Spanish speaking households speak English “very well”. Linguistic isolation is most severe among Arabic speaking households, of which over two-thirds (68 percent) speak English “less than very well.” Among households speaking Tagalog, the majority (67 percent) speak English “very well”.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Appendix B contains a map illustrating the concentration of Hispanic population in the City. Hispanics represent the largest minority population in El Cajon. Concentrations of Hispanic population are found in the central portion of the City, correlating generally with the concentration of low and moderate income population.

NA-35 Public Housing - 91.205(b)

Introduction

The City of El Cajon does not operate its own Public Housing Authority, with respect to public housing and Housing Choice Voucher programs. The Housing Authority of the County of San Diego (HACSD) administers the Public Housing and Housing Choice Voucher Programs that serve many jurisdictions in the County, including the City of El Cajon. No public housing projects are located in El Cajon. However, a public housing development owned and operated by the HACSD is located in Chula Vista. These rental units are available to low income families, senior citizens, and disabled persons. Priorities for Public Housing are: homeless, families with children, elderly families, disabled families, working families and veterans or surviving spouses of veterans. Eligible participants must be a resident of San Diego County and have annual gross income at or below 50 percent of County's Area Median Income (AMI). The table below summarizes data provided by the HACSD for public housing and Housing Choice Vouchers administered by the County. Data are not specific to the City of El Cajon.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	83	117	10,566	0	10,411	110	0	42

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	12,491	18,844	15,253	0	15,270	13,174	0
Average length of stay	0	3	6	6	0	6	0	0
Average Household size	0	2	2	2	0	2	1	0
# Homeless at admission	0	0	2	3	0	3	0	0
# of Elderly Program Participants (>62)	0	18	47	3,465	0	3,432	14	0
# of Disabled Families	0	12	23	2,885	0	2,828	33	0
# of Families requesting accessibility features	0	83	117	10,566	0	10,411	110	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 - Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	71	98	8,511	0	8,408	66	0	35
Black/African American	0	6	15	1,603	0	1,555	41	0	6
Asian	0	4	2	297	0	294	2	0	1
American Indian/Alaska Native	0	0	1	84	0	84	0	0	0
Pacific Islander	0	2	1	71	0	70	1	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 - Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	24	73	3,644	0	3,619	17	0	8
Not Hispanic	0	59	44	6,922	0	6,792	93	0	34
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 - Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The needs of public housing in City of El Cajon are met by the HACSD. Countywide, over 32,366 households are on the waiting list for public housing. Among those households on the waiting list, about 38 percent are Hispanic households, about seven percent are senior households, and about 28 percent of households include at least one person with a disability.

HACSD has one public housing project with a total of 121 units in Chula Vista. The project has a low vacancy rate. There are no public housing units located within El Cajon.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

As of November 2013, approximately 3,007 households in El Cajon were receiving Housing Choice Voucher assistance through the HACSD. Nearly 27 percent of the voucher users in the City have householders who are seniors and/or include members with disabilities. In comparison, there are 30 percent of such voucher users in the County overall. The majority of voucher users in the City are White (80 percent) and Non-Hispanic (83 percent) households. The racial/ethnic distribution of voucher users in the County is similar; however, a slightly higher percentage of the countywide voucher recipients are Hispanic households (36 percent).

Of the 76,048 households on the waiting list for vouchers, approximately 13 percent (10,163 households) are from El Cajon. Among those households on the waiting list, nearly 36 percent are Hispanic households, about nine percent are senior households, and about 27 percent of the households include members with disabilities. The distribution of City households with special needs on the waiting list is similar to the overall County; with 25 percent being senior households and 11 percent households including members with disabilities. Overall, the need for accessible housing is extensive. The wait for vouchers may be 8-10 years, or more depending on HACSD funding levels.

How do these needs compare to the housing needs of the population at large

Housing needs in the City generally reflect the housing needs countywide (refer to discussions above).

Discussion

See discussions above.

NA-40 Homeless Needs Assessment - 91.205(c)

Introduction:

Throughout the country and the San Diego region, homelessness has become an increasing problem. Factors contributing to the rise in homelessness include a lack of housing affordable to low and moderate income persons, increases in the number of persons whose income fall below the poverty level, reductions in subsidies to the poor, drug/alcohol abuse, and the de-institutionalization of the mentally ill.

According to the Regional Task Force in the Homeless (RTFH) - WeALLCount (Point-In-Time) 2013, an estimated 448 homeless persons were located in El Cajon at the time of the homeless count. Multiple studies were used to profile the homeless population in the El Cajon. These include:

- Regional Task Force in the Homeless (RTFH) - SD Regional Homeless Regional Homeless Profile Summary, Results from the San Diego Regional 2012 Point-In-Time (PIT) Count
- Regional Task Force in the Homeless (RTFH) - WeALLCount (PIT) Count 2013
- 2-1-1 San Diego Client Data - City of El Cajon January 1, 2013 to November 2013

No detailed information on the characteristics of the homeless population in El Cajon is available. The following table summarizes the homeless population based on the 2012 Homeless Summary Report for the County.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	136	4	145	35	35	30
Persons in Households with Only Children	32	0	3	1	1	30
Persons in Households with Only Adults	209	90	308	75	75	30
Chronically Homeless Individuals	18	51	71	17	17	30
Chronically Homeless Families	0	0	1	0	0	30
Veterans	64	16	82	20	20	30
Unaccompanied Child	2	0	3	1	1	30
Persons with HIV	6	2	8	2	2	30

Table 26 - Homeless Needs Assessment

Data Source Comments: No specific data is available to provide specific characteristics of the homeless population for El Cajon. The estimates in this table is based on general estimates in regional and national reports.

Indicate if the homeless population is:	Has No Rural Homeless
---	-----------------------

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The 2013 WeALLCount Point-in-Time (PIT) count does not include detailed demographic information on homeless persons by jurisdiction. However, the following characteristics describe the unsheltered homeless population in San Diego County:

- 75 percent were male
- 69 percent of respondents had been homeless a year or longer
- 15 percent of respondents were veterans
- 34 percent of respondents indicated they had a high level of substance abuse
- 39 percent of respondents had severe mental health issues
- 51 percent of respondents were chronically homeless individuals

The 2012 San Diego Regional Homeless Profile Summary Report provided more detailed information on the County's homeless population. According to this report, approximately 31 percent of the region's homeless population can be considered chronically homeless, which is defined as adult individuals who have had frequent episodes or a current prolonged episode of homelessness and suffer from a long-term disabling condition which significantly impairs their ability to live independently. During the 2012 Point-in-Time Homeless Count, five families in a shelter program and 115 unsheltered families met the definition of chronically homeless. These families have a head of household who meets the HUD definition of chronically homeless. Overall, an estimated 15 percent of homeless families with children are chronically homeless and an estimated 46 percent of unsheltered families are chronically homeless.

About 23 percent of the 2012 homeless population was comprised of homeless families with children. Most of these families were sheltered (74 percent) and a vast majority of these sheltered families were in transitional housing (85 percent). While the majority of homeless persons overall were male, most of the adults in families with children were female (83 percent) and, on average, younger than adults in the general homeless population.

About 18 percent of the region's homeless were veterans of the U.S. Armed Forces. About one-half of these homeless veterans were sheltered. The region's unaccompanied homeless youth population is difficult to estimate because this group in particular may seek night-time safety in locations that are hidden from view. Only two unaccompanied youth were documented during the 2012 Point-in-Time Homeless Count.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	239	67
Black or African American	80	15
Asian	7	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	118	27
Not Hispanic	229	74

Data Source
Comments:

1. No specific data are available for the City of El Cajon. The 2013 Point-in-Time estimates for the region are applied to the estimated 448 homeless persons in El Cajon. 2. "Other" or "Multi-Racial" categories are not provided in this table. Therefore, total of all races presented in this table do not add up to 448 persons.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Specific information by jurisdiction is not available. Furthermore, the 2013 count does not provide an estimate of homeless persons in families. According to the 2012 PIT Count, at any given time approximately 74 percent of homeless people staying in emergency shelters were adult individuals, and nearly one-quarter (24 percent) were adults and children sheltered as a family. About 42 percent of persons housed in transitional housing were members of a family with at least one adult and one child, while adult individuals made up 57 percent of people staying in transitional housing. The large majority (89 percent) of unsheltered homeless persons (sleeping in a place not meant for human habitation) during the PIT were adult individuals. Overall, it is estimated that about 22 percent of homeless persons were a member of a homeless family comprised of both adults and children on the night of the 2012 PIT.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

As documented by the 2012 PIT Count, the following characteristics describe the nature and extent of the homeless by racial and ethnic group in the County:

The majority of homeless persons sheltered in San Diego County were White. Approximately 68 percent of homeless persons in emergency shelters were White and about 69 percent of those in transitional housing were White. Black individuals comprise the next largest racial group of sheltered homeless persons in the region. About 23 percent of those in emergency shelters and 23 percent of those in transitional housing were Black. A very small number of sheltered homeless persons of other races were documented in 2012.

The majority of persons sheltered in the County on the night of the PIT self-identified as Non-Hispanic/Latino. Only 26 percent of homeless individuals in emergency shelters and 32 percent of homeless individuals in transitional housing identified themselves as Hispanic/Latino.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

According to the 2013 WeALLCount PIT Count, approximately 448 homeless persons were identified in El Cajon. The majority of the City's homeless were sheltered (77 percent) and about 76 percent of those sheltered were residing in transitional housing. About 23 percent of the City's homeless population was unsheltered. The vast majority of these unsheltered persons were comprised of homeless individuals (89 percent).

Discussion:

See discussions above.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Certain households, because of their special characteristics and needs, may require special accommodations and may have difficulty finding housing due to special needs. Special needs groups may include the elderly, persons with disabilities, persons with HIV/AIDS, female-headed households, large households, and homeless persons and persons at-risk of homelessness.

The following paragraphs generally summarize the nature and extent of housing and supportive service needs of special needs groups identified in the Consolidated Plan regulations. More detailed discussions on these groups, along with additional special needs groups identified by the City, as well as available resources for each group, are contained in Appendix C.

Describe the characteristics of special needs populations in your community:

Seniors: According to 2010 Census data, an estimated 22 percent of households in the City had at least one individual who was 65 years of age or older. Approximately 19 percent of the City households were headed by someone 65 years and older. The majority of senior householders owned their homes (64 percent), while 36 percent were renters. Seniors are considered a special needs group because of their typically limited incomes and need for health care and other supportive services.

Persons with Disabilities: Current Census data does not document disability characteristics in El Cajon. According to the 2008-2010 American Community Survey (ACS), 14 percent of the City's population was affected by one or more disabilities. Among persons living with disabilities in the City, ambulatory disabilities were most prevalent (52 percent), followed by cognitive disabilities (49 percent), and independent living disabilities (40 percent). Persons with disabilities often have limited incomes, but extensive needs for a variety of services. Furthermore, as the majority (more than 80 percent) of the City's housing stock was constructed prior to 1990 (before the passage of the American with Disabilities Act), accessible housing is also limited in supply.

Large Households: Large households are those with five or more members. According to the 2010 Census, approximately 16 percent of the households in El Cajon were large households. Large households may experience overcrowding or cost burden issues due to lack of affordable housing.

Single-Parent Households: Single-parent households, particularly female-headed families with children, often require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Female-headed families with children are a particularly vulnerable group because they must balance the needs of their children with work responsibilities, often while earning limited incomes. As of 2010, an estimated 12 percent of El Cajon households were headed by single parents; the large majority of which were headed by females (75 percent).

Victims of Domestic Violence: Many single women and women with children become homeless as the result of domestic violence. According to the 2012 PIT Count for the County, it is estimated that nearly 1,080 homeless adults were a victim of domestic violence at some point in the past, and an estimated 600 adult domestic violence victims were unsheltered on the night of

the PIT. The 2011 San Diego County Child and Family Health and Well Being Report Card reported a 16.0 percent rate of domestic violence reports per 1,000 residents in 2009. The rate of domestic violence is believed to be an underestimate because many incidents of domestic violence go unreported.

Persons with Drug/Alcohol Addictions: The U.S. Department of Health and Human Services conducts annual National Surveys on Drug Use and Health. In 2011, the national survey found that 6.5 percent of Americans were dependent on alcohol or had problems related to their use of alcohol (abuse). When applying these figures to El Cajon's population, it is estimated that 6,466 persons may have issues with alcohol abuse. The survey also estimated that 8.7 percent of Americans aged 12 or older were classified with substance dependence or abuse in the past year based on criteria specified in the Diagnostic and Statistical Manual of Mental Disorders. This translates to approximately 8,034 persons in the City. It should be noted, however, that these estimates are based on national averages and may not reflect El Cajon's population with 100 percent accuracy.

What are the housing and supportive service needs of these populations and how are these needs determined?

Discussions with service providers during the Consolidated Plan consultation process indicated that there is need for additional supportive services in the City. Overall, the City has extensive needs for supportive services, including housing, emergency shelter services, youth and childcare services, recreational activities, senior services, immigrant support services, health/medical care, counseling, employment, case management, transportation, and coordination and information/referral.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the County of San Diego HIV/AIDS Epidemiology Unit (HAEU), approximately eight percent of the 1,747 persons diagnosed with HIV in San Diego County between 2007 and 2011 were from East San Diego County. Data from HAEU also reveals that of the cumulative (1981-2011) total of HIV diagnoses in the County, approximately three percent (101 persons) identified El Cajon as their community of residence. Approximately two percent (304 persons) of the cumulative diagnoses of persons with AIDs in the County were from El Cajon. National studies have shown that at least 25 percent of people with disabling AIDS will be in need of supportive housing at some time during their illness.

The majority of People Living with HIV/AIDS (PLWH/A) who were diagnosed between 2007 and 2011 from East County were male (84 percent). Of the total AIDS population diagnosed during the same time period in East San Diego County, 51 percent were White, 12 percent were Black, 32 percent were Hispanic (all races), and the remaining five percent were Asian/Pacific Islander and Native American and other races/ethnicities.

According to a 2010 Assessment of the needs of persons with HIV/AIDS conducted by the County, the most needed services for this special needs group include: dental care, transportation, housing/shelter, medical care (for something other than HIV/AIDS), legal services and utility assistance.

Discussion:

See discussions above.

NA-50 Non-Housing Community Development Needs - 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The City has extensive needs for public facilities. Specifically, El Cajon has a need for additional community facilities such as libraries, community centers, healthcare/medical centers, parks and recreation facilities, and youth and senior centers. The need for a senior center or a centralized location to better coordinate services and activities for El Cajon's senior residents was noted during the public outreach process.

Existing public facilities are also aging and in need of improvements to maintain facility safety, function and design. Many of the City's older facilities are also in need of accessibility upgrades in order to comply with the American with Disabilities Act (ADA) and Title 24 code requirements. For the upcoming five-year planning period, the City's Public Works Department has prioritized renovation projects for Renette Park and Wells Park.

Proposed renovations for Renette Park include the installation of amenities to ensure proper lighting, signage and sight lines as well as the installation of integrated storm water management features to enhance water conservation. The Renette Park community ranks 2nd highest in El Cajon on the State Parks Community Fact Finder with population density and low to moderate income levels, falling well below the minimum eligibility of three acres of usable park space per 1,000 residents.

Improvements to Wells Park are also needed, including new artificial sports turf and fencing on the soccer fields are needed. Wells Park is heavily used by the youth leagues, adult leagues, and the general public. The sports turf is worn and uneven. Routine repairs are unable to handle the excessive usage and therefore new turf is required. The improvement will also reduce water use due to replacement of grass with artificial sports turf.

The extent of public facility improvements far exceeds the City available resources through the CDBG annual allocations. The City may utilize Section 108 financing to pursue large-scale public improvement projects.

How were these needs determined?

Public facility needs in the City were determined based on the following:

- Comments received during the community and stakeholder outreach process;
- Responses from the Housing and Community Development Needs Survey;
- Consultation with City Parks and Recreation and Public Works departments; and
- City of El Cajon Capital Improvement Program (FY 2014 - FY 2018).

Describe the jurisdiction's need for Public Improvements:

Similar to public facilities, many public improvements (such as streets, drainage, water/sewer infrastructure) are aging and require upgrading to meet the increased needs in the community. Improvements needed include, but are not limited, to the following:

- **Street and Sidewalk Improvements:** Alleys located within the City's downtown area are currently deteriorated, have serious deficiencies, or are underutilized or blighted. In addition, upgrades to median island infrastructure in the City's former redevelopment area are needed. Necessary upgrades include the reconstruction of median islands, irrigation, cross walks, lighting, and where applicable, ADA required improvements.

- **Streetlights:** Lighting improvements are needed at the Bostonia and Albert Van Zanten parks. Existing light poles and fixtures at these facilities are heavily corroded and are nearing the end of their useful life. During critical after school hours, over 5,000 local youth utilize these facilities for constructive activities which contribute to the overall health and wellness of the community. Improved lighting will provide these a sense of security and safety.
- **Water and Sewer Infrastructure and Services:** The City's Wastewater Master Plan has identified current capacity deficiencies at the following locations: the intersection of Main Street and Johnson Avenue and continuing northerly along Johnson Avenue to Vernon Way; on Blackthorne Avenue from Hawthorne to Murray Drive; the collection system at Ballantyne Street, Cedar Street, and Graves Avenue under Interstate 8; and, the collection system along Marshall Avenue and Arnele beginning at Interstate 8; the collection system along Mollison Avenue from Greenfield Drive to Broadway. Much of El Cajon's pipeline infrastructure was also installed in the 1960's and 1970's and consisted of corrugated metal pipes for storm drains and vitrified clay pipes for sewer mains. These pipes are at the end of their life cycle and require rehabilitation.
- **Drainage Improvements:** The City's major drainage channels were constructed in the 1960's and are nearing their intended life. The Broadway Channel downstream of Hunter's Run is badly eroded and requires environmental permitting to repair. Repairs are also required on the Broadway Channel, County Ditch and Forrester Creek. In addition, the existing drainage system at Albert Van Zanten Park is unable to sufficiently handle moderate rainfall events and has resulted in extended field closures.

How were these needs determined?

Public Improvement needs in the City were determined based on the following:

- Comments received during the community and stakeholder outreach process;
- Responses from the Housing and Community Development Needs Survey;
- Consultation with City Public Works Department;
- City of El Cajon Capital Improvement Program (FY 2014 - FY 2018); and
- City of El Cajon Sewer System Master Plan (2008).

Describe the jurisdiction's need for Public Services:

Given the City's diverse population and concentration of lower and moderate income population, the City has extensive need for a myriad of services. Service needs in the City include, but are not limited to, the following:

- Youth services, especially services for at-risk youth and adolescent refugees and recent immigrants;
- Anti-crime programs;
- Childcare services and recreational activities;
- Homeless and homeless prevention services;
- Emergency services;
- Fair housing and legal services;

- Senior services, including case management and advocacy, and services for home-bound residents;
- Immigrant support services;
- Services for special needs groups (i.e. early release ex-offenders, veterans, substance abusers, victims of domestic violence, disabled, mentally ill)
- Employment services;
- Business and tourism support; and
- Coordination of services.

How were these needs determined?

Public service needs in the City were determined based on the following:

- Comments received during the community and stakeholder outreach process;
- Service records from the County 2-1-1; and
- Responses from the Housing and Community Development Needs Survey.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

El Cajon had a total housing stock of about 33,650 units in 2010, representing a 12-percent increase from 2000. Overall, the housing stock is comprised of about 46 percent single-family units (detached and attached), 49 percent multi-family units, and six percent mobile homes. Approximately 41 percent of the housing units are owner-occupied and 59 percent are renter-occupied. The housing stock in the City is relatively old, with 77 percent of all housing units built more than 30 years ago. This could indicate that a significant portion of the units may require substantial rehabilitation and upgrading.

El Cajon was hit particularly hard in the recent economic downturn. According to the California Development Department, the average annual unemployment rate in the City increased from 8.4 percent in 2007 to 13.5 percent in 2011. These unemployment figures are higher than estimates for San Diego County, the State of California and the country during the same time period. Median home prices in the South and East County areas of San Diego ranged from \$201,000 in National City to \$341,000 in the City of San Diego in 2010. El Cajon's median home price fell on the lower end of the spectrum at \$268,000, but was comparable to neighboring jurisdictions.

During the last couple of years however, the El Cajon housing market is beginning to recover. Between October 2012 and October 2013, the median home price in the City rose from \$280,000 to \$354,500, a 27-percent increase in twelve months.

MA-10 Number of Housing Units - 91.210(a)&(b)(2)

Introduction

According to 2005-2009 ACS data, slightly more of the City's housing stock is comprised of multi-family homes (49 percent). About 46 percent of the City's housing units are single-family homes. Of El Cajon's multifamily housing units, a majority are smaller multi-family structures containing fewer than 20 units. Mobile homes also make up a sizable portion of the housing stock in the City (six percent). A vast majority (73 percent) of the City's ownership housing was comprised of larger units (i.e. with three or more bedrooms). By comparison, only 18 percent of the City's rental housing was comprised of these larger units. This disparity may explain the larger number of overcrowded renter-households in the City.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	13,894	41%
1-unit, attached structure	1,539	5%
2-4 units	2,865	9%
5-19 units	6,135	18%
20 or more units	7,356	22%
Mobile Home, boat, RV, van, etc	1,859	6%
Total	33,648	100%

Table 27 - Residential Properties by Unit Number

Data 2005-2009 ACS Data
Source:

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	67	0%	267	2%
1 bedroom	768	6%	4,982	29%
2 bedrooms	2,916	21%	8,619	51%
3 or more bedrooms	10,214	73%	3,091	18%
Total	13,965	100%	16,959	100%

Table 28 - Unit Size by Tenure

Data 2005-2009 ACS Data
Source:

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

With the dissolution of redevelopment agencies in California, the City's ability to provide affordable housing has been seriously compromised. The City's CDBG and HOME allocations are limited. As a funding agency, the City attempts to accommodate funding gaps for projects that applicants present to the City, rather than providing the majority of funding. This policy

allows the City to maximize the total number of housing, community and economic development, and public service projects provided through the grant dollars that the City distributes. With limited resources, the City anticipates undertaking the following housing activities:

- **CDBG Funds:** The City currently operates a Housing Rehabilitation Loan Program for the rehabilitation of mobilehome units. Rehabilitate approximately 20 mobilehome units for lower and moderate income households over the next five years. Emphasis will be placed on extremely low and low income households.
- **HOME Funds:** The City currently operates a Housing Rehabilitation Loan Program for rehabilitation of single-family units. Rehabilitate approximately 20 single-family units for lower and moderate income households over the next five years. HOME funds will also be used to pursue acquisition/rehabilitation of multi-family housing for lower and moderate income households and households with special needs. An estimated 30 units are anticipated to be assisted over the planning period. HOME funds are also authorized for rehabilitation assistance for mobile home and multi-family units as demand warrants and/or projects come forward, although those programs are currently dormant.

Other Funding Sources: CalHome, Low Income Housing Tax Credit (LIHTC), in-lieu funds, and other funding sources are frequently used to leverage resources for affordable housing production, preservation, and assistance. The City has also partnered with many agencies that have been successful in obtaining both public and private resources to address the needs of low-income families and individuals. In the past, the City has also provided in-kind support to local service agencies, such as rent reduction and the assignment of lease revenue.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

As documented in the City's 2013-2021 Housing Element, within the 2013-2023 "at-risk" housing analysis period, seven of the City's affordable housing projects (with a total of 561 assisted units) are considered at low risk of being converted to market rate because the owners have opted to renew their HUD contract annually. While the HUD renewal process is annual, the approval is fairly automatic. Furthermore, given the current economic climate, there is little financial incentive to convert to market-rate housing in the near future.

Does the availability of housing units meet the needs of the population?

The City has a significant need for affordable housing. Currently, waiting lists for publicly assisted housing and Housing Choice Vouchers have a wait period of up to 8-10 years. In addition to issues relating to affordability, issues relating to housing conditions are also prevalent. With more than 77 percent of the housing units older than 30 years of age, a large portion of the City's housing stock may need substantial rehabilitation and emergency repairs. The extent of housing needs in the City far exceeds the resources available to address those needs.

Describe the need for specific types of housing:

The City continues to have extensive needs for affordable housing for lower income households in general. However, seniors, disabled, the homeless, and those at imminent risk of becoming homeless have limited housing options in the City. Transitional and supportive housing are needed to help the formerly homeless and at-risk households re-establish independent living in mainstream society. Affordable senior housing is needed to allow residents to age in place.

In addition, overcrowding continues to be an issue for the City. According to the 2010 Census, nine percent of El Cajon households lived in overcrowded conditions. However, the Census documentation of overcrowding may under-represent actual conditions in the City. The City

often processes code compliance cases with persons living in unauthorized rooms/units, such as garages, sheds, and room conversions. Affordable housing for large households is also an identified need in El Cajon.

Discussion

See discussions above.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

One of the most important factors in evaluating a community's housing market is the cost of housing and, even more significant, whether the housing is affordable to households who live there or would like to live there. Housing problems directly relate to the cost of housing in a community. If housing costs are relatively high in comparison to household income, a correspondingly high prevalence of housing cost burden and overcrowding occurs.

The cost of homeownership in El Cajon has increased significantly since 2000. The average median sales price for a home in the City between 2005 and 2009, according to the ACS, was \$410,600. This represents an approximately 130 percent increase from 2000 Census figures. However, median home value information reported by the Census Bureau can be misleading, as the Census asked respondents to self-assess their home's value. Most homeowners tend to over-estimate the value of their homes. Current home sales price would be a better reflection of actual market value of homes. As of October 2013, median home sales price in El Cajon was reported at \$354,500, a 27-percent increase from October 2012.

Rental rates in the City vary by bedroom size. Market rents ranged from \$775 for a studio apartment unit to \$2,650 for a four-bedroom single family home, according to rental listings on www.craigslist.org. As of November 2013, the median market rent for all bedroom sizes was approximately \$1,163. These rent levels are consistent with the Fair Market Rents (FMR) established by HUD for participation in federal housing programs (Table 32).

Cost of Housing

	Base Year: 2000	Most Recent Year: 2009	% Change
Median Home Value	178,600	410,600	130%
Median Contract Rent	625	923	48%

Table 29 - Cost of Housing

Data Source: 2000 Census (Base Year), 2005-2009 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,471	8.7%
\$500-999	9,971	58.8%
\$1,000-1,499	4,063	24.0%
\$1,500-1,999	1,056	6.2%
\$2,000 or more	398	2.4%
Total	16,959	100.0%

Table 30 - Rent Paid

Data 2005-2009 ACS Data
Source:

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	830	No Data
50% HAMFI	1,485	780
80% HAMFI	10,990	1,070
100% HAMFI	No Data	1,625
Total	13,305	3,475

Table 31 - Housing Affordability

Data 2005-2009 CHAS
Source:

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	959	1,054	1,382	2,009	2,448
High HOME Rent	920	987	1,187	1,362	1,500
Low HOME Rent	722	774	928	1,073	1,197

Table 32 - Monthly Rent

Data HUD FMR and HOME Rents (2014)
Source:

Is there sufficient housing for households at all income levels?

According to the CHAS data by HUD, mismatches in terms of supply and affordability exist in the City. Approximately 5,710 households earning less than 30 percent of AMI reside in the City; however, there are only 830 dwelling units affordable to those at this income level. Similarly, the City has 4,455 households earning between 31 and 50 percent of AMI and only 2,265 housing units affordable to those at this income level. There are approximately 12,060 housing units in the City that are affordable to households earning between 51 and 80 percent AMI. This number is sufficient for the 5,795 households in El Cajon at this income level. However, a housing unit affordable to a particular income group does not mean the unit is actually occupied by a household in that income group. Furthermore, some units may be miss-categorized as affordable based on the estimated rents or home values. Therefore, the affordability mismatches are likely to be more severe than what is presented by the CHAS data.

How is affordability of housing likely to change considering changes to home values and/or rents?

As part of its 2013-2021 Housing Element, El Cajon rezoned portions of the City to accommodate higher density residential and mixed use developments. These rezoning efforts focused on areas near public transit (such as sites at the Arnele Transit Center, Marshall Trolley East, and Marshall Trolley West). This newly rezoned land should increase available opportunities for housing development in the City, especially multi-family housing that is generally more affordable to lower and moderate income households. The Mixed Use zoning is

also intended to revitalize the City's Downtown as well as some aging commercial strips, with the hope of bringing in new jobs to the community.

Unfortunately, with the dissolution of the El Cajon Redevelopment Agency, the City's ability to subsidize affordable housing construction has been seriously compromised. Without redevelopment housing set-aside funds and diminishing State and federal housing funds, the City does not have adequate funding capacity to pursue affordable housing projects at a meaningful scale. As part of the 2013-2021 Housing Element, the City plans to evaluate the need for a citywide Affordable Housing Ordinance that includes an inclusionary housing component, an in-lieu fee option, and other incentives to promote the inclusion of affordable units in private developments.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Based on a survey of rental listings on www.craigslist.org, market rents in the City area vary by size. Market rents are comparable to the Fair Market Rents for all units ranging in size from no bedrooms to four bedrooms (Table 32).

Discussion

See discussions above.

MA-20 Housing Market Analysis: Condition of Housing - 91.210(a)

Introduction

Assessing housing conditions in El Cajon can provide the basis for developing policies and programs to maintain and preserve the quality of the housing stock. The American Community Survey (ACS) defines a "selected condition" as owner- or renter-occupied housing units having at least one of the following conditions: 1) lacking complete plumbing facilities; 2) lacking complete kitchen facilities; 3) more than one occupant per room; and 4) selected monthly housing costs greater than 30 percent of household income. Based on this definition, more than one-half of all renter-occupied households (52 percent) in the City have at least one selected condition. A slightly lower proportion of owner-occupied households in the City (41 percent) have at least one selected condition.

Definitions

In El Cajon, substandard housing conditions typically include the following: Structural hazards; poor construction; inadequate maintenance; faulty wiring; plumbing; fire hazards; and inadequate sanitation. Substandard units suitable for rehabilitation are those units where the total rehabilitation costs do not exceed 25 percent of the after-rehabilitation value.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	5,660	41%	8,817	52%
With two selected Conditions	263	2%	1,434	8%
With three selected Conditions	24	0%	77	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	8,018	57%	6,631	39%
Total	13,965	100%	16,959	99%

Table 33 - Condition of Units

Data 2005-2009 ACS Data
Source:

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	499	4%	294	2%
1980-1999	2,562	18%	3,790	22%
1950-1979	9,784	70%	11,909	70%
Before 1950	1,120	8%	966	6%
Total	13,965	100%	16,959	100%

Table 34 - Year Unit Built

Data 2005-2009 CHAS
Source:

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	10,904	78%	12,875	76%
Housing Units build before 1980 with children present	4,984	36%	1,725	10%

Table 35 - Risk of Lead-Based Paint

Data 2005-2009 ACS (Total Units) 2005-2009 CHAS (Units with Children present)
Source:

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	2,356	0	2,356
Abandoned Vacant Units	202	202	404
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Alternate Data Source Name:

2010-2012 ACS

Data Source Comments: No information is available for REO/abandoned properties. According to the ACS, 2356 vacant units were reported in El Cajon. The majority of the vacant units were available for rent, for sale, or for seasonal occupancy. An estimated 404 units were identified as "other vacant" units, typically include boarded up and abandoned units. The exact conditions of these units are unknown and therefore half of these units are generally assumed to be suitable for rehabilitation.

Need for Owner and Rental Rehabilitation

Housing age can indicate general housing conditions within a community. Housing is subject to gradual deterioration over time. Deteriorating housing can depress neighboring property values, discourage reinvestment, and eventually impact the quality of life in a neighborhood. According to ACS, between 2005 and 2009, a majority of El Cajon's housing stock was constructed prior to 1980. Approximately 78 percent of owner-occupied housing and 76 percent of renter-occupied housing in the City is over 30 years old (built before 1980).

Overall, about 23,000 units in the City were built before 1980 (at least 30 years of age). Approximately 25 percent of the housing units are at least 50 years of age (built before 1960), indicating a significant portion of the City's housing stock may need some levels of improvements and rehabilitation. The City handles approximately eight to ten cases of residential abatement each year involving serious substandard and/or unsafe conditions, representing approximately one percent of total problem units in the City.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Housing age is the key variable used to estimate the number of housing units with lead-based paint (LBP). Starting in 1978, the federal government prohibited the use of LBP on residential property. National studies estimate that 75 percent of all residential structures built prior to 1970 contain LBP. Housing built prior to 1940 is highly likely to contain LBP (estimated at 90 percent of housing units), and in housing built between 1960 and 1979, 62 percent of units are estimated to contain LBP.

According to the 2005-2009 ACS Five-Year Estimates, approximately 78 percent of owner-occupied housing and 76 percent of renter-occupied housing in the City was built prior to 1980. Using the 75 percent national average of potential LBP hazard, an estimated 17,834 units (8,178 owner-occupied units and 9,656 renter-occupied units) may contain LBP. Furthermore, approximately 64 percent of the owner-households and 44 percent of the renter-households are low and moderate income. These figures translate to 5,226 owner units and 4,202 renter units with potential LBP may be occupied by low and moderate income households.

Based on ACS data on household type, tenure, and age of housing, about 46 percent of owner-occupied and 13 percent of renter-occupied housing units are at risk of containing lead based

paint hazards and have children present. Specific information on household income by age of housing unit is not available.

Discussion

See discussions above.

MA-25 Public and Assisted Housing - 91.210(b)

Introduction

The City of El Cajon does not operate its own Housing Authority with respect to public housing and Housing Choice Voucher programs. The Housing Authority of the County of San Diego (HACSD) administers the Public Housing and Housing Choice Voucher Programs that serve many jurisdictions in the County, including the City of El Cajon.

No public housing projects are located in El Cajon. However, a public housing development owned and operated by the HACSD is located in Chula Vista. These rental units are available to low income families, senior citizens, and disabled persons. Priorities for Public Housing are: homeless, families with children, elderly families, disabled families, working families and veterans or surviving spouses of veterans. Eligible participants must be a resident of San Diego County and have annual gross income at or below 50 percent of County's Area Median Income (AMI). The table below summarizes data provided by the HACSD for public housing and Housing Choice Vouchers administered by the County. Data are not specific to the City of El Cajon.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
			Veterans Affairs Supportive Housing				Family Unification Program	Disabled *	
# of units vouchers available	0	87	121	10,905	0	10,905	1,031	0	432
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 - Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

No public housing developments are located in the City of El Cajon.

Public Housing Condition

Public Housing Development	Average Inspection Score
Not Applicable	Not Applicable

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

There is no public housing in the City of El Cajon.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Not applicable. No public housing is located in El Cajon.

Discussion:

See discussions above.

MA-30 Homeless Facilities and Services - 91.210(c)

Introduction

According to the Regional Task Force in the Homeless (RTFH) - WeALLCount Point-In-Time (PIT) Count 2013, an estimated 448 homeless persons were located in El Cajon at the time of the count. The provision of homeless services and facilities for the City's homeless population faces significant challenges. Many of the housing and services resources available for persons experiencing homelessness are governed by regulations that result in categorical eligibility criteria, e.g., the resources are available only to veterans or to persons with serious and persistent mental illness, or some other eligibility criteria. These categorical restrictions are typically beyond the control of local public or private agencies responsible for implementation. While this targeting of specific population categories does enable service specialization that can help produce strong client outcomes for individuals in those specific target groups, the targeting also limits the number of potentially eligible persons and some vulnerable populations of homeless persons end up being deemed ineligible for any of these resources.

The Regional Continuum of Care Council (RCCC), comprising of 18 cities and the County of San Diego, non-profit service providers, and stakeholders. The RCCC coordinates and oversees the application process for the Continuum of Care, and develops and vets programs to address issues regarding homelessness in the region. However, no public organization or system currently plays the lead role for the coordination of the activities and services across the full range of available housing and homeless services programs. No comprehensive outreach strategy, or centralized management of outreach activities, currently exists, that would make it more efficient for housing and service agencies (such as the VA or County-funded mental health programs) to locate and remain in consistent contact with homeless individuals. And, lastly, existing data systems, including the local Homeless Management Information System, do not currently provide real-time, cross-agency sharing of client information across the full range of housing and homeless services programs that have committed resources for persons who are homeless.

In El Cajon, a few agencies provide shelter beds for the homeless. These include:

- County Mental Health Services - four beds for the severely mentally ill
- Carlton G. Luhman Center operated by the Volunteers of America - six beds for families with children
- ISN Rotational Shelter operated by the Ecumenical Council of San Diego - 12 beds for the general population
- East County Transitional Living Center - capacity for 101 beds for individuals and families
- Hawley Veterans Services Center - 20 beds for Veterans
- Crisis House - 12 individuals

These facilities are described in further details in later sections.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	12	101	27	0	0
Households with Only Adults	16	0	12	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	20	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: Data are compiled by reviewing capacity information on individual shelter facilities in the City of El Cajon, verified by either published documents or telephone interviews.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons

Health Services

The Health and Human Services Agency is one of five groups or divisions of the San Diego County government. The Agency provides a broad range of health and social services, promoting wellness, self-sufficiency, and a better quality of life for all individuals and families in San Diego County. The Agency integrates health and social services through a unified service-delivery system. This system is family focused and community-based, reflective of business principles in which services are delivered in a cost-effective and outcome-driven fashion.

Mental Health Services

The San Diego County Adult/Older Adult System of Care offers a wide variety of treatment, rehabilitation and recovery services to help people who are experiencing persistent and severe mental illness or an addiction health crisis. All services provided are oriented to meet the unique linguistic and cultural needs of the persons served.

In addition, the County of San Diego Health and Human Services Agency (HHSA) has contracted with Community Research Foundation (CRF) and Mental Health Systems, Inc. (MHS) for the implementation of mental health services and housing opportunities for homeless persons with serious mental illnesses.

Employment Services

Homeless people face many barriers to finding and sustaining employment. People who are chronically homeless often suffer the impacts of mental illness, substance abuse and co-occurring disorders. Homeless people also confront serious personal challenges, such as a lack of interviewing skills, job credentials, a fixed address and phone number, identification cards, and interview clothes. Homeless youth face additional obstacles, including a lack of education or vocational preparation. Moreover, many homeless individuals are unfamiliar or uncomfortable with increasingly prevalent modern technology such as computers.

In San Diego County, the San Diego Workforce Partnership (SDWP) is the umbrella organization who funds job training programs that enable eligible adults to develop the skills and knowledge needed for emerging career opportunities. The San Diego East County EDC is also available to foster economic prosperity and enhance the quality of life in San Diego's East County.

The East County EDC also promotes Support Education and Economic Development (SEED) in East County. This effort fosters partnerships that connect and support high academic standards and the needs of the workplace. SEED helps to identify required workplace skills, link students with the appropriate educational programs, and streamline the entire process from education to employment.

To specifically assist the region's homeless and non-homeless youth, the East County EDC Foundation was established in 1998 to address specific research, education, and economic development projects. Since its inception, the Foundation has placed high priority on education programs supporting the youth of East County by developing and funding programs to continue shop classes in East County high schools and community colleges. In addition, the California Partnership for Achieving Student Success (Cal-PASS), was developed initially as a sharing project of the Grossmont-Cuyamaca Community College District. The goal of Cal-PASS is to increase student transition. Included in the work of IEBC is specific work that focuses on foster youth and other disadvantaged populations. Cal-PASS acts as a catalyst to improve instruction

and better prepare students for the next educational level by sharing student data between P-12 schools, community colleges and universities, identifying barriers and problems and facilitating changes.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Emergency Shelters

Emergency shelters offer temporary overnight sleeping accommodations for generally up to a month. Emergency shelters operating in El Cajon include:

- County Mental Health Services provides four shelter beds for the severely mentally ill homeless.
- Carlton G. Luhman Center operated by the Volunteers of America provides six shelter beds for the general homeless and targets families with children.
- ISN Rotational Shelter operated by the Ecumenical Council of San Diego is a Countywide Seasonal Emergency Shelter for the general population. This shelter has no fixed location. Participating churches in East County volunteer to host this rotational center for two weeks at a time. This program has the capacity to serve 12 persons, with a two-month maximum stay.
- East County Transitional Living Center is an additional resource and has the capacity to provide up to 101 beds at any given time.

Another form of emergency shelter assistance is programs that offer motel vouchers. Crisis House offers a seasonal motel voucher program to serve homeless families and single adults. In emergency cases, the El Cajon Police Department (ECPD) offers families with children motel vouchers made available by social services agencies. Homeless persons in non-emergency situations are referred to Crisis House or East County Transitional Living Center in El Cajon or to St Vincent de Paul Village in Downtown San Diego.

Transitional Housing

Transitional housing provides shelter for an extended period of time and includes integration with other social services and counseling programs to assist in the transition to self-sufficiency through the attainment of a permanent income and housing.

- Crisis House operates three transitional shelter facilities in El Cajon. The New Journey program includes a 12-bed family shelter for victims of domestic violence, and provides a range of support services. Maximum stay is four months. FOCUS is a program for homeless families with a five-bed facility that can house 15 individuals for a maximum stay of nine months. Bridges to Independence includes a 12-bed facility to accommodate adults with disabilities for up to nine months.
- East County Transitional Living Center offers temporary housing to individuals and families struggling with homelessness. The agency's Transitional Living Program integrates a variety of support services and provides housing for up to 28 days at a time.

- The Hawley Veterans Services Center in the City offers transitional housing for single disabled male veterans experiencing homelessness. The 20-bed facility provides housing for veterans for up to two years with a range of case management services.

In addition, case management agencies offer supportive services to assist clients in developing a plan for achieving independent living. In El Cajon, Crisis House, CSA San Diego County (formerly Center for Social Advocacy), Volunteers of America, East County Transitional Living Center and the Salvation Army serve as case management agencies.

Permanent Supportive Housing

The Interfaith Shelter Network Program assists homeless individuals and families in securing permanent housing and income, by providing case management and support services from neighborhood agencies coordinated by the Interfaith Shelter Network.

Keys to Housing is a regional coalition committed to ending the solvable crisis of family homeless in San Diego County. With over members from the social services, government and healthcare sectors, the Keys coalition works to create supportive, sustainable housing and increased opportunities for the County's most vulnerable families.

MA-35 Special Needs Facilities and Services - 91.210(d)

Introduction

A variety of services and facilities targeting persons with special needs are available in El Cajon.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly persons, especially the frail elderly, may require long-term supportive housing that includes an assisted living or nursing care component. Four factors - affordability, design, location, and discrimination - significantly limit the supply of housing available to households of persons with disabilities. The most obvious housing need for persons with disabilities is housing that is adapted to their needs.

Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation to travel to necessary services and shops. Many disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Persons with HIV are often able to live independently; advances in medical treatment have meant that many persons with HIV are able to lead a normal life. However, persons living with AIDS may require long-term supportive housing as their health conditions deteriorate and impact their ability to work. Persons with drug and alcohol abuse may require supportive housing on a short-term basis while they are undergoing rehabilitation.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Residential care facilities provide supportive housing for persons with disabilities. The types of facilities available in El Cajon include:

- **Group Homes:** Facilities of any capacity and provide 24-hour non-medical care and supervision to children in a structured environment. Group Homes provide social, psychological, and behavioral programs for troubled youths.
- **Adult Residential Facilities (ARF):** Facilities of any capacity that provide 24-hour non-medical care for adults ages 18 through 59, who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled.
- **Residential Care Facilities for the Elderly (RCFE):** Facilities that provide care, supervision and assistance with activities of daily living, such as bathing and grooming. They may also provide incidental medical services under special care plans.

These facilities are regulated by the State Department of Social Services (DSS), Community Care Licensing Division. According to DSS licensing data, there are 64 adult residential facilities, 39 residential care facilities for the elderly, and four group homes located in the City. The adult residential facilities have the capacity to serve 583 persons. The residential care facilities for the elderly have the capacity to serve 592 persons, and the group homes have the capacity to serve 31 persons.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Given the limited CDBG funding, the City proposes focusing CDBG public service funds during FY 2014-15 on food assistance for seniors, community policing activities, services for persons with disabilities, and fair housing services. In addition, CDBG funds will be used to make much needed improvements to a number of the City's community facilities.

The City updated its Housing Element of the General Plan in August 2013. As part of the update, the City must address the provision of transitional and supportive housing for the homeless and persons with disabilities. Specifically, the City committed to amending the Zoning Code, within one year of the Housing Element adoption, to address the provision of transitional and supportive housing. Furthermore, the City committed to revising the Zoning Code to include an administrative and ministerial process for reviewing and approving requests for reasonable accommodation for persons with disabilities.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Given the limited CDBG funding, the City proposes focusing CDBG public service funds during FY 2014-15 on food assistance for seniors, community policing activities, services for persons with disabilities, and fair housing services. In addition, CDBG funds will be used to make much needed improvements to a number of the City's community facilities.

MA-40 Barriers to Affordable Housing - 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Lack of Affordable Housing Funds

With the dissolution of redevelopment in California, the City of El Cajon has lost its most powerful tool and funding mechanism to provide affordable housing in the community. Funding at the State and Federal levels has also continued to experience significant cuts. With reduced funding and increased housing costs, the City faces significant challenges in providing affordable and decent housing opportunities for its lower and moderate income residents, especially those with extremely low incomes.

State Prevailing Wage Requirements

The State Department of Industrial Relations (DIR) expanded the kinds of projects that require the payment of prevailing wages. Labor Code Section 1720, which applies prevailing wage rates to public works of over \$1,000, now defines public works to mean construction, alteration, installation, demolition, or repair work done under contract and paid for in whole or in part out of public funds. Prevailing wage adds to the overall cost of development.

Environmental Protection

State law (California Environmental Quality Act, California Endangered Species Act) and federal law (National Environmental Protection Act, Federal Endangered Species Act) regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits, etc.). Costs resulting from the environmental review process are also added to the cost of housing.

Davis-Bacon Prevailing Wages

A prevailing wage must be paid to laborers when federal funds are used to pay labor costs for any project over \$2,000 or on any multi-family rehabilitation project over eight units. The prevailing wage is usually higher than competitive wages, raising the cost of housing production and rehabilitation activities. Davis-Bacon also adds to housing costs by requiring documentation of the prevailing wage compliance. These requirements often restrict participation by small, minority contractors.

Planning and Development Fees

Development fees and taxes charged by local governments also contribute to the cost of housing. Building, zoning, and site improvement fees can significantly add to the cost of construction and have a negative effect on the production of affordable housing. El Cajon charges fees to offset the costs associated with permit processing. When compared to other agencies in the region, El Cajon's permitting fees are relatively low.

Permit and Processing Procedures

The processing time required to obtain approval of development permits is often cited as a contributing factor to the high cost of housing. For some proposed development projects, additional time is needed to complete the environmental review process before an approval can be granted. Unnecessary delays add to the cost of construction by increasing land holding costs and interest payments. Compared to other California agencies, El Cajon processes entitlements and permits quickly.

Public Opposition to Affordable Housing

Not-in-My-Back-Yard (NIMBY) is a term used to describe opposition by local residents to construction, typically of affordable housing, though also in public facilities. Public opposition to affordable housing projects can cause delays in the development review process and sometimes can lead to project denial. A large amount of funds can be spent by developers of affordable housing but ultimately with a proposed project being denied during the public hearing process due to public opposition.

MA-45 Non-Housing Community Development Assets - 91.215 (f)

Introduction

According to the ACS, unemployment rate was about 9.1 percent between 2005 and 2009. Currently, the State Employment Development Department (EDD) reported that 54,200 El Cajon residents were in the labor force (August 2013), with 48,600 residents employed. The unemployment rate was 10.2 percent in August 2013, much higher than the County rate of 7.4 percent. This 2013 unemployment rate was down from the previous year (13.0 percent in March 2012) when there were 54,100 City residents employed in the labor force.

Certain sectors may have mismatches between jobs available and number of workers, potentially resulting in high unemployment rates in those sectors (as shown in "Business Activity" table). Specifically, jobs are only available to approximately 50 percent of the workers in the Arts, Entertainment, and Accommodations, Finance, Insurance, and Real Estate, Other Services, and Public Administration sectors; 30 percent of the workers in the Information sector; 25 percent of the workers in the Transportation and Warehousing sector; and 20 percent of the workers in the Professional, Scientific, Management Services sector.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	65	50	0	0	0
Arts, Entertainment, Accommodations	5,157	2,650	13	10	-3
Construction	3,834	2,749	10	11	1
Education and Health Care Services	7,412	5,330	19	20	1
Finance, Insurance, and Real Estate	2,534	1,378	6	5	-1
Information	688	197	2	1	-1
Manufacturing	2,730	2,810	7	11	4
Other Services	2,685	1,429	7	5	-2
Professional, Scientific, Management Services	4,221	892	11	3	-8
Public Administration	1,899	911	5	3	-2
Retail Trade	5,155	5,334	13	20	7
Transportation and Warehousing	1,959	476	5	2	-3
Wholesale Trade	1,010	1,852	3	7	4
Total	39,349	26,058	--	--	--

Table 40 - Business Activity

Data Source: 2005-2009 ACS (Workers), 2010 ESRI Business Analyst Package (Jobs)

Labor Force

Total Population in the Civilian Labor Force	43,340
Civilian Employed Population 16 years and over	39,349
Unemployment Rate	9.21
Unemployment Rate for Ages 16-24	19.99
Unemployment Rate for Ages 25-65	5.96

Table 41 - Labor Force

Data 2005-2009 ACS Data
Source:

Occupations by Sector	Number of People
Management, business and financial	10,255
Farming, fisheries and forestry occupations	7
Service	9,804
Sales and office	10,702
Construction, extraction, maintenance and repair	4,407
Production, transportation and material moving	4,174

Table 42 - Occupations by Sector

Data 2005-2009 ACS Data
Source:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	24,571	67%
30-59 Minutes	10,297	28%
60 or More Minutes	1,868	5%
Total	36,736	100%

Table 43 - Travel Time

Data 2005-2009 ACS Data
Source:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	5,095	695	3,395
High school graduate (includes equivalency)	8,644	857	3,553
Some college or Associate's degree	12,071	982	3,727
Bachelor's degree or higher	5,970	285	1,445

Table 44 - Educational Attainment by Employment Status

Data 2005-2009 ACS Data
Source:

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	340	846	1,100	1,422	1,330
9th to 12th grade, no diploma	1,767	1,969	1,598	2,255	1,147
High school graduate, GED, or alternative	3,002	3,483	4,381	5,356	3,435
Some college, no degree	3,225	4,034	3,491	5,460	2,095
Associate's degree	343	1,316	831	1,966	352
Bachelor's degree	304	1,394	1,258	2,479	1,021
Graduate or professional degree	36	575	547	1,518	796

Table 45 - Educational Attainment by Age

Data 2005-2009 ACS Data
Source:

Educational Attainment - Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	18,211
High school graduate (includes equivalency)	29,052
Some college or Associate's degree	33,776
Bachelor's degree	42,016
Graduate or professional degree	58,715

Table 46 - Median Earnings in the Past 12 Months

Data 2005-2009 ACS Data
Source:

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

El Cajon's strategic location and other assets make it the retail, manufacturing, and service hub of East San Diego County. Within El Cajon, the major employment sectors are Retail Trade; Education and Health Care Services; and Manufacturing. These three sectors represent approximately 52 percent of the employment opportunities available in the City.

Generally, South San Diego County is strong in manufacturing, while East San Diego County is concentrated in defense-related industries. Both sectors, however, have a strong economic presence in El Cajon.

Describe the workforce and infrastructure needs of the business community:

The recession hit the manufacturing industry in the region especially hard with losses of over 33,000 jobs during the past decade. Still with these challenges the manufacturing industry remains a vital component to San Diego County's economy. To prepare for the influx of manufacturing opportunities, the South County Economic Development Council (SCEDC) surveyed over 280 manufacturers between October 2011 and June 2012 to identify challenges and opportunities for local manufacturers.

The survey reflects the majority of manufacturers are satisfied with their current location. However, manufacturers felt they were overburdened by regulations. The complexity of the regulations, the compliance requirements and the multiplicity of agencies was cited as putting them at a disadvantage. In addition, manufacturers expressed difficulty in finding qualified employees noting many of the training programs have been downsized or no longer exist due to budget cuts. There is a need to retrain current employees and offer additional training classes related to computerized manufacturing equipment. Also, taxes in California were compared unfavorably with taxes in other states. Furthermore, the labor force in South and East San Diego County is not as well educated as the average adult in California.

South and East San Diego County also face many infrastructure challenges including an international border that needs major infrastructure investment. The efficient movement of goods and people safely through these ports of entry are critical to the region's economy and provide a competitive advantage. Funding is also needed for construction of new roadways, expansion and maintenance of existing roadways, and other infrastructure projects to accommodate current and projected growth demands.

Within the City of El Cajon, aging infrastructure continues to present challenges to the City in facilitating the revitalization of neighborhoods. Recently, the City rezoned various parts of the City for Mixed Use developments, with the goal of revitalizing the Downtown and other aging commercial areas. Currently the City does not impose any development impact fee for traffic, drainage, or other public facilities. However, the City may have to consider such fees in the future.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Gillespie Field is a county-owned public-use airport located in El Cajon. Gillespie Field is number one in the number of operations in San Diego County airports. It generates enough revenues to cover operations at all of San Diego's regional airports; this derives not just from the airport operations but from the property taxes on the surrounding industrial area. With 55 acres

of aviation use (Cajon Air Center) and 37 acres (Forrester Creek and Marshall Ave) of industrial use land available for development there is a tremendous opportunity for this area. The East County EDC is working strategically with its partners to develop an Aerotropolis plan for the area surrounding Gillespie Field. This plan is still in the concept phase but upon implementation, this initiative could provide a much needed economic boost to the City's economy.

The local economy currently and historically has been heavily influenced by the presence of the U.S. military and Department of Defense. The use of private contractors by this sector of the economy has been a major revenue and job generator. Despite projected cuts to future Defense budgets, the San Diego region stands to be a net gainer owing to its increasing military utility and shift of military focus to the West Coast. Both the Navy and Marine Corps also are slated to spend large amounts on local construction projects in the coming years according the 2011 San Diego Military Economic Impact Study commissioned by the San Diego Military Advisory Council (SDMAC). While south and east San Diego County is associated with much of the R&D and more advanced or technical manufacturing in the region, as global competition increases, many manufacturing firms are forced to look overseas for additional or more affordable manufacturing. Some production will continue to move overseas. Being able to stay within the U.S. may enable more manufacturing firms in the region to take advantage of the military and/or defense department markets and provide more-skilled and better paying jobs. To protect this valuable asset it is critical that jurisdictions and service providers in South and East San Diego County strive to ensure the workforce, infrastructure, business resources, and general business climate stays competitive and is conducive to building this sector of the economy.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

As a whole, the resident labor force of South and East San Diego County is not as well educated as the average adult in California, particularly in terms of higher education. The majority of El Cajon residents who are employed have some college or associate degree level of education (38 percent), but only 19 percent have attained a bachelor's degree or higher. Of residents who are unemployed, the majority have only attained a high school degree or less (55 percent). This will limit the types of industries that the region can currently support.

El Cajon and neighboring jurisdictions need a concerted effort to continue and expand successful programs that are designed to boost educational attainment and skills training; thereby, improving the region's competitive economic position. An educated and highly trained workforce would support existing and new businesses and remove limitations that lead to low-education and low-skill industry growth.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

A number of workforce training initiatives and programs are available to El Cajon residents. The following discussion provides details on the region's major programs:

- **San Diego Workforce Partnership (SDWP):** SDWP has established programs and services promoting self-sufficiency and addressing the current and long-term needs of the region's employers and job seekers. The network of One-Stop Career Centers and the service providers offer adult and youth employment and training programs, labor market information, employment resources, summer and after-school jobs for youth, and job training for dislocated workers. In addition, SDWP's Adult Programs Committee provides governance to Workforce Investment Act (WIA) Adult funded programs.

- **Comprehensive Economic Development Strategy (CEDS):** Through the Workforce Development Service providers and partnerships established in the CEDS Study Area, job seekers can receive skills training for a wide range of occupations that support existing and emerging businesses.
- **San Diego and Imperial Counties Labor Council:** The Labor Council is the local central body affiliate of the AFL-CIO. It includes 125 affiliated labor groups within San Diego County. Nearly every sector of the workplace is represented in the membership, including the building and construction trades, hotel workers, longshoremen, nurses, fire fighters, teachers and more. The Labor Council provides training in a variety of skills and trades from entry level to journeyman. In the past, the Labor Council has worked alongside the SDWP, community colleges, and local employers to provide a range of job training programs and help meet employers' need for skilled workers. The Labor Council's programs also include Vocational English as a Second Language (VESL), pre-employment training in employer and workplace expectations, work ethics, resume preparation and job interviewing skills. A state-of-the-art computer technology center is available to help job seekers improve their English, math, and general computer skills, thereby improving their chances for better jobs. Technical skills are also taught in several trades so clients can be placed with some of the area's largest union employers.
- **California Partnership for Achieving Student Success (Cal-PASS):** Cal-PASS started as a sharing project of the Grossmont-Cuyamaca Community College District with the goal of increasing student transition and quickly expanded regionally to San Diego County. Included in the work of IEBC is specific work that focuses on foster youth and other disadvantaged populations. Cal-PASS acts as a catalyst to improve instruction and better prepare students for the next educational level by sharing student data between P-12 schools, community colleges and universities, identifying barriers and problems and facilitating changes.
- **AB109 Public Safety Realignment:** Under the direction of the Community Corrections Partnership (CCP), the San Diego Public Safety Agencies, including the Probation Department, Sheriff's Department, District Attorney's Office, Public Defender's Office, came together with the San Diego Superior Court and other key partners, including the Health and Human Services Agency, to develop an AB 109 Implementation Plan focused on maintaining the highest level of public safety and ultimately, striving to reduce recidivism. As the agency charged with managing the realigned population, Probation will also engage community providers to obtain reentry services including, educational, job preparation, and vocational training/employment services, cognitive behavioral treatment, family strengthening strategies, restorative justice programs, and housing resources.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

In October 2008, the South County Economic Development Council (SCEDC) received an Economic Development Administration (EDA) grant to create a Comprehensive Economic Development Strategy (CEDS). The resulting 2011 CEDS is a collaborative effort between SCEDC, the East County Economic Development Council (ECEDC), the City of San Diego, and

the County of San Diego. The CEDS study area consists of the southern and eastern portions of San Diego County (which includes the City of El Cajon) and the City of San Diego.

The 2011 CEDS outlines the following goals and initiatives that work to foster economic growth and workforce development:

Goal 1: Collaboration and Leadership

- Communicate CEDS vision and goals throughout the CEDS Study Area.
- Build a regional leadership base that is well-informed, economic development savvy, ethnically, politically and geographically diverse and includes multiple generations.

Goal 2: Business Development and Entrepreneurship

- Establish private and public partnerships to capture cross-border (U.S.-Mexico and San Diego County) economic development opportunities.
- Develop and implement a strategy to fully realize the potential of the existing and emerging industries; develop and recruit new industries.
- Encourage the development and growth of renewable energies and resources.
- Encourage the growth of innovative and creative entrepreneurial and home-based businesses throughout the CEDS Study Area, particularly in the rural areas.
- Ensure that businesses have access to financing programs and credit assistance. Strive to improve the regional business climate and where possible the California business climate.

Goal 3: Education and Workforce Development

- Strengthen the connections between businesses and educators in an effort to prepare workers for jobs in the target industry groups.
- Provide opportunities for the CEDS Study Area youth to obtain work skills and business experiences.
- Improve the educational attainment and skill-based training in the CEDS Study Area.

Goal 4: Infrastructure Development

- Work to ensure local, state, and federal political representatives recognize and understand the importance of maintaining, improving, and expanding the infrastructure of the US-Mexico border to support commerce and security.
- Support regional efforts to enhance, improve, and expand infrastructure within the CEDS Study Area and the border ports of entry.
- Explore, expand and improve the passenger and cargo transportation infrastructure in the CEDS Study Area to ensure there are secure and efficient trade corridors that support business development and facilitate the efficient movement of goods and people across borders.
- Support and promote existing and planned infrastructure projects.
- Support and assist existing proposed infrastructure projects, including for Gillespie Field and highway improvements.

Goal 5: Quality of Life

- Expand arts, cultural, recreation, and entertainment activities that are readily accessible to people from both US and Mexico and would be attractive to international visitors.
- Support and encourage unique retail and downtown renovation and development.
- Work towards a jobs/housing balance.
- Recognize the diversity (age, ethnicity, background, etc) of the CEDS Study Area's population as an asset and strive to meet their needs.

Discussion

See discussions above.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Housing problems impact lower and moderate income households disproportionately, compared to non-low and moderate income households. Therefore, areas with concentrations of low and moderate income households are likely to have high rates of housing problems.

A low and moderate income concentration is defined as a block group where at least 51 percent of the population is low and moderate income. The City of El Cajon's overall low and moderate income percentage is 56 percent. Appendix B presents the geographic concentration of low and moderate income population by block group. Overall, low and moderate income block groups cover more than half of the City, with high concentrations of low and moderate income households in the central core of the City.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

According to the 2010 Census, the racial/ethnic composition of El Cajon's population was: 57 percent White (non-Hispanic); 28 percent Hispanic; six percent Black; four percent Asian and Pacific Islander; and five percent indicating other ethnic group. Among the White population, approximately five percent was of Arabic ancestry.

A concentration of racial/ethnic population is defined as a block group with above County level of the same population. With Hispanics being the largest minority group in El Cajon, a mapping of concentrations is prepared for this Consolidated Plan and included in Appendix B. The geographic concentrations of the Hispanic population generally overlap with the concentrations of low and moderate income residents.

The City also has a large population of Arab residents. While Arab residents still make up a small proportion of the City (approximately 5 percent), the proportion of Arab residents in El Cajon is five times larger than for San Diego County overall.

What are the characteristics of the market in these areas/neighborhoods?

In El Cajon, the areas of low and moderate income concentrations and minority concentrations generally overlap. These areas also correlate with the concentration of the City's multi-family housing and rental housing. According to the 2010 Census, El Cajon has a higher proportion (59 percent) of renter-households than the County as a whole (46 percent). The proportion of large households in (16 percent) is slightly higher than the County as a whole (14 percent).

Furthermore, the average household size for renter-households (2.94 persons) in El Cajon was higher than for owner-households (2.70 persons). As previously discussed, lower income renter-households had disproportionate affordable housing needs. All these characteristics point to significant housing assistance needs among lower income renter-households in these areas.

Are there any community assets in these areas/neighborhoods?

The City has a strong network of active and dedicated nonprofit organizations and community groups that work to address the housing and community development needs in these neighborhoods and the City at large. The following service agencies are located in lower and moderate income neighborhoods:

- Salvation Army
- Kurdish Human Rights Watch, Inc.
- AKA Headstart
- CSA San Diego County
- Little House Family Services
- Veteran’s Memorial Association
- Soaring Spirit Kids
- East County Transitional Living Center
- El Cajon Friends of the Library
- Chaldean & Middle Eastern Social Services
- American Red Cross
- Communities Against Substance Abuse (CASA)
- East County Homeless Children’s Association

Are there other strategic opportunities in any of these areas?

The City will continue to collaborate with the agencies and surrounding communities in the East County area to ensure services and programs are delivered in a cost-effective manner and provide assistance to those who are most in need.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan is the centerpiece of the Consolidated Plan. The Plan describes:

- General priorities for assisting households;
- Programs to assist those households in need; and
- Five-year objectives identifying proposed accomplishments.

The Strategic Plan also addresses the following areas:

- Anti-poverty strategy;
- Lead-based paint hazard reduction;
- Reduction of barriers to affordable housing; and
- Institutional Structure/Coordination among agencies.

SP-10 Geographic Priorities - 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

Not Applicable. The City of El Cajon has not established any geographic priority areas.

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City has not established specific target areas to focus the investment of CDBG funds. In terms of specific geographic distribution of investments, infrastructure improvements and public facilities will be focused primarily in areas with concentrations of low and moderate income population. Appendix B contains a map and a list of block groups illustrating the low and moderate income areas in the City (defined as a block group where at least 51 percent of the population with incomes not exceeding 80 percent of the Area Median Income). It should also be noted that the City of El Cajon's overall low and moderate income percentage is 56 percent. Investments in public facilities and services serving special needs populations and primarily low and moderate income persons will be made throughout the City. Housing assistance will be available to income-qualified households citywide.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

1	Priority Need Name	Conserve and Improve Existing Affordable Housing		
	Priority Level	High		
	Population	Income	Extremely Low Low Moderate	
		Household Type	Large Families Families with Children Elderly	
		Special Needs	Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities	
	Geographic Areas Affected	Citywide		
	Associated Goals	Provide Decent and Affordable Housing		
	Description	The City will provide assistance to aid in the rehabilitation of single-family and multi-family housing units. Acquisition of multi-family projects with or without rehabilitation will be pursued and deed-restricted as affordable housing for low and moderate income households. Several existing affordable housing projects in the City may be at risk of converting to market-rate housing due to potential expiration of affordability covenants or subsidy contracts. The City will also pursue opportunities for preserving these at-risk projects.		
Basis for Relative Priority	A significant portion of the City's housing stock is comprised of older housing units, requiring ongoing repairs and maintenance. The age of the housing stock also means that lead-based paint use may be extensive. Approximately 52 percent of the City's households (or 56 percent of the population) earned low and moderate incomes; many require assistance to maintain their homes or to afford the rents for decent and adequate housing. Preserving and maintaining the quality and availability of the City's existing affordable housing is an important goal of the community.			
2	Priority Need Name	Provide Homeownership Assistance		
	Priority Level	High		
	Population	Income	Extremely Low Low Moderate	
		Household Type	Large Families Families with Children	
	Geographic Areas Affected	Citywide		
	Associated Goals	Provide Decent and Affordable Housing		

	Description	The City will provide first-time homebuyer assistance to low and moderate income households to achieve homeownership. Based on funding availability, the City may also provide assistance to housing developers for the acquisition and re-sale (with or without rehabilitation) of housing units to low and moderate income homebuyers.		
	Basis for Relative Priority	The City of El Cajon is comprised of mostly renter-households, with approximately 59 percent of the City's occupied housing units being renter-occupied. Expanding homeownership opportunities to achieve a balanced and stable community is an important goal of the City.		
3	Priority Need Name	Assist in the Development of Affordable Housing		
	Priority Level	High		
	Population	Income	Extremely Low Low Moderate	
		Household Type	Large Families Families with Children Elderly	
		Special Needs	Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence	
	Geographic Areas Affected	Citywide		
	Associated Goals	Provide Decent and Affordable Housing		
	Description	The City will work with development agencies and corporations (for-profit and non-profit) to assist in the development of affordable housing. Activities to be pursued may include acquisition, land assemblage, construction, conversion, purchase of affordability covenants, or other mechanisms.		
Basis for Relative Priority	Overall, renter-households are more impacted by housing cost burden issues than owner-households. Approximately 63 percent of renter-households were affected by housing cost burden while only 37 percent of owner-households experienced a housing cost burden.			
4	Priority Need Name	Promote Equal Housing Opportunity		
	Priority Level	High		
	Population	Income	Extremely Low Low Moderate Middle	
		Household Type	Large Families Families with Children Elderly	

	Special Needs	Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence	
Geographic Areas Affected	Citywide		
Associated Goals	Promote Equal Housing Opportunity		
Description	The City will actively promote services provided by City's fair housing provider on counter, website, etc. The City will also continue to comply with fair housing planning requirements (Analysis of Impediments to Fair Housing Choice) and incorporate actions in the annual Action Plan.		
Basis for Relative Priority	Equal housing opportunity is protected by both State and Federal laws and a requirement for participation in HUD's Community Planning and Development (CPD) programs.		
5	Priority Need Name	Support Continuum of Care for the Homeless	
	Priority Level	High	
	Population	Income	Extremely Low Low
		Household Type	Large Families Families with Children Elderly
		Special Needs	Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Citywide	
	Associated Goals	Support Continuum of Care System for the Homeless	
Description	The City will continue to participate in the San Diego County Regional Task Force on the Homeless (RTFH) to assess needs and coordinate efforts to address needs.		
Basis for Relative Priority	According to comments from homeless service providers, the City has needs for emergency shelters and transitional housing for the homeless, along with a variety of supportive services. The City of El Cajon has a large number of lower income households who are at risk of becoming homeless. Homeless prevention services are critical to assisting these households.		

6	Priority Need Name	Provide for Community Facilities & Infrastructure		
	Priority Level	High		
	Population	Income	Extremely Low Low Moderate	
		Household Type	Large Families Families with Children Elderly	
		Special Needs	Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development	
	Geographic Areas Affected	Citywide		
	Associated Goals	Provide Community Facilities & Infrastructure		
	Description	Through Capital Improvement Planning, the City will provide for new and improve existing community facilities and infrastructure. These may include, but are not limited to: parks and recreation facilities; fire equipment; facilities prioritized on City's ADA Transition Plan; community facilities; and public streets, sidewalks, curbs, rights-of-way. The City will also periodically assess the need for and (when determined to be warranted) pursue Section 108 loans for large-scale public improvement and revitalization projects.		
Basis for Relative Priority	The City has a large low and moderate income population and needs for community facilities and infrastructure improvements are extensive. Many community facilities and infrastructure are aging and require rehabilitation, modernization, expansion, or replacement to meet the current and projected needs of the community.			

7	Priority Need Name	Provide Needed Community and Supportive Services		
	Priority Level	High		
	Population	Income	Extremely Low Low Moderate	
		Household Type	Large Families Families with Children Elderly	
		Special Needs	Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence	
	Geographic Areas Affected	Citywide		
	Associated Goals	Provide Community and Supportive Services		
	Description	The City will provide for a variety of community and supportive services, with special emphasis on crime awareness and prevention programs, youth and at-risk youth services and activities, and senior services. Other services may be considered if funding is available.		
Basis for Relative Priority	The City has a large number of lower income households with extensive needs for a variety of supportive services. Based on comments received during the outreach process and with limited funding, the emphasis will be on crime prevention and awareness programs, services for youth and at-risk youth, and seniors.			

8	Priority Need Name	Planning and Administration		
	Priority Level	High		
	Population	Income	Extremely Low Low Moderate	
		Household Type	Large Families Families with Children Elderly	
		Special Needs	Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development	
	Geographic Areas Affected	Citywide		
	Associated Goals	Provide Decent and Affordable Housing Promote Equal Housing Opportunity Support Continuum of Care System for the Homeless Provide Community Facilities & Infrastructure Provide Community and Supportive Services		
	Description	The City will implement the goals and objectives of the Consolidated Plan by delivering a variety of housing and community development programs and activities. The City will continue to comply with the planning and reporting requirements of the Consolidated Plan regulations, and CDBG and HOME regulations. Annually, the City will monitor its use of CDBG and HOME funds to ensure effective and appropriate use of funds.		
Basis for Relative Priority	Compliance with all HUD Consolidated Plan and CDBG andd HOME program regulations is a requirement for participation in these programs.			

Table 48 - Priority Needs Summary

Narrative (Optional)

In establishing five-year priorities for assistance, the City has taken several concerns into consideration:

- Those categories of low and moderate income households most in need of housing and community development assistance;
- Which activities will best meet the needs of those identified households; and
- The extent of federal and other resources available to address these needs.

Based on input obtained from the Consolidated Plan development participation process, priority needs for expenditure of CDBG and HOME funds have been assigned according to the following ranking:

- **High Priority:** Activities to address this need will be funded by the City using CDBG or HOME funds during the five-year period.
- **Low Priority:** If CDBG or HOME funds are available, activities to address this need may be funded by the City during this five-year period.

SP-30 Influence of Market Conditions - 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City of El Cajon receives approximately \$400,000 annually in HOME funds. Given the limited funding, and that approximately 2,500 households are already participating in the Housing Choice Voucher (Section 8) program, the City does not plan to utilize HOME funds for Tenant Based Rental Assistance (TBRA).
TBRA for Non-Homeless Special Needs	The City of El Cajon receives approximately \$400,000 annually in HOME funds. Given the limited funding, and that approximately 2,500 households are already participating in the Housing Choice Voucher (Section 8) program, the City does not plan to utilize HOME funds for Tenant Based Rental Assistance (TBRA).
New Unit Production	The majority of the City's lower and moderate income households experienced housing cost burden. The supply of affordable housing is limited compared to the need. Based on funding availability and allocations, the City may allocate a portion of the HOME funds to increase the supply of safe, decent, affordable housing for lower income households (including extremely low income households), such as seniors, disabled, the homeless, and those at risk of homelessness.
Rehabilitation	Over 70 percent of the City's housing stock is at least 30 years of age, indicating significant need for rehabilitation. The City will provide assistance to rehabilitate single-family and multi-family units.
Acquisition, including preservation	The City will also pursue acquisition/rehabilitation of multi-family housing and deed restrict the improved units as affordable housing. Furthermore, 561 publicly assisted housing units are considered "at risk" of converting to market-rate housing over the next ten years. The City will work toward the preservation of these units.

Table 49 - Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of El Cajon is a CDBG and HOME entitlement jurisdiction and anticipates receiving approximately \$1,157,598 in CDBG funds and \$431,546 in HOME funds for FY 2014. El Cajon does not receive funding under the Emergency Solutions Grant (ESG) or Housing Opportunities for Persons with AIDS (HOPWA) programs.

In recent years, the levels of CDBG and HOME funds for El Cajon have been primarily trending downward. In estimating the amounts of funding available over this Consolidated Plan period, the City took a conservative approach to assume an annual reduction of five percent.

In terms of program income, the City does not anticipate a steady stream of program income over the course of this Consolidated Plan. During the past five years, the level of program income received varied widely from \$1 in one year to over \$10,000 in another. Program income received from the repayment of Rehabilitation (CDBG and HOME) and First-Time Homebuyer (HOME) loans will automatically be re-programmed for loan activities in those same or similar programs from which the funds were originally provided to the extent possible. If additional program income funds are received that are not automatically re-programmed, specific projects will be identified during the Action Plan process.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,157,598	0	120,287	1,277,885	3,842,402	The estimated amount of CDBG funds available over the planning period is based on a 5% annual reduction, rounding down to a total of \$5,000,000 over five years.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	431,546	0	0	431,546	1,368,454	The estimated amount of HOME funds available over the planning period is based on a 5% annual reduction, rounding up to a total of \$1,800,000 over five years

Table 50 - Anticipated Resources

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

The extent of needs in El Cajon far exceeds the available funding from the CDBG and HOME programs. Most activities to be pursued by the City with CDBG and HOME funds will be leveraged with a variety of funding sources, including: grants from State, Federal, and local governments; private foundations; capital development funds; general funds; private donations of funds or services; and other various funding sources. For example, the City actively pursues funding under the CalHome program to expand affordable homeownership for low and moderate income households. For new construction, substantial rehabilitation, and acquisition of affordable housing, the City encourages the use of Low Income Housing Tax Credits.

Federal match requirements apply to the City's HOME funds. The HOME program requires that for every HOME dollar spent, the City must provide a 25 percent match with non-federal dollars. In FY 2013-14, the City was granted a 50 percent match reduction such that its match requirement is now 12.5 percent. In the past, redevelopment Low and Moderate Income Housing Funds (LMIHF) were the City's primary source for leveraging or providing matching funds for the City's housing programs. With the dissolution of redevelopment in California, the City no longer has access to this funding source. Currently, the City still maintains an excess in match requirements from previous fiscal years of almost \$6 million. This excess match will fulfill the City's HOME match requirements for many years if the current level of HOME funding maintains.

Given the limited annual allocations in CDBG and HOME funds, the City may consider pursuing new Section 108 loans within the five-year Consolidated Plan period in order to support large-scale public improvements or housing projects.

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

The City owns one building (purchased many years ago with CDBG funds), which is leased to a nonprofit homeless services provider (Crisis House). The lease agreement with Crisis House requires the agency to continue its homeless services at the location.

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

Discussion

See discussions above.

SP-40 Institutional Delivery Structure - 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
El Cajon	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
El Cajon Housing Authority	Redevelopment authority	Ownership Rental	Jurisdiction
County of San Diego Housing Authority	PHA	Ownership Public Housing Rental	Region

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Housing, supportive services, and community development activities for residents in El Cajon are delivered by a large number of public agencies, nonprofit organizations, and private entities, as evidenced by the outreach list for this Consolidated Plan (see Appendix A) and based on discussions with service providers. Several gaps exist in the delivery system:

- **Staffing Capacity:** With the dissolution of redevelopment and significantly reduced CDBG and HOME allocations, as well as limited general funds, the City of El Cajon is not in the position to maintain the staff capacity as in the past, limiting the implementation of housing and community development programs.
- **Coordination:** Many residents are not aware of the programs and services available. According to statistics compiled by the 2-1-1 service, less than one-third of the callers for services have ever sought assistance from available programs and services. Furthermore, there is a general lack of collaboration or coordination among these agencies and organizations to avoid overlaps in services or to direct clients to the appropriate agencies.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance			
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X	X	
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

As previously discussed in the Needs Assessment and Housing Market Analysis sections, while services are available to El Cajon residents, the level of services available is not adequate to meet the needs.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

There are a variety of services for special needs population and persons experiencing homelessness in El Cajon. However, major gaps in the service delivery system exist:

- Inadequate funding to provide the level of services needed; and

- Lack of coordination among different agencies.

For example, due to limited funding, the East County Transitional Living Center no longer operates a year-round shelter program. Many homeless service agencies are exploring opportunities to expand their programs and services to meet the changing needs of the community that brought along by the increased in immigrant population and increasingly diversified population. However, lack of funding is the most significant constraint.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City continues to participate in regional planning groups and forums to foster collaboration with other agencies and organizations. Through collaboration, the City identifies common goals and strategies to avoid overlaps in services and programs and identify potential for leveraging resources.

To help bridge the funding gap, the City allocates the maximum allowable 15 percent of the CDBG funds to support much needed services. In addition, the City proactively pursues funding at the local, State, and Federal levels to leverage CDBG and HOME funds. The extraordinary efforts the City undertook to achieve a Housing Element certification from the State Department of Housing and Community Development (HCD) were intended to maintain the City's eligibility for State housing funds.

Public/private partnership also represents an important strategy for bridging the funding gap and also foster collaboration. The Consolidated Plan includes a strategy to work with for-profit and non-profit developers to expand the affordable housing inventory in the community.

SP-45 Goals Summary - 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide Decent and Affordable Housing	2014	2018	Affordable Housing	Citywide	Conserve and Improve Existing Affordable Housing Provide Homeownership Assistance Assist in the Development of Affordable Housing Planning and Administration	HOME: \$1,620,000	Rental units constructed: 12 Household Housing Unit Homeowner Housing Rehabilitated: 25 Household Housing Unit Direct Financial Assistance to Homebuyers: 20 Households Assisted
2	Promote Equal Housing Opportunity	2014	2018	Fair Housing	Citywide	Promote Equal Housing Opportunity Planning and Administration	CDBG: \$75,000 HOME: \$25,000	Public service activities other than Low/Moderate Income Housing Benefit: 1500 Persons Assisted
3	Support Continuum of Care System for the Homeless	2014	2018	Homeless	Citywide	Support Continuum of Care for the Homeless Planning and Administration	CDBG: \$250,000	Homeless Person Overnight Shelter: 1000 Persons Assisted
4	Provide Community Facilities & Infrastructure	2014	2018	Non-Housing Community Development	Citywide	Provide for Community Facilities & Infrastructure Planning and Administration	CDBG: \$3,250,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 51715 Persons Assisted
5	Provide Community and Supportive Services	2014	2018	Non-Homeless Special Needs Non-Housing Community Development	Citywide	Provide Needed Community and Supportive Services Planning and Administration	CDBG: \$500,000	Public service activities other than Low/Moderate Income Housing Benefit: 10500 Persons Assisted

Table 53 - Goals Summary

Note: Total in estimated funding does not include funding for program administration.

Goal Descriptions

1	Goal Name	Provide Decent and Affordable Housing
	Goal Description	<p>This goal is achieved through a variety of programs and activities, including, but not limited to:</p> <ul style="list-style-type: none"> • Rehabilitation assistance to property owners to improve single-family and multi-family housing; • Acquisition and/or rehabilitation of multi-family housing projects; • Lead-based paint hazard reduction efforts; • Preservation of publicly assisted housing that is at risk of converting to market-rate housing; • Homeownership assistance; • Assistance with land assemblage; • New construction of affordable housing; • Conversion of existing uses to affordable housing; and • Purchase of affordability covenants to expand affordable housing inventory.
2	Goal Name	Promote Equal Housing Opportunity
	Goal Description	The City will actively promote services provided by City's fair housing provider on counter, website, etc. In addition, the City will continue to comply with fair housing planning requirements (Analysis of Impediments to Fair Housing Choice) and incorporate actions in the annual Action Plan (see Appendix D of this Consolidated Plan for the City's Fair Housing Action Plan).
3	Goal Name	Support Continuum of Care System for the Homeless
	Goal Description	The City will continue to participate in the San Diego County Regional Task Force on the Homeless (RTFH) to assess needs and coordinate efforts to address needs.
4	Goal Name	Provide Community Facilities & Infrastructure
	Goal Description	<p>Through Capital Improvement Planning, the City will provide for new and improve existing community facilities and infrastructure. These include, but are not limited to parks and recreation facilities; fire equipment; facilities prioritized on City's ADA Transition Plan; community facilities; public streets, sidewalks, curbs, and rights-of-way. The City will periodically assess the need for and (when determined to be warranted) pursue Section 108 loans for large-scale public improvement and revitalization projects.</p> <p>Most public facility and infrastructure projects would qualify under Low and Moderate Income Area benefit (see Appendix B for location of Low and Moderate Income Areas). Some public facility and infrastructure projects benefit targeted populations such as the homeless or seniors, who are presumed to be low and moderate income. Overall, HUD estimates 52 percent of the City households (15,960 households) or 56 percent of the population (51,715 persons) are considered low and moderate income. ADA improvements would qualify anywhere citywide as long as the improvements would benefit persons with disabilities.</p>
5	Goal Name	Provide Community and Supportive Services
	Goal Description	The City will provide a variety of community and supportive services for low and moderate income households and those with special needs. Special attention will be given to crime awareness and prevention programs, services for the homeless, seniors, at-risk youth, the disabled, and other persons with special needs. Other services may be funded if funding is available.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

This Consolidated Plan has established the following objectives:

- Provide rehabilitation assistance to 5 single-family units and 20 mobilehome units;
- Provide first-time homebuyer assistance to 20 households; and
- Expand the City's affordable housing inventory by 12 units through construction or acquisition with or without rehabilitation.

Overall, 57 extremely low, low, and moderate income households will benefit from the City's affordable housing activities.

SP-50 Public Housing Accessibility and Involvement - 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

No public housing units are located in the City of El Cajon.

The El Cajon Housing Authority was established in 2012 as a successor agency to the El Cajon Redevelopment Agency. The El Cajon Housing Authority is responsible for managing the existing housing assets of the former RDA and for continuing existing housing programs for the purpose of preserving and increasing affordable housing. The Housing Authority may also acquire and/or rehabilitate single-family or multi-family properties for the purpose of increasing and/or preserving additional affordable housing. It will not engage in administering its own Housing Choice Voucher program or providing "public" housing.

Activities to Increase Resident Involvements

No public housing units are located in El Cajon.

Is the public housing agency designated as troubled under 24 CFR part 902?

N/A

Plan to remove the 'troubled' designation

Not applicable.

SP-55 Barriers to affordable housing - 91.215(h)

Barriers to Affordable Housing

Lack of Affordable Housing Funds

With the dissolution of redevelopment in California, the City of El Cajon has lost its most powerful tool and funding mechanism to provide affordable housing in the community. Funding at the State and Federal levels has also continued to experience significant cuts. With reduced funding and increased housing costs, the City faces significant challenges in providing affordable and decent housing opportunities for its lower and moderate income residents, especially those with extremely low incomes.

State Prevailing Wage Requirements

The State Department of Industrial Relations (DIR) expanded the kinds of projects that require the payment of prevailing wages. Labor Code Section 1720, which applies prevailing wage rates to public works of over \$1,000, now defines public works to mean construction, alteration, installation, demolition, or repair work done under contract and paid for in whole or in part out of public funds. Prevailing wage adds to the overall cost of development.

Environmental Protection

State law (California Environmental Quality Act, California Endangered Species Act) and federal law (National Environmental Protection Act, Federal Endangered Species Act) regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits, etc.). Costs resulting from the environmental review process are also added to the cost of housing.

Davis-Bacon Prevailing Wages

A prevailing wage must be paid to laborers when federal funds are used to pay labor costs for any project over \$2,000 or on any multi-family rehabilitation project over eight units. The prevailing wage is usually higher than competitive wages, raising the cost of housing production and rehabilitation activities. Davis-Bacon also adds to housing costs by requiring documentation of the prevailing wage compliance. These requirements often restrict participation by small, minority contractors.

Planning and Development Fees

Development fees and taxes charged by local governments also contribute to the cost of housing. Building, zoning, and site improvement fees can significantly add to the cost of construction and have a negative effect on the production of affordable housing. El Cajon charges fees to offset the costs associated with permit processing. When compared to other agencies in the region, El Cajon's permitting fees are relatively low.

Permit and Processing Procedures

The processing time required to obtain approval of development permits is often cited as a contributing factor to the high cost of housing. For some proposed development projects, additional time is needed to complete the environmental review process before an approval can be granted. Unnecessary delays add to the cost of construction by increasing land holding costs and interest payments. Compared to other California agencies, El Cajon processes entitlements and permits quickly.

Public Opposition to Affordable Housing

Not-in-My-Back-Yard (NIMBY) is a term used to describe opposition by local residents to construction, typically of affordable housing, though also in public facilities. Public opposition to affordable housing projects can cause delays in the development review process and sometimes can lead to project denial. A large amount of funds can be spent by developers of affordable housing but ultimately with a proposed project being denied during the public hearing process due to public opposition.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City of El Cajon works to remove barriers to affordable housing and the financial impact of efforts to protect public health and safety by taking actions to reduce costs or provide off-setting financial incentives to assist in the production of safe, high quality, affordable housing. To mitigate the impacts of these barriers, the City will:

- Apply for State and federal funding to gap finance affordable housing production and rehabilitation of existing affordable housing stock.
- Continue to streamline the environmental review process for housing developments, using available state categorical exemptions and federal categorical exclusions, when applicable.
- Continue to improve the permit processing and planning approval processes to minimize the delay in housing development in general and affordable housing development in particular.
- Continue to provide rehabilitation assistance and homeownership assistance, and to assist in the construction and preservation of affordable housing.

Furthermore, the City recently completed its Housing Element update which identifies an inventory of sites with residential development, including sites that would be rezoned/upzoned to

higher density development. This expanded inventory of mixed use and multi-family sites could facilitate the development of affordable housing.

The City will also amend its Zoning Code to address the provision of a variety of housing, including manufactured homes, small residential care facilities, emergency shelters, transitional housing, supportive housing, single-room occupancy housing, farmworker housing, and reasonable accommodation for persons with disabilities. Such Zoning Code amendments would establish clear standards and processes for such uses, thereby reducing opposition.

SP-60 Homelessness Strategy - 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

As a service hub in the East County area, El Cajon participates in the Regional Continuum of Care Council (RCCC), comprising of 18 cities and the County of San Diego, non-profit service providers, and stakeholders. The RCCC coordinates and oversees the application process, and develops and vets programs to address issues regarding homelessness in the region. In delivering homeless services, the RCCC follows the continuum of care model that includes the following components:

- Outreach intake assessment
- Emergency shelter
- Transitional housing
- Permanent supportive housing
- Permanent housing
- Employment supportive services

The RCCC also oversees the collection of regional homeless data (through a contract with the Regional Task Force on the Homeless which serves as a clearinghouse for regional information on homeless data and resources), identifies gaps in services, and leads strategic planning initiatives to move people from homelessness to permanent housing. The City will continue to work with the RCCC as staffing and resources allow to support services and apply for funding to address (and end) homelessness in our region.

The City uses its CDBG funds to complement the RCCC strategy. CDBG funds may be used to provide a variety of supportive services to the homeless and those who are at risk of becoming homeless due to emergency circumstances. Needed services include: housing counseling; temporary shelter; hotel and motel vouchers; emergency food and transportation; clothing; job search assistance. Most of the funded activities include an outreach component.

Addressing the emergency and transitional housing needs of homeless persons

The City uses a portion of its CDBG public service dollars to provide emergency shelter and transitional housing programs for the homeless. In addition, the City may consider addressing the facility needs of homeless service providers through CDBG funding allocation set aside for community facilities.

Furthermore, the City will be amending its Zoning Code to address the provision of emergency shelters and transitional housing pursuant to State Housing Element law. The Zoning Code will be amended to permit emergency shelters in the C-M and M zones and to allow transitional

housing as a residential use to be permitted in the same manner as similar uses in the same zone. This amendment, as required by State law, will remove constraints to the development of such housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

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

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

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

One of the key strategies for homeless prevention is employment development. The goal is enhance a person's ability to obtain and keep a job, and to make an adequate income to be self-sufficient. These resources are described in detailed under workforce training initiatives in Section MA-45 Non-Housing Community Development Assets of this Consolidated Plan.

The City also works diligently to expand and conserve its affordable housing inventory, especially affordable rental housing that benefits the extremely low and low income households who are most at risk of becoming homeless.

The Regional Continuum of Care Council also works closely with hospitals in the region to address their discharge policies to avoid discharging patients into homelessness.

SP-65 Lead based paint Hazards - 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

California has enacted landmark legislation to prevent childhood lead poisoning. The legislation has established the Childhood Lead Poisoning Prevention Branch (CLPPB) as part of the state government, providing a children's environmental health program with multi-layered solutions to this complex problem. Local branch offices are located throughout the state.

The Center for Disease Control has determined that a child with a blood lead level of 15 to 19 mg/dL is at high risk for lead poisoning, while a child with a blood lead level above 19 mg/dL requires full medical evaluation and public health follow-up. Lead paint hazards are monitored by the California Department of Public Health (CPDH). As of 2010, the CPDH reported a total of 216 cases in San Diego County of persons age 21 and younger with elevated blood lead levels (of 9.5 micrograms per deciliter (mg/dL) or higher). This is a moderate decrease from the 284 cases reported in 2007.

In San Diego County, lead poisoning is addressed by the San Diego County Health and Human Services Agency's Childhood Lead Poisoning Prevention Program (CLPPP). CLPPP provides services to the community to:

- Increase awareness of the hazards of lead exposure;
- Reduce lead exposure.; and
- Increase the number of children assessed and appropriately blood tested for lead poisoning.

A public health nurse provides home visitation and case management, and a registered environmental health specialist provides environmental home inspections to families of children found to be severely lead-poisoned.

Of the total cases managed by CLPPP in San Diego County between 2007 and 2011, approximately six percent were from El Cajon. The CLPPP has determined risk areas in the County by zip code based on its analysis of three factors: 1) older housing, defined as pre 1978 units; 2) children less than 6 years of age; 3) children less than 6 years of age living in poverty. Within East San Diego County, zip codes 92019-92021 (in El Cajon) were identified as very high risk. If a zip code contains a High or Very High Risk census tract, the entire zip code is targeted for lead poisoning prevention outreach and education. Targeted zip codes are considered when scheduling CLPPP educational presentations, health fairs, and healthcare provider trainings.

How are the actions listed above related to the extent of lead poisoning and hazards?

The number of lead poisoning cases in San Diego County is declining. This can be attributable to public outreach and education and increased public awareness of lead-based paint hazards.

How are the actions listed above integrated into housing policies and procedures?

When public funds are used to assist in the substantial rehabilitation of housing units, testing for lead-based paint is required and when lead-based paint is found, the abatement efforts are included in the scope of the rehabilitation assistance.

For the City's First-Time Homebuyer program, the City also requires that the property be free from any health and safety defects or lead-based paint hazards that pose a danger to occupants prior to escrow. The City conducts visual inspections and requires mitigation before close of escrow if lead-based paint is found.

SP-70 Anti-Poverty Strategy - 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The anti-poverty strategy utilizes existing job training and social service programs to increase employment marketability, household income, and housing options. In the past, the City's anti-poverty strategy also included direct activities that focus on job creation and retention, particularly in the downtown area.

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

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

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Expanding and preserving affordable housing opportunities will reduce the housing cost burden of households living in poverty. Therefore, a portion of the disposable income may be used to pursue other educational or career goals, as well as for other daily necessities.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

All Projects and Programs:

1. Subrecipients/CHDOs are evaluated as part of the pre-award assessment. Evaluation of the nature of proposed activity, proposed plan for carrying out activity, the organization's capacity to do the proposed work, and the potential for conflicts of interests are reviewed carefully within the pre-award assessment.

2. Invoices are reviewed monthly and reports are reviewed quarterly (or more often as agreed between the parties) for progress and performance of activities specified in the agreement with each subrecipient.
3. Technical assistance is provided as requested or as specific training needs are identified.

CDBG Projects and Programs:

1. During the program year, staff will establish an Annual Monitoring Plan.
2. As a part of the Annual Monitoring Plan, staff will identify subrecipients most likely to have serious problems and will devote extra attention and assistance to them.
 - The Plan will establish a schedule for on-site visits.
 - If on-site monitoring is deemed appropriate, staff will conduct on-site monitoring with a written checklist.
 - Staff will conclude the monitoring by providing the subrecipient with a letter or report listing staff's findings, concerns and areas worthy of commendation.

3. Single Audit Requirements.

- The subrecipient's requirements under the Single Audit Act will be included as a part of the agreement for use of the federal funds.
- Staff will review all audit reports received. A letter of concern will be sent to any subrecipient with findings or concerns.

HOME Projects and Programs:

Rental Projects:

The City or its agent will:

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

Ownership Projects and Programs:

1. Verify residency through an annual self-certification and a review of current Tax Assessor's records.
2. In the event the City receives a Notice of Default or Notice of Foreclosure for a single-family residence, staff will attempt to contact the owner to determine the nature of default and if appropriate, provide technical assistance or referral for information. Should a foreclosure occur, staff will pursue recapture of HOME funds.

Expected Resources

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

Introduction

The City of El Cajon is a CDBG and HOME entitlement jurisdiction and anticipates receiving approximately \$1,157,598 in CDBG funds and \$431,546 in HOME funds for FY 2014. El Cajon does not receive funding under the Emergency Solutions Grant (ESG) or Housing Opportunities for Persons with AIDS (HOPWA) programs.

In recent years, the levels of CDBG and HOME funds for El Cajon have been primarily trending downward. In estimating the amounts of funding available over this Consolidated Plan period, the City took a conservative approach to assume an annual reduction of five percent.

In terms of program income, the City does not anticipate a steady stream of program income over the course of this Consolidated Plan. During the past five years, the level of program income received varied widely from \$1 in one year to over \$10,000 in another. Program income received from the repayment of Rehabilitation (CDBG and HOME) and First-Time Homebuyer (HOME) loans will automatically be re-programmed for loan activities in those same or similar programs from which the funds were originally provided to the extent possible. If additional program income funds are received that are not automatically re-programmed, specific projects will be identified during the Action Plan process.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,157,598	0	120,287	1,277,885	3,881,678	The estimated amount of CDBG funds available over the planning period is based on a 5% annual reduction, rounding down to a total of \$5,000,000 over five years.
HOME	Public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	431,546	0	0	431,546	1,402,837	The estimated amount of HOME funds available over the planning period is based on a 5% annual reduction, rounding up to a total of \$1,800,000 over five years

Table 54 - Expected Resources - Priority Table

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

The extent of needs in El Cajon far exceeds the available funding from the CDBG and HOME programs. Most activities to be pursued by the City with CDBG and HOME funds will be leveraged with a variety of funding sources, including: grants from State, Federal, and local governments; private foundations; capital development funds; general funds; private donations of funds or services; and other various funding sources. For example, the City actively pursues funding under the CalHome program to expand affordable homeownership for low and moderate income households. For new construction, substantial rehabilitation, and acquisition of affordable housing, the City encourages the use of Low Income Housing Tax Credits.

Federal match requirements apply to the City's HOME funds. The HOME program requires that for every HOME dollar spent, the City must provide a 25 percent match with non-federal dollars. In FY 2013-14, the City was granted a 50 percent match reduction such that its match requirement is now 12.5 percent. In the past, redevelopment Low and Moderate Income Housing Funds (LMIHF) were the City's primary source for leveraging or providing matching funds for the City's housing programs. With the dissolution of redevelopment in California, the City no longer has access to this funding source. Currently, the City still maintains an excess in match requirements from previous fiscal years of almost \$6 million. This excess match will fulfill the City's HOME match requirements for many years if the current level of HOME funding maintains.

Given the limited annual allocations in CDBG and HOME funds, the City may consider pursuing new Section 108 loans within the five-year Consolidated Plan period in order to support large-scale public improvements or housing projects.

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

The City owns one building (purchased many years ago with CDBG funds), which is leased to a nonprofit homeless services provider (Crisis House). The lease agreement with Crisis House requires the agency to continue its homeless services at the location.

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

Discussion

See discussions above.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide Decent and Affordable Housing	2014	2018	Affordable Housing		Conserve and Improve Existing Affordable Housing Provide Homeownership Assistance Assist in the Development of Affordable Housing	CDBG: \$37,932 HOME: \$388,392	Rental units rehabilitated: 4 Household Housing Unit Homeowner Housing Rehabilitated: 5 Household Housing Unit Direct Financial Assistance to Homebuyers: 4 Households Assisted
2	Promote Equal Housing Opportunity	2014	2018	Fair Housing		Promote Equal Housing Opportunity	CDBG: \$15,000 HOME: \$5,000	Public service activities for Low/Moderate Income Housing Benefit: 400 Households Assisted
3	Support Continuum of Care System for the Homeless	2014	2018	Homeless		Support Continuum of Care for the Homeless	CDBG: \$75,000	Homeless Person Overnight Shelter: 250 Persons Assisted
4	Provide Community and Supportive Services	2014	2018	Non-Homeless Special Needs Non-Housing Community Development		Provide Needed Community and Supportive Services	CDBG: \$92,748	Public service activities other than Low/Moderate Income Housing Benefit: 6654 Persons Assisted
5	Provide Community Facilities & Infrastructure	2014	2018	Non-Housing Community Development		Provide for Community Facilities & Infrastructure	CDBG: \$840,686	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 48700 Persons Assisted

Table 55 - Goals Summary

Note: Totals in resources exclude funding for program administration.

Goal Descriptions

1	Goal Name	Provide Decent and Affordable Housing
	Goal Description	For FY 2014-15, HOME funds will be used to support affordable housing activities to be identified later based on market conditions and demand.
2	Goal Name	Promote Equal Housing Opportunity
	Goal Description	For FY 2014-15, CDBG and HOME funds will be used to support fair housing services to be provided by CSA San Diego County.
3	Goal Name	Support Continuum of Care System for the Homeless
	Goal Description	For FY 2014-15, the City plans to utilize CDBG funds to provide emergency shelter through the East County Transitional Living Center.
4	Goal Name	Provide Community and Supportive Services
	Goal Description	For FY 2014-15, the City intends to support senior services (such as meals on wheels and emergency food distribution) and services that benefit primarily low and moderate income households (such as community policing and health services).
5	Goal Name	Provide Community Facilities & Infrastructure
	Goal Description	For FY 2014-15, the City intends to pursue a variety of public improvement projects, including parks improvements, ADA improvements, and street improvements. The City will also use CDBG funds to pay its scheduled Section 108 loan payments.

Projects

AP-35 Projects - 91.220(d)

Introduction

The Fiscal Year (FY) 2014-15 One-Year Action Plan implements the first year of the FY 2014 - FY 2018 Five-Year Consolidated Plan and addresses HUD consolidated planning requirements for the Community Development Block Grant (CDBG) and HOME Investment Partnership Act (HOME) programs for the City of El Cajon. This plan outlines the action steps that the City of El Cajon will use to address housing and community development needs in the City. The plan includes a listing of activities that the City will undertake during FY 2014-15 (July 1, 2014 through June 30, 2015) that utilize CDBG and HOME funds. As of the writing of this Action Plan, HUD has not yet released the actual CDBG and HOME allocations for FY 2014-15. The City is planning with an estimated CDBG allocation of \$1,157,598 and a HOME allocation of \$431,546. Once the actual allocations are announced, the City plans to adjust the CDBG and HOME budgets on a pro rata basis. For FY 2014-15, the City also has \$120,287 in unallocated CDBG funds from prior years.

Projects

#	Project Name
1	CDBG Administration
2	Fair Housing Services
3	Section 108 Loan Payment
4	Renette Park Improvements
5	First Street/Redwood Sidewalk Improvements
6	ADA Curb Ramps Installation
7	East County Transitional Living Center (ECTLC)
8	Home of Guiding Hands
9	St. Madeleine Sophie's
10	Community Policing (Crime Free Multi-Family Housing)
11	Angel's Depot (Emergency Food for Seniors)
12	Chaldean Middle Eastern Social Services (Medical Equipment)
13	East County Transitional Living Center (Emergency Shelter Program)
14	Meals on Wheels (Meal Delivery for Seniors)
15	HOME Administration
16	CHDO Reserve
17	Housing Programs Pool of Funds

Table 56 - Project Information

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

Priority needs established in the FY 2014 - FY 2018 Five-Year Consolidated Plan, which form the basis for establishing objectives and outcomes in the FY 2014-15 Action Plan are as follows:

- Provide homeownership assistance;
- Assist in the development of affordable housing;
- Promote equal housing opportunity;
- Support the continuum of care system for the homeless;
- Provide community facilities and infrastructure to foster a suitable living environment;
- Provide community and supportive services to foster a suitable living environment; and
- Planning and administration.

The major obstacle to addressing the underserved needs is the lack of adequate funding, especially for affordable housing activities. With the dissolution of redevelopment in California and reduced State and Federal funding levels, the City's ability to address the extensive needs in the community is seriously compromised.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG Administration
	Target Area	
	Goals Supported	Provide Decent and Affordable Housing Promote Equal Housing Opportunity Support Continuum of Care System for the Homeless Provide Community Facilities & Infrastructure Provide Community and Supportive Services
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$216,519
	Description	Funding to the City's Housing Division for continued administration of both the CDBG and HOME Programs, including internal and external costs.
	Target Date	6/30/2014
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	Citywide
	Planned Activities	The City will undertake a number of planning and administration activities, including program delivery, monitoring, and reporting.
2	Project Name	Fair Housing Services
	Target Area	
	Goals Supported	Promote Equal Housing Opportunity
	Needs Addressed	Promote Equal Housing Opportunity
	Funding	CDBG: \$15,000 HOME: \$5,000
	Description	Funding to CSA San Diego County (formerly Center for Social Advocacy) for provision of fair housing services. An additional \$5,000 in HOME Admin funds was awarded for a total contract of \$20,000. Contract objective: To serve 400 people with fair housing services.
	Target Date	6/30/2015
Estimate the number and type of families that will benefit from the proposed activities	An estimated 400 persons will be assisted with fair housing services.	

	Location Description	Citywide
	Planned Activities	Fair housing activities include outreach and education, counseling, and investigation of fair housing complaints.
3	Project Name	Section 108 Loan Payment
	Target Area	
	Goals Supported	Provide Community Facilities & Infrastructure
	Needs Addressed	Provide for Community Facilities & Infrastructure
	Funding	CDBG: \$74,077
	Description	Funding for the annual repayment of principal and interest for a previous Section 108 loan. This particular Section 108 loan was taken out in 2004-05 and was used for the acquisition of a replacement fire ladder truck that continues to serve the entire city.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable. Accomplishments have already been reported in an prior year activity.
	Location Description	Citywide.
	Planned Activities	Repayment of Section 108 loan.
4	Project Name	Renette Park Improvements
	Target Area	
	Goals Supported	Provide Community Facilities & Infrastructure
	Needs Addressed	Provide for Community Facilities & Infrastructure
	Funding	CDBG: \$500,000
	Description	This project allocation will serve as a required match commitment for a \$2 million Proposition 84 grant currently under submission which will provide significant drainage and storm water management improvements at Renette Park.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	Renette Park is an important park facility in the City of El Cajon. Its service area encompasses Census Block Groups 159.01(1), 158.02(3), 159.02(2), and 159.02(3). This park serves a total population of 8,361 persons, including 6,085 low and moderate income persons, representing an overall 72.8 percent of low and moderate income population.
Location Description	935 Emerald Ave, El Cajon, CA 92020	

	Planned Activities	Underground storm water infiltration storage chambers will be installed in the park to serve as a retention basin and improve water quality in our local waterways helping the City to comply with State water quality regulations. Underground water tanks will also be used to store treated storm water and used to irrigate the park. This will effectively reduce the risk of flooding into the City neighborhoods. CDBG funding will be utilized to provide new lighting, landscaping, irrigation lines and amenities such as fencing, playground equipment, benches, tables, walkways and playing fields after the underground work is complete.
5	Project Name	First Street/Redwood Sidewalk Improvements
	Target Area	
	Goals Supported	Provide Community Facilities & Infrastructure
	Needs Addressed	Provide for Community Facilities & Infrastructure
	Funding	CDBG: \$125,000
	Description	Improvements at the intersection of First and Redwood Streets to improve safety and dry passage for children and adults traveling to and from Lexington Avenue Elementary School.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	This improvement will benefit 7113 low and moderate income persons in the neighborhood (Census Tract 157.03 and 157.04).
	Location Description	Intersection of First and Redwood Streets (Census Tract 157.03 and 157.04).
	Planned Activities	The project includes traffic calming measures and drainage improvements at the intersection of First and Redwood Streets.
6	Project Name	ADA Curb Ramps Installation
	Target Area	
	Goals Supported	Provide Community Facilities & Infrastructure
	Needs Addressed	Provide for Community Facilities & Infrastructure
	Funding	CDBG: \$47,578
	Description	Funding will be used to continue the City's progress toward installation of new ADA-compliant curb ramps, as well as the retrofit of existing curb ramps throughout the City during the fiscal year.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	This program will benefit the 13,241 persons with disabilities in the City.
	Location Description	Citywide.
	Planned Activities	Installation of new ADA-compliant curb ramps, as well as the retrofit of existing curb ramps throughout the City. This amount will allow the City to complete approximately 10 curb ramps with these funds.

7	Project Name	East County Transitional Living Center (ECTLC)
	Target Area	
	Goals Supported	Provide Community Facilities & Infrastructure
	Needs Addressed	Provide for Community Facilities & Infrastructure
	Funding	CDBG: \$60,000
	Description	Funding will be used for installation of solar panels at the emergency/transitional shelter facility.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	The Center provides shelter for 250 people from El Cajon.
	Location Description	1527 E Main St, El Cajon, CA 92021
	Planned Activities	Installation of solar panels at the facility to reduce utility costs. Davis-Bacon requirements will apply.
8	Project Name	Home of Guiding Hands
	Target Area	
	Goals Supported	Provide Decent and Affordable Housing
	Needs Addressed	Conserve and Improve Existing Affordable Housing
	Funding	CDBG: \$37,932
	Description	Funding will be used for facility improvements to four group homes in El Cajon serving developmentally disabled adults.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	The four group homes have a total capacity to serve 24 persons with developmental disabilities.
	Location Description	2198 Cumbre Place; 1243 Bermuda Lane; 2349 Windmill View Way; and 2091 Ventana Way
	Planned Activities	Funding will be used to improve four group homes in El Cajon. This project qualifies as residential rehabilitation and therefore no Davis-Bacon compliance is required.
9	Project Name	St. Madeleine Sophie's
	Target Area	
	Goals Supported	Provide Community Facilities & Infrastructure
	Needs Addressed	Provide for Community Facilities & Infrastructure
	Funding	CDBG: \$34,031

	Description	Funding will be used for facility improvements to buildings serving disabled clients.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	This facility has the capacity to serve 148 persons with disabilities.
	Location Description	2119 E Madison Ave, El Cajon
	Planned Activities	Renovations to main campus facility (3 non-residential buildings) including exterior paint and stucco repairs, plus installation of fencing along campus exterior for safety of students.
10	Project Name	Community Policing (Crime Free Multi-Family Housing)
	Target Area	
	Goals Supported	Provide Community and Supportive Services
	Needs Addressed	Provide Needed Community and Supportive Services
	Funding	CDBG: \$59,982
	Description	Funds will be used for the provision of the Crime Free Multi Housing Program which serves residents city-wide by reducing crime and increasing safety in neighborhoods.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	This program can benefit approximately 250 low and moderate income persons in rental multi-family housing developments.
	Location Description	Citywide.
Planned Activities	Activities include outreach and education, as well training for crime prevention activities.	
11	Project Name	Angel's Depot (Emergency Food for Seniors)
	Target Area	
	Goals Supported	Provide Community and Supportive Services
	Needs Addressed	Provide Needed Community and Supportive Services
	Funding	CDBG: \$8,098
	Description	Funds will be used to serve extremely low-income El Cajon seniors with a once-a-month emergency food distribution.
	Target Date	6/30/2015
Estimate the number and type of families that will benefit from the proposed activities	An estimated 90 extremely low income seniors may benefit from this program.	

	Location Description	Citywide.
	Planned Activities	Distribution of emergency food.
12	Project Name	Chaldean Middle Eastern Social Services (Medical Equipment)
	Target Area	
	Goals Supported	Provide Community and Supportive Services
	Needs Addressed	Provide Needed Community and Supportive Services
	Funding	CDBG: \$14,668
	Description	Funds will be used for the purchase of medical equipment for providing annual eye examinations and screenings for the effective delivery of optometry services at a new health clinic serving low-income people.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	This new health clinic is expected to serve 6,564 low income persons.
	Location Description	436 S. Magnolia Ave, El Cajon, CA 92020
	Planned Activities	Funding will be used to purchase medical equipment for providing annual eye examinations and screenings for the effective delivery of optometry services at a new health clinic serving low-income people.
	13	Project Name
Target Area		
Goals Supported		Support Continuum of Care System for the Homeless
Needs Addressed		Support Continuum of Care for the Homeless
Funding		CDBG: \$75,000
Description		Funds will be used to provide emergency shelter for the homeless.
Target Date		6/30/2015
Estimate the number and type of families that will benefit from the proposed activities		The program will serve an estimated 250 persons.
Location Description		1527 E Main St, El Cajon, CA 92021
Planned Activities	Overnight shelter services will be provided.	
14	Project Name	Meals on Wheels (Meal Delivery for Seniors)
	Target Area	
	Goals Supported	Provide Community and Supportive Services

	Needs Addressed	Provide Needed Community and Supportive Services
	Funding	CDBG: \$10,000
	Description	Funds will be used for the provision of meals to low-income, homebound seniors within the City.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	This program anticipates serving 100 seniors.
	Location Description	Citywide.
	Planned Activities	Funding will be used to provide means to low income, home-bound seniors in the City.
15	Project Name	HOME Administration
	Target Area	
	Goals Supported	Provide Decent and Affordable Housing Promote Equal Housing Opportunity
	Needs Addressed	Planning and Administration
	Funding	HOME: \$38,154
	Description	Funding to the Housing Division for administration of the HOME Program, including internal and external costs.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	Citywide.
	Planned Activities	Planning and administration activities include program management and delivery, monitoring, and reporting.
16	Project Name	CHDO Reserve
	Target Area	
	Goals Supported	Provide Decent and Affordable Housing
	Needs Addressed	Conserve and Improve Existing Affordable Housing Assist in the Development of Affordable Housing
	Funding	HOME: \$64,732
	Description	15 percent of the HOME funds to be reserved for future allocation to one or more CHDOs. Staff will return with recommendations for a specific CHDO and project at a later time once a specific project has been identified.
	Target Date	6/30/2015

	Estimate the number and type of families that will benefit from the proposed activities	A specific project has not been identified yet. Furthermore, multi-year CHDO funding may be needed to pursue a project. Overall, the Consolidated Plan has a goal of achieving 12 affordable rental units over five years, or an average of two to three units per year.
	Location Description	Citywide.
	Planned Activities	Staff will identify a project to pursue with a CHDO. Eligible activities include new construction, acquisition/rehabilitation, or substantial rehabilitation.
17	Project Name	Housing Programs Pool of Funds
	Target Area	
	Goals Supported	Provide Decent and Affordable Housing
	Needs Addressed	Conserve and Improve Existing Affordable Housing Provide Homeownership Assistance
	Funding	HOME: \$323,660
	Description	Funding to be allocated to the Housing Programs Pool of Funds (H0720) for continuing authorized housing activities including the HOME-funded Rehabilitation Programs and the First-Time Homebuyer Program. Funds may be moved from the Housing Programs Pool of Funds to these HOME Entitlement programs on an as-needed basis based on market conditions and demand.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	The City anticipates assisting in the rehabilitation of four mobilehome units and one single-family home, as well as providing assistance to four first-time homebuyers to achieve homeownership.
	Location Description	Citywide.
	Planned Activities	Authorized programs include the HOME-funded rehabilitation programs and First-Time Homebuyer program.

AP-50 Geographic Distribution - 91.220(f)

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

The City has not established specific target areas to focus the investment of CDBG funds. In terms of specific geographic distribution of investments, infrastructure improvements and public facilities will be focused primarily in areas with concentrations of low and moderate income population. Appendix B contains a map and a list of block groups illustrating the low and moderate income areas in the City (defined as a block group where at least 51 percent of the population with incomes not exceeding 80 percent of the Area Median Income). It should also be noted that the City of El Cajon's overall low- and moderate-income percentage is 56 percent. Investments in public facilities and services serving special needs populations and primarily low and moderate income persons will be made throughout the City. Housing assistance will be available to income-qualified households citywide.

Geographic Distribution

Target Area	Percentage of Funds
NA	NA

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The majority of the City of El Cajon qualifies as a low and moderate income area. Therefore, given the extensive needs in the community, the City has not targeted any specific neighborhood for investment of CDBG and HOME funds. Instead, projects are evaluated on case by case, on the basis of emergency needs, cost-effectiveness, feasibility, and availability of other funding to address the needs or leverage federal funds.

Discussion

See discussions above.

Affordable Housing

AP-55 Affordable Housing - 91.220(g)

Introduction

The City plans to utilize HOME funds to support its authorized housing activities, including the City's Housing Rehabilitation Programs and First-Time Homebuyer program. Funds may be moved from the Housing Programs Pool of Funds to these programs on an as-needed basis based on market conditions and demand. An average, these programs are expected to be expended on the rehabilitation of four mobilehomes and one single-family home, along with the provision of homebuyer assistance to four first-time homebuyers. In addition, the City is using CDBG funds to provide for the improvement of four group homes operated by the Home of Guiding Hands.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	9
Special-Needs	4
Total	13

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	9
Acquisition of Existing Units	4
Total	13

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

See above.

AP-60 Public Housing - 91.220(h)

Introduction

No public housing is located in the City of El Cajon.

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

The needs of public housing are addressed by the Housing Authority of the County of San Diego.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Not applicable to the City of El Cajon.

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

Not applicable to the City of El Cajon.

Discussion

See discussions above.

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

Introduction

Homeless and homeless prevention services are identified as a high priority need in the FY 2014 - FY 2018 Consolidated Plan. The City anticipates expending approximately 45 percent of its public service cap (up to 15 percent of the CDBG annual allocation) on homeless and homeless prevention services. Additional CDBG funds may also be used to provide housing opportunities for the at-risk homeless.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

As a service hub in the East County area, El Cajon participates in the Regional Continuum of Care Council (RCCC), comprising of 18 cities and the County of San Diego, non-profit service providers, and stakeholders. The RCCC coordinates and oversees the application process, and develops and vets programs to address issues regarding homelessness in the region. The RCCC also oversees the collection of regional homeless data (through a contract with the Regional Task Force on the Homeless which serves as a clearinghouse for regional information on homeless data and resources), identifies gaps in services, and leads strategic planning initiatives to move people from homelessness to permanent housing. The City will continue to work with the RCCC as staffing and resources allow to support services and apply for funding to address (and end) homelessness in our region.

In addition, the City uses its CDBG funds to complement the RCCC strategy. For FY 2014-2015, the City plans to allocate funding for the East County Transitional Living Center's Emergency Shelter Program. This program serves the homeless population either through

direct case management services, shelter beds, the provision of motel vouchers, referrals to other agencies or other direct assistance.

Addressing the emergency shelter and transitional housing needs of homeless persons

For FY 2014-2015, the City plans to allocate funding for the East County Transitional Living Center's Emergency Shelter Program. This program serves the homeless population either through direct case management services, shelter beds, the provision of motel vouchers, referrals to other agencies or other direct assistance. The Emergency Shelter Program is expected to serve 250 persons.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

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

Further, the City will continue to provide in-kind support for Crisis House, a local non-profit agency that serves the homeless population, in the form of in-lieu rent of a publicly-owned building for the provision of services to the homeless, and the assignment of cell tower revenue for operational support. Several years ago, the City acquired and renovated a building using CDBG funds. The building is currently leased to Crisis House, a non-profit agency providing case management, family reunification and food pantry services to the homeless, for \$1 per year. This rent reduction is estimated to be equivalent to approximately \$70,000 per year in support to this agency for services to the homeless and those at risk of becoming homeless. Additionally, a cellular phone relay tower was installed on this property. The cellular phone company pays \$17,000 per year in rent. The full amount is provided directly to Crisis House for operational support.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

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

First (permanent supportive housing), Housing Plus (wraparound services and support), Prevention, Enhanced Data Collection and Securing Mainstream Resources.

One of the key strategies for homeless prevention is employment development. The goal is to enhance a person's ability to obtain and keep a job, and to make an adequate income to be self-sufficient. These resources are described in detailed under workforce training initiatives in Section MA-45 Non-Housing Community Development Assets of this Consolidated Plan. The City also works diligently to expand and conserve its affordable housing inventory, especially affordable rental housing that benefits the extremely low and low income households who are most at risk of becoming homeless.

In addition, the County of San Diego in collaboration with the RCCC maintains Discharge Coordination Policies for the systems of care it administers, such as discharge from the Corrections System, the Foster Care system and the Mental Health systems. The City supports the joint planning efforts of the County, the RCCC and the PTECH to advocate for development of consistent policy implementation by hospital administrators for best practices such as recuperative care, and co-location of health services near affordable housing developments.

Also, for FY 2014-15, the City plans to expend CDBG funds to assist in the rehabilitation of four group homes operated by the Home of Guiding Hands. These group homes provide accommodation to 24 persons with developmental disabilities. CDBG funds will also be used to improve St. Madeleine Sophie's facility that houses 148 persons with disabilities.

Discussion

See discussion above.

AP-75 Barriers to affordable housing - 91.220(j)

Introduction:

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

The City of El Cajon works to remove barriers to affordable housing and the financial impact of efforts to protect public health and safety by taking actions to reduce costs or provide off-setting financial incentives to assist in the production of safe, high quality, affordable housing.

For FY 2014-2015, the City plans to allocate approximately \$323,660 to the Housing Programs Pool of Funds (H0720) for continuing authorized housing activities including the HOME-funded Rehabilitation Programs and the First-Time Homebuyer Program. Funds may be moved from the Housing Programs Pool of Funds to these HOME Entitlement programs on an as-needed basis based on market conditions and demand. These programs assist the City with meeting the goals and objectives as adopted in the Five-Year Consolidated Plan and Housing Element for the City of El Cajon. In addition, for FY 2014-15, \$64,732 is currently estimated to be set-aside for future allocation to one or more CHDO's.

Furthermore, the City recently adopted its 2013-2021 Housing Element, which identifies a number of steps the City will take during FY 2014-15 to facilitate the development of affordable housing, including:

- Continue to streamline the environmental review process for housing developments, using available state categorical exemptions and federal categorical exclusions, when applicable.
- Annually pursue State, Federal and other funding opportunities to increase the supply of safe, decent, affordable housing in El Cajon for lower income households (including extremely low income households), such as seniors, disabled, the homeless, and those at risk of homelessness.
- Amend the Zoning Code to provide zoning incentives for affordable housing projects, such as increases in density, height and/or lot coverage by June 30, 2015.
- Amend the Zoning Code by the end of 2015 of Housing Element adoption to address the ministerial approval of second units, to remove the requirement for separate water meters, and to allow the required parking be accommodated on driveways.
- Achieve five second units annually.
- Evaluate the need for a citywide Affordable Housing Ordinance by June 30, 2016

Discussion:

See discussion above.

AP-85 Other Actions - 91.220(k)

Introduction:

Priority Needs established in the FY 2014 - FY 2018 Five-Year Consolidated Plan, which form the basis for establishing objectives and outcomes in the FY 2014-15 One-Year Action Plan, are as follows:

- Provide homeownership assistance;
- Assist in the development of affordable housing;
- Promote equal housing opportunity;
- Support the continuum of care system for the homeless;
- Provide community facilities and infrastructure to foster a suitable living environment;
- Provide community and supportive services to foster a suitable living environment; and
- Planning and administration.

Actions planned to address obstacles to meeting underserved needs

The major obstacle to addressing the underserved needs is the lack of adequate funding, especially for affordable housing activities. With the dissolution of redevelopment in California and reduced State and Federal funding levels, the City's ability to address the extensive needs in the community is seriously compromised.

The City recently adopted its 2013-2021 Housing Element, which includes a commitment to annually pursue State, Federal and other funding opportunities to increase the supply of safe, decent, affordable housing in El Cajon for lower income households (including extremely low income households), such as seniors, disabled, the homeless, and those at risk of

homelessness. In addition, the leveraging of available funds, to the greatest extent possible, will continue.

Actions planned to foster and maintain affordable housing

The City of El Cajon works to remove barriers to affordable housing and the financial impact of efforts to protect public health and safety by taking actions to reduce costs or provide off-setting financial incentives to assist in the production of safe, high quality, affordable housing.

For FY 2014-2015, the City plans to allocate approximately \$323,660 to the Housing Programs Pool of Funds (H0720) for continuing authorized housing activities including the HOME-funded Rehabilitation Programs and the First-Time Homebuyer Program. Funds may be moved from the Housing Programs Pool of Funds to these HOME Entitlement programs on an as-needed basis based on market conditions and demand. These programs assist the City with meeting the goals and objectives as adopted in the Five-Year Consolidated Plan and Housing Element for the City of El Cajon. In addition, For FY 2014-15, \$64,732 is currently estimated to be the total amount that must be set-aside for future allocation to one or more CHDOs.

Furthermore, the City recently adopted its 2013-2021 Housing Element, which identifies a number of steps the City will take during FY 2014-15 to facilitate the development of affordable housing, including:

- Continue to streamline the environmental review process for housing developments, using available state categorical exemptions and federal categorical exclusions, when applicable.
- Annually pursue State, Federal and other funding opportunities to increase the supply of safe, decent, affordable housing in El Cajon for lower income households (including extremely low income households), such as seniors, disabled, the homeless, and those at risk of homelessness.
- Amend the Zoning Code to provide zoning incentives for affordable housing projects, such as increases in density, height and/or lot coverage by June 30, 2015.
- Amend the Zoning Code by the end of 2015 of Housing Element adoption to address the ministerial approval of second units, to remove the requirement for separate water meters, and to allow the required parking be accommodated on driveways.
- Achieve five second units annually.
- Evaluate the need for a citywide Affordable Housing Ordinance by June 30, 2016.

Actions planned to reduce lead-based paint hazards

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

For rehabilitation projects, the City's policy is to isolate the cost of lead abatement in a forgivable third trust deed (3rd mortgage) when the lead abatement costs exceed 98 percent of the loan-to-value ratio. That loan is forgiven upon the expiration of the affordability period found at 24 CFR

92.254(a)(4). Of the eight mobile home parks in which the City offers mobile home rehabilitation loans, five have been exempted from the lead requirements, as they are senior-only parks. The rehabilitation of individual units in the remaining three mobile home parks will be addressed per the chart found above. For FY 2014-15, the City will use CDBG fund balances carried over for the City Housing Rehabilitation Program and additional HOME funds for the Housing Program Pool of Funds that may be used for various housing programs including rehabilitation of single-family homes, mobile homes, or multi-family as needed.

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

Actions planned to reduce the number of poverty-level families

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

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

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

Downtown Redevelopment: With the dissolution of the El Cajon Redevelopment Agency on February 1, 2012, downtown redevelopment will be limited to: private efforts; continuing pursuit of negotiations for redevelopment of the El Cajon Performing Arts Center (ECPAC) to potentially build a four star hotel; and site demolition, preparation, sale, and redevelopment of several former Agency properties under the control of the Successor Agency and Oversight Board, if approved by the California Department of Finance.

The former Redevelopment Agency Five-Year Redevelopment Implementation Plan (for 2009-2014) includes numerous efforts to attract and retain business to the downtown redevelopment area (Project Area) in order to boost job creation; however, many of the action items in the Plan have been eliminated or reduced due to the elimination of the Agency until additional resources can be found to replace redevelopment funding:

- *Business Retention, Recruitment and Relocation:* This program has been eliminated due to lack of funding.
- *Façade Improvement Program:* This program has been eliminated due to lack of funding.
- *Economic Development Program:* The City is committed to increasing and retaining its strong business foundation. With the dissolution of the former El Cajon Redevelopment Agency, the City lost an important tool to promote economic development opportunities. This project will provide funding for the proactive recruitment or relocation of new businesses to El Cajon, the expansion of existing businesses and underserved retail markets, and capital improvement assistance to local businesses, which are all vital in creating a strong economic foundation for the City and its citizens. Funding will be limited to Redevelopment Property Tax Trust Fund ("RPTTF") monies received periodically, or funding dedicated during the annual budget process. This activity will result in the creation of new jobs, elimination of blighting conditions, and will build the economic strength of the City for the future.

The City's anti-poverty strategy enhances the employability of residents through the provision of employment training and supportive services, while expanding employment opportunities for persons in poverty by creating/retaining jobs through public improvement projects and redevelopment activities.

Actions planned to develop institutional structure

Actions planned to enhance coordination between public and private housing and social service agencies

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

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

Discussion:

See discussions above.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.220(I)(1,2,4)

Introduction:

The following discusses the other program-specific requirements.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	\$0
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HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

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

None.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City of El Cajon will invest its HOME funds in accordance with the forms of assistance listed in §92.205(b)(1). The City will use its HOME funds to assist income eligible single-family, mobile home and/or multi-family owners with loans for rehabilitation (or replacement) of their units to conserve and improve existing affordable housing. The assistance will be in the form of deferred payment, non-interest-bearing loan(s) with provisions for recapture of the principal amount upon

non-owner occupancy of the unit for a specified affordability period. The City will also use its HOME funds to assist first-time homebuyers to purchase a new or existing single-family or condominium home in the City.

In the First-Time Homebuyer program, assistance provided by the City will be in the form of deferred payment, non-interest-bearing loan(s) with provisions for recapture of the principal amount and equity-sharing in lieu of interest upon non-owner occupancy of the unit for the specified affordability period. The principal amount is never forgiven and must be repaid upon non-owner occupancy. In FY 2014-15, HOME funds will be used to support the City's First-Time Homebuyer program.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

To ensure affordability, the City imposes recapture requirements on the borrower in order to recoup all or a portion of the HOME assistance provided, along with a share of any equity as outlined above, should the housing unit not continue to be the borrower's principal place of residence for the duration of the period of affordability. The following is reprinted directly from the HOMEOWNER'S REGULATORY AGREEMENT FOR HOME PROGRAM PARTICIPATION, which is recorded against the property at the close of escrow when HOME funds have been used to assist with the purchase.

Pursuant to 24 CFR 92.254(a)(ii), the City of El Cajon requires that HOME 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 (of if a beneficial interest in Borrower is sold, rented, refinanced, conveyed or transferred and Borrower is not a natural person), the Equity, as hereafter defined, in the Property shall be shared between the Borrower and the City on the following basis. The maximum equity to be shared by the City shall not exceed the amount equal to the percentage of the value of the residence finances by the CalHome and HOME/ADDI Program Loan(s). That is, if the loan equals twenty percent of the Original Purchase Price of the residence, a maximum of twenty percent of the Net Appreciation may be charged by the City.

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

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

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

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

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

None.

Discussion:

See above.

Appendix A: Summary of Public Participation

A-1: Community and Stakeholder Meetings

The following issues were identified by participants of the Consolidated Plan outreach process:

Wednesday, October 2, 2013

Stakeholder Meeting #1

Attendees: Salvation Army
Community Outreach CSA San Diego County
Center for Community Solutions
Syriac Charitable Society of America, Inc.
Olaf Wieghorst Museum Foundation

- Salvation Army
 - Has a building on its property that it is interested in renovating for social services and for an expanded food pantry. El Cajon has a diverse population with many new immigrants. The food pantry needs to serve culturally sensitive food.
- CSA
 - Expanded outreach is needed to address discrimination (race, religion, ethnicity, income, disability, and immigration status).
 - Habitability of homes is an issue.
 - Need to reach out to apartment complexes and management companies; many are not familiar with the new laws.
- Center for Community Solutions
 - Only two shelters in the East County for victims of domestic violence (Project Safe House and Crisis Home) with a total capacity of 155 women and children. These two shelters provide 3,000+ bed nights a year but are also turning away 1,000 requests for bed nights that they are not able to accommodate.
 - For high risk cases, CCS provides hotel vouchers and the Jewish Family Services also refer some families to religious organizations.
 - Policy is to refer the victims to shelters outside of the East County area; however, many of the victims are new immigrants - with no transportation means to get to shelters in Downtown San Diego or language skills to navigate the system.
 - Funding is needed to purchase substandard building at the edge of the East County area, to train interpreters and social workers.
 - There are also no shelters for men and LGBT (misconception that all victims of domestic violence are women)
- Syriac Charitable Society of America (SCSA)
 - Many youth in the El Cajon school system are teenage refugees who received little or no education when growing up in their host countries. Many require

assistance to help them deal with the trauma of transitioning to a new life and new culture. Counseling and youth services are needed.

- 60% of the clients served by SCSA need assistance with housing. Most are not working and welfare payments are not enough to pay for rents. Rental subsidies are needed. While SCSA has a program to provide small rent subsidies (from private donations), funding is not able to sustain the program for long.
 - Outreach to apartments is needed to improve understanding, make property owners and managers more receptive to immigrant groups.
 - Interpretation service is an issue; many people doing translation are not qualified and may harm a person's case when facing eviction or other legal matters.
- Olaf Wieghorst Museum Foundation
 - Funding application is onerous. There is a general belief that El Cajon focuses CDBG funds on fire stations. The City should consider funding smaller projects rather than putting all money into a few big projects.
 - Need to expand activities that embrace different groups - events such as the Friendship Festival (discontinued) would help bring groups together.
 - Youth sports programs are needed to help the new comers.

Stakeholder Meeting #2

Attendees: Habitat for Humanity

- Habitat for Humanity
 - Every affordable housing project should have a neighborhood revitalization component so the City is not only fixing the housing but the neighborhood environment.
 - Wells Fargo has an "Urban Lift Program" that provides grants to support neighborhood revitalization. [Note to staff from VTA: This program is designated for 25 cities across the Country. San Diego is eligible but not El Cajon.]
 - Habitat would like to engage in more acquisition/rehabilitation/resale projects. It has acquired some properties but needs more CHDO funds.

Community Meeting #1

- Representatives from the Resident Leadership Academy spoke of community improvement projects they had developed and their current efforts in seeking funding sources.
 - Specific areas in the City that need street improvements include 1st Street/Lexington area.
 - Also spoke of developing some type of art walk in the City in order to encourage exposure to new neighborhood improvements and promote tourism and business growth.

Thursday, October 3, 2013

Stakeholder Meeting #3

Attendees: East County Transitional Living Center

- East County Transitional Living Center (ECTLC)
 - ECTLC used to operate as a year-round shelter; however due to funding limitation, it is only operating as a winter shelter.
 - HUD has set its focus on addressing homelessness, resulting in every cities receiving CDBG funds allocating funding for homeless services. Seniors and other special needs groups are not getting adequate funding. There is a need for senior assistance especially many seniors are dropping off from the middle income level. Many seniors are home-bound and need services.
 - ECTLC property - there is room on the property to build permanent housing but needs funding to pursue the project.

Stakeholder Meeting #4

Attendees: Crisis House

- Crisis House
 - Owns a home in El Cajon that is just being used as a regular rental. Crisis House would like to use it as a transitional housing but needs funding to rehabilitate the building and for the ongoing program.
 - Focuses on victims of domestic violence, homeless families, and disabled adults (including persons with substance abuse/mental illness who are homeless).
 - With the economy, many adults have returned to parents' homes. But many are being asked to leave after extended stay.
 - HUD has changed its focus from emergency shelters to rapid rehousing - Several issues:
 - Agencies are supposed to use the least dosage of services to move people from shelters to permanent housing.
 - Funding for emergency services is diminishing.
 - However, for permanent supportive housing, there is no funding for the supportive services component. Currently, such services are being funded by the Continuum of Care (formerly known as the Supportive Housing Grants). With HUD focuses on activities that provide outcomes, supportive services are not competitive for funding, especially those services that focus on the hard to serve population - requires more resources for lower outcomes.
 - Gap services for these groups:
 - Early release of ex-offenders. El Cajon has the 3rd highest number in the County

- Veterans - High priority with HUD - many are chronically homeless. Need convenient services for veterans, may not be in El Cajon.
- Substance abuse - lots of demand for people with substance abuse and mental illness. Many need emergency shelters because they are not ready to commit to longer-term housing. Case management is needed.
- Seniors

Community Meeting #2

- Areas of the City are in need of traffic calming measures or enhancements to make them more pedestrian-friendly. Safety for pedestrians and cyclists is an issue.
 - Specific intersection identified as a problem area is: Broadway and Mollison
- Great need in the community for senior activities and services
 - Senior population in the City is increasing and the only senior center in the City is the Salvation Army, which is primarily a meal service program. Seniors who participate in this meal program often feel unsafe because the program serves mentally ill clients. Furthermore, the Salvation Army does not provide senior activities.
 - La Mesa Senior Center is the nearest senior facility. Many seniors in El Cajon visit this Center and have identified it as an ideal model for the City of El Cajon. Meeting participants identified the following potential locations for a senior center:
 - Salvation Army building on Main and Magnolia
 - Vacant lot across from Food Land
 - Possibility of providing senior resources and activities at existing community facilities
 - Ideal location would be near transit
- Transportation services for seniors are available but could be improved. Perhaps more frequent service is needed and added coordination with the San Diego Trolley system would be ideal.

A-2: Public Hearings

City Council Public Hearing #1 - February 24, 2014

Representatives from the following agencies spoke to request CDBG and HOME allocations:

- Estela De Los Rios, CSA San Diego County
- Mark Klaus, Home of Guiding Hands
- Ilya Uribe, Resident Leaders in Action/Lexington Elementary PTA (supporting funding application for First Street/Redwood Improvements)
- Harold Brown, East County Transitional Living Center (ECTLC)
- Marion Mann, Meals on Wheels
- Leah Healy, Urban Corps of San Diego County
- Debra Emerson, St. Madeleine Sophie's Center
- Carlos Medina, on behalf of Alberto Cortez, Mamas Kitchen
- Sallie Bayless, Chaldean & Middle Eastern Social Services
- Lori Pfeilor, San Diego Habitat for Humanity

At the request of Councilmember McClellan, Council and staff considered allocating funds to ECTLC for solar panels to save on monthly utility costs.

City Council Public Hearing #2 - April 22, 2014

A private resident questioned the ECTLC solar project and representative from ECTLC explained the solar panel project.

Harold Brown – East County Transitional Living Center

Marion Mann – Meals on Wheels

Leah Healy - Urban Corps of San Diego County

Debra Emerson – St. Madeleine Sophie's Center.

Carlos Medina, on behalf of Alberto Cortez - Mamas Kitchen

Sallie Bayless – Chaldean & Middle Eastern Social Services

Lori Pfeilor - San Diego Habitat for Humanity

Councilmember McClellan asks why San Diego Habitat is not listed in the proposal, under the HOME Funds Section. **Senior Management Analyst Kasvikis** explains San Diego Habitat currently does not meet the criteria for using HOME Funds.

No further comments are offered.

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

**MOTION CARRIES BY UNANIMOUS VOTE OF THOSE PRESENT.
(KENDRICK – DISQUALIFIED)**

At the request of **Councilmember McClellan**, **Council** and **Staff** consider allocating money to assist the East County Transitional Living Center for solar panels to save money on monthly utility costs. **City Manager Williford** suggests re-opening the Public Hearing to get more information from the manager at ECTLC regarding their needs and the condition of the buildings where the solar panels would be installed.

MOTION BY WELLS, SECOND BY McCLELLAN, to re-open Public Hearing.

**MOTION CARRIES BY UNANIMOUS VOTE OF THOSE PRESENT.
(KENDRICK – DISQUALIFIED)**

ITEM 100: (Continued)

Mr. John Gibson explains that solar panels on their older buildings is probably not the best option, however, installing the solar panels at the pool area and administrative building would be a better option.

Discussion between **Council** and **Staff** continues regarding where money would be taken from to give \$60,000 to East County Transitional Living Center to install solar panels.

The consensus of **Council** agrees to CLOSE the Public Hearing.

MOTION BY WELLS, SECOND BY McCLELLAN, to TENTATIVELY APPROVE the allocations for CBDG Public Facilities/Capital/Other, as recommended by Staff, with the exception of reducing the allocation for ADA Pedestrian Curb Ramps to \$16,157.00 and allocating \$60,000.00 to East County Transitional Living Center for the installation of solar panels.

**MOTION CARRIES BY UNANIMOUS VOTE OF THOSE PRESENT.
(KENDRICK – DISQUALIFIED)**

MOTION BY WELLS, SECOND BY McCLELLAN, to TENTATIVELY APPROVE the CDBG - Administration as recommended by Staff.

**MOTION CARRIES BY UNANIMOUS VOTE OF THOSE PRESENT.
(KENDRICK – DISQUALIFIED)**

MOTION BY WELLS, SECOND BY AMBROSE, to TENTATIVELY APPROVE the CDBG -Public Services as recommended by Staff.

**MOTION CARRIES BY UNANIMOUS VOTE OF THOSE PRESENT.
(KENDRICK – DISQUALIFIED)**

MOTION BY WELLS, SECOND BY McCLELLAN, to TENTATIVELY APPROVE the HOME-Administration as recommended by Staff.

**MOTION CARRIES BY UNANIMOUS VOTE OF THOSE PRESENT.
(KENDRICK – DISQUALIFIED)**

ITEM 100: (Continued)

MOTION BY AMBROSE, SECOND BY McCLELLAN, to TENTATIVELY APPROVE the HOME-CHDO Reserve as recommended by Staff.

MOTION CARRIES BY UNANIMOUS VOTE OF THOSE PRESENT.
(KENDRICK – DISQUALIFIED)

MOTION BY BALES, SECOND BY McCLELLAN, to TENTATIVELY APPROVE the HOME-Entitlement Projects as recommended by Staff.

MOTION CARRIES BY UNANIMOUS VOTE OF THOSE PRESENT.
(KENDRICK – DISQUALIFIED)

Draft Minutes for: El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

April 22, 2014, Item 3.1

3. PUBLIC HEARINGS:

3.1 FY 2014-2018 CONSOLIDATED PLAN AND FY 2014-2015 ONE YEAR ACTION PLAN (Report: City Manager)

RECOMMENDATION: That the City Council:

- Open the public hearing and receive testimony;
- Close the public hearing;

THEN:

- Finalize the allocations of CDBG and HOME funds as a part of the FY 2014-2015 One Year Action Plan; and
- Adopt the next RESOLUTION in order approving and adopting the FY 2014-2018 Five-Year Consolidated Plan and FY 2014-2015 One-Year Action Plan in substantially the form presented, with such non-monetary changes as approved by the City Manager, and authorizing the City Manager or designee to submit the Plans to HUD, and to execute all affiliated documents.

DISCUSSION

Assistant City Manager Al-Ghafry gave a history of the Item.

Mayor Wells announces the Public Hearing is now Open.

Mayor Pro Tem Kendrick disqualified himself from this item, as his spouse is employed by one of the applicants, and left the Chambers at 3:50 p.m.

Frank Tsimboukakis expressed his concern about spending \$60,000 on solar panels for East County Transitional Living Center. **Councilmembers** clarified that the solar panels will be installed on a new structure being built.

Ivan Andujar, Chief Operations Officer for the East County Transitional Living Center, thanked the **Council** for their continued support. He clarified that the solar panels will be installed on a new play area in the center.

No one else came forward to speak.

3. PUBLIC HEARINGS: Item 3.1 (Continued)

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

MOTION CARRIES. (KENDRICK - Disqualified)

MOTION BY AMBROSE, SECOND BY McCLELLAN, to Finalize the allocations of CDBG and HOME funds as a part of the FY 2014-2015 One Year Action Plan; and ADOPT RESOLUTION No. 031-14 approving and adopting the FY 2014-2018 Five-Year Consolidated Plan and FY 2014-2015 One-Year Action Plan in substantially the form presented, with such non-monetary changes as approved by the City Manager, and authorizing the City Manager or designee to submit the Plans to HUD, and to execute all affiliated documents.

MOTION CARRIES. (KENDRICK - Disqualified)

Mayor Pro Tem Kendrick returned to the Chambers at 3:58 p.m.

DRAFT

A-3: Housing and Community Development Needs Survey

Survey Results

A total of 101 El Cajon residents responded to the survey. The following are top rating needs based on results of the Housing and Community Development Needs Survey:

Categories	Activities	High (4)	Med (3)	Low (2)	None (1)	# of Votes	Overall Rating
<i>Top 10 (Regardless of Category)</i>							
Neighborhood Services	Graffiti Removal	57	24	8	4	93	3.44
Community Services	Anti-Crime Programs	50	31	10	0	91	3.44
Neighborhood Infrastructure	Street Lighting	48	27	12	2	89	3.36
Neighborhood Services	Cleanup of Abandoned Lots & Buildings	56	21	11	6	94	3.35
Neighborhood Services	Trash & Debris Removal	48	33	10	3	94	3.34
Neighborhood Services	Code Enforcement	52	22	13	7	94	3.27
Business Development	Job Creation/Retention	47	26	10	7	90	3.26
Community Services	Youth Activities	35	40	11	4	90	3.18
Community Facilities	Youth Centers	35	42	11	5	93	3.15
Community Facilities	Park and Recreational Facilities	41	30	17	5	93	3.15
<i>All Activities (By Category)</i>							
Affordable Housing	Housing for Seniors	30	31	16	9	86	2.95
Affordable Housing	Energy Efficient Improvements	27	35	16	11	89	2.88
Affordable Housing	Housing for Disabled	28	28	19	12	87	2.83
Affordable Housing	Rental Housing Rehabilitation	25	31	21	11	88	2.80
Affordable Housing	Affordable Rental Housing	29	25	11	22	87	2.70
Affordable Housing	Accessibility Improvements	17	33	26	11	87	2.64
Affordable Housing	Homebuyer Assistance	25	25	18	19	87	2.64
Affordable Housing	Fair Housing Services	22	24	18	18	82	2.61
Affordable Housing	Homeowner Housing Rehabilitation	16	31	24	14	85	2.58
Affordable Housing	Housing for Large Families	18	22	24	23	87	2.40
Affordable Housing	Lead-Based Paint Test/Abatement	14	21	29	23	87	2.30
Business Development	Job Creation/Retention	47	26	10	7	90	3.26

Categories	Activities	High (4)	Med (3)	Low (2)	None (1)	# of Votes	Overall Rating
Business Development	Employment Training	37	30	15	8	90	3.07
Business Development	Start-up Business Assistance	30	27	23	10	90	2.86
Business Development	Façade Improvements	29	25	27	9	90	2.82
Business Development	Commercial/Industrial Rehabilitation	25	31	22	10	88	2.81
Business Development	Small Business Loans	26	31	20	12	89	2.80
Business Development	Business Mentoring	24	25	26	13	88	2.68
Special Needs Populations	Neglected/Abuse Children Center & Services	39	30	17	5	91	3.13
Special Needs Populations	Substance Abuse Services	36	24	24	6	90	3.00
Special Needs Populations	Domestic Violence Services	28	37	18	7	90	2.96
Special Needs Populations	Homeless Shelters/ Services	33	28	20	11	92	2.90
Special Needs Populations	Centers/Services for Disabled	20	38	24	9	91	2.76
Special Needs Populations	HIV/AIDS Centers & Services	13	25	39	12	89	2.44
Neighborhood Services	Graffiti Removal	57	24	8	4	93	3.44
Neighborhood Services	Cleanup of Abandoned Lots & Buildings	56	21	11	6	94	3.35
Neighborhood Services	Trash & Debris Removal	48	33	10	3	94	3.34
Neighborhood Services	Code Enforcement	52	22	13	7	94	3.27
Neighborhood Services	Tree Planting	26	34	24	9	93	2.83
Neighborhood Infrastructure	Street Lighting	48	27	12	2	89	3.36
Neighborhood Infrastructure	Sidewalk	37	32	22	2	93	3.12
Neighborhood Infrastructure	Street/Alley	35	30	19	5	89	3.07
Neighborhood Infrastructure	Water/Sewer	28	33	24	6	91	2.91
Neighborhood Infrastructure	Drainage	19	36	29	6	90	2.76
Community Services	Anti-Crime Programs	50	31	10	0	91	3.44
Community Services	Youth Activities	35	40	11	4	90	3.18
Community Services	Mental Health Services	39	31	17	5	92	3.13
Community Services	Transportation Services	36	28	21	5	90	3.06
Community Services	Health Services	33	31	20	6	90	3.01
Community Services	Senior Activities	19	45	18	9	91	2.81
Community Services	Child Care Services	19	35	26	10	90	2.70
Community Services	Legal Services	20	24	35	12	91	2.57

Categories	Activities	High (4)	Med (3)	Low (2)	None (1)	# of Votes	Overall Rating
Community Facilities	Youth Centers	35	42	11	5	93	3.15
Community Facilities	Park and Recreational Facilities	41	30	17	5	93	3.15
Community Facilities	Health Care Facilities	30	35	19	6	90	2.99
Community Facilities	Community Centers	26	33	29	5	93	2.86
Community Facilities	Child Care Centers	20	37	22	11	90	2.73
Community Facilities	Senior Centers	19	36	29	8	92	2.72
Community Facilities	Libraries	23	30	27	12	92	2.70

Notes:

: This need was specifically discussed during a public meeting.

CITY OF EL CAJON COMMUNITY SURVEY



WE WANT TO HEAR FROM YOU!
WHAT ARE THE HOUSING AND COMMUNITY DEVELOPMENT NEEDS IN YOUR NEIGHBORHOOD?

The City of El Cajon receives approximately \$1,000,000 in Community Development Block Grants (CDBG) and \$420,000 in HOME Investment Partnership grants each year for housing and community development projects. The City wants you to have input in how the City programs this money, which may only be used to benefit low and moderate-income areas or persons. Please assist us by filling out this survey.

As you fill-out this survey, please consider the following: 1) The needs in your neighborhood for additional or improved facilities, services, infrastructure, housing, etc.; 2) Rate the need level for each of the following items relative to all other needs by checking the box that best applies. Keep in mind that only limited funding is available so prioritizing the need level is important.

PLEASE ENTER YOUR ZIP CODE: _____ Senior? (65+) Y / N _____

Do you have a disability? Y / N _____ Do you rent or own your home? _____

Use the range from High Need-No Need to rate the relative importance. High indicates the highest, most critical need, No Need indicates no such need.

Need for Community Facilities	High Need	Medium Need	Low Need	No Need	Need for Community Services	High Need	Medium Need	Low Need	No Need
Senior Centers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Senior Activities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Youth Centers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Youth Activities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Child Care Centers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Child Care Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Park and Recreational Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Transportation Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Health Care Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Anti-Crime Programs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Centers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Mental Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					Legal Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Need for Neighborhood Infrastructure	High Need	Medium Need	Low Need	No Need	Need for Neighborhood Services	High Need	Medium Need	Low Need	No Need
Drainage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tree Planting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water/Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trash & Debris Removal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street/Alley	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Graffiti Removal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Code Enforcement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sidewalk	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cleanup of Abandoned Lots & Buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Need for Services for Special Needs Populations	High Need	Medium Need	Low Need	No Need	Need for Business Development & Jobs	High Need	Medium Need	Low Need	No Need
Centers/Services for Disabled	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Start-up Business Assistance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Domestic Violence Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Small Business Loans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Substance Abuse Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Job Creation/Retention	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homeless Shelters/ Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Employment Training	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HIV/AIDS Centers & Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Commercial/Industrial Rehabilitation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Neglected/Abuse Children Center & Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Façade Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Need for Affordable Housing			High Need		Medium Need		Low Need		No Need
Accessibility Improvements			<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Homeowner Housing Rehabilitation			<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Rental Housing Rehabilitation			<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Homebuyer Assistance			<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Affordable Rental Housing			<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Housing for Disabled			<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Housing for Seniors			<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Housing for Large Families			<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Fair Housing Services			<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Lead-Based Paint Test/Abatement			<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Energy Efficient Improvements			<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>

Please write in any needs not listed above:

THANK YOU!

Please return surveys to:

Jamie Kasvikis, Senior Management Analyst, Housing Division
City of El Cajon - Community Development Department
200 Civic Center Way
El Cajon, CA 92020

THIS SURVEY IS ALSO AVAILABLE ONLINE AT:

http://www.surveymonkey.com/s/ElCajon_English



CIUDAD DE EL CAJON- ENCUESTA DE LA COMUNIDAD

**Queremos saber de ti!
¿CUÁLES SON LAS NECESIDADES DE VIVIENDA Y
DESARROLLO COMUNITARIO EN SU BARRIO?**

La Ciudad de El Cajon recibe fondos aproximadamente \$1,000,000 en Concesión Integral para el Desarrollo Comunitario (con siglas en ingles CDBG) y \$420,000 en el Acto de Asociación de Inversión del Hogar (HOME) que otorgan cada año para la vivienda y proyectos de desarrollo para la comunidad. La Ciudad quiere su opinión acerca de cómo se debe utilizar este dinero, que sólo puede ser utilizado en beneficio de las zonas de la ciudad o personas de bajo o moderado ingresos. Por favor ayúdenos a llenar esta encuesta.

Cuando llene esta encuesta, por favor considere lo siguiente: 1) La necesidad en su comunidad de más o mejores instalaciones, servicios, infraestructura, viviendas, etc.; 2) Evalúe el nivel de necesidad de cada uno de estos conceptos en comparación con todos los demás conceptos y marque la casilla que mejor describa el nivel de necesidad. Tenga en cuenta que porque el financiamiento disponible es muy limitado, priorizar el nivel de necesidad es importante.

Indique su código postal: _____ Jubilado? (Edad 65 +) Y / N _____

Usted tiene una discapacidad? Y / N _____ Usted alquila o es dueño de su casa? _____

Evalúe y priorice el nivel de necesidad de los siguientes conceptos. Use el rango de "Alta Necesidad" a "No Necesidad" donde "Alta Necesidad" indica necesidad más crítica y "No Necesidad" indica que no hay tal necesidad.

Necesidad de Centros Comunitarios	Alta Necesidad	Medio Necesidad	Bajo Necesidad	No Necesidad	Necesidad de Servicios Comunitarios	Alta Necesidad	Medio Necesidad	Bajo Necesidad	No Necesidad
Centros para Personas Mayores	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Actividades para Mayores	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centros Juveniles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Actividades Juveniles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centros de Cuidado Infantil/Guarderías	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Servicios de Cuidado Infantil	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parque e instalaciones recreativas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Servicios de Transporte	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centros de Salud	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Programas de Prevención del Delito	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centros Comunitarios	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Servicios de Salud	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bibliotecas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Servicios de Salud Mental	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					Servicios Legales	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Necesidad de Infraestructura Comunitaria	Alta Necesidad	Medio Necesidad	Bajo Necesidad	No Necesidad	Necesidad de Servicios a los Vecindarios	Alta Necesidad	Medio Necesidad	Bajo Necesidad	No Necesidad
Mejoras a el Sistema de Drenaje	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plantación de Árboles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mejoras a el Sistema de Agua y Alcantarillado	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Eliminación de Basura y Escombros	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Calle / Callejones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Eliminación de Graffiti	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alumbrado Público e Calles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cumplimiento de los Códigos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mejoras a Banquetas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Limpieza de Terrenos Baldíos y Edificios Abandonados	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Necesidad de Servicios para Personas con Necesidades Especiales	Alta Necesidad	Medio Necesidad	Bajo Necesidad	No Necesidad	Necesidad para el Desarrollo de Empresas y Empleo	Alta Necesidad	Medio Necesidad	Bajo Necesidad	No Necesidad
	Centros/Servicios para Personas Discapacitadas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Asistencia Para Inicia de Empresas	<input type="checkbox"/>	<input type="checkbox"/>
Servicios de Violencia Doméstica	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Préstamos para Pequeñas Empresas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Servicios de Abuso De Alcohol/Drogas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Creación/Retención de Empleo	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Servicios/Albergue Para Personas Sin Hogar	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Entrenamiento para Empleos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centros/Servicios Para Personas con VIH/SIDA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rehabilitación Comerciales y Industriales	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centros/Servicios para Niños Descuidados o Maltratados	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Mejoras a Fachadas de Negocios	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Necesidad de Viviendas a Precios Razonables					Alta Necesidad	Medio Necesidad	Bajo Necesidad	No Necesidad	
Mejoras a Accesibilidad de Viviendas					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Rehabilitación de Viviendas – Para Propietarios					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Rehabilitación de Viviendas – Vivienda de Alquiler					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Asistencia Para Compra de Vivienda					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Viviendas Con Rentas Accesibles					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Viviendas Para Personas Discapacitadas					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Viviendas Para Personas Mayores					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Viviendas para Familias Grandes					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Servicios Contra La Discriminación de Viviendas					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Prueba/Servicios Para Disminuir el Plomo de la Pintura					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Mejoras a Rendimiento de Energía					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Por favor escriba cualquier necesidad no mencionadas anteriormente:

¡GRACIAS!

Por favor entregué las encuesta a:

Jamie Kasvikis, Senior Management Analyst, Housing Division
City of El Cajon - Community Development Department
200 Civic Center Way
El Cajon, CA 92020

ESTA ENCUESTA ES TAMBIEN DISPONIBLES POR INTERNET EN:

http://es.surveymonkey.com/s/EICajon_Spanish



استبيان مدينة إل كاهون

نرغب في سماع آرائكم!

ما هي احتياجات التنمية السكنية والمجتمعية في الحي الخاص بكم؟

تحصل مدينة إل كاهون على حوالي 1,000,000 دولار كمنح إجمالية للتنمية المجتمعية (CDBG) و 420,000 دولار كمنح شراكة استثمارية في الإسكان كل عام من أجل مشاريع التنمية السكنية والمجتمعية. وترغب المدينة في الحصول على المشاركات المتعلقة بكيفية قيام المدينة بإعداد البرامج اللازمة لاستثمار هذه الأموال، والتي قد تُستخدم فقط كي تفيد المناطق أو الأشخاص ذوي الدخل المنخفض والمتوسط. يرجى مساعدتنا من خلال إكمال هذا الاستبيان.

أثناء قيامكم باستيفاء الاستبيان، يرجى مراعاة ما يلي: (1) احتياجات الحي الذي تقطنون من مرافق وخدمات وبنية تحتية ووحدات سكنية إضافية أو مُحسنة؛ (2) تصنيف مستوى الاحتياج لكل عنصر من العناصر الآتية فيما يتعلق بكافة الاحتياجات الأخرى عن طريق تحديد الخانة التي تنطبق بشكل أمثل. ضعوا في حساباتكم أن التمويل المتوفر محدود ولذلك فإن ترتيب مستويات الاحتياج من حيث الأولوية يعد أمراً مهماً.

يرجى إدخال الرمز البريدي الخاص بكم: _____ مسن؟ (أكبر من 65) نعم/لا _____

هل تعاني من إعاقة؟ نعم/لا _____ هل توجر أم تمتلك مسكناً؟ _____

استخدم نطاق يتراوح بين "حاجة شديدة" إلى "لا توجد حاجة" لتصنيف الأهمية النسبية. تشير "حاجة شديدة" إلى أن الحي في احتياج ماس إلى هذا العنصر فيما تشير "لا توجد حاجة" إلى أن الحي ليس في احتياج لهذا العنصر.

الحاجة إلى المرافق المجتمعية	حاجة شديدة	حاجة متوسطة	حاجة منخفضة	لا توجد حاجة	الحاجة إلى الخدمات المجتمعية	حاجة شديدة	حاجة متوسطة	حاجة منخفضة	لا توجد حاجة
مراكز المسنين	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	أنشطة المسنين	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
مراكز الشباب	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	أنشطة الشباب	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
مراكز رعاية الأطفال	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	خدمات رعاية الأطفال	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
المتنزهات والمرافق الاجتماعية	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	خدمات النقل	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
مرافق الرعاية الصحية	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	برامج مكافحة الجريمة	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
المراكز المجتمعية	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	الخدمات الصحية	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
المكتبات	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	خدمات الصحة العقلية	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	الخدمات القانونية	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
الحاجة إلى البنية التحتية للحي	حاجة شديدة	حاجة متوسطة	حاجة منخفضة	لا توجد حاجة	الحاجة إلى خدمات الحي	حاجة شديدة	حاجة متوسطة	حاجة منخفضة	لا توجد حاجة
الصرف الصحي	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	التشجير	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
المياه/المجاري	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	رفع القمامة والأنقاض	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
الثوارع/الأرقة	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	إزالة رسومات الحائط	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
إنارة الثوارع	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	إنفاذ القانون	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
أرصعة المشاة	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	تنظيف قطع الأراضي والمباني المهجورة	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

الحاجة إلى خدمات ذوي الاحتياجات الخاصة	حاجة شديدة	حاجة متوسطة	حاجة منخفضة	لا توجد حاجة	الحاجة إلى تطوير الأعمال والوظائف	حاجة شديدة	حاجة متوسطة	حاجة منخفضة	لا توجد حاجة
مراكز/خدمات المعاقين	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	المساعدة في إنشاء الأعمال	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
خدمات العنف المنزلي	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	قروض المشاريع الصغيرة	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
خدمات معالجة إدمان المواد	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	توفير/الحفاظ على الوظائف	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ملاجئ/خدمات المشردين	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	التدريب على الالتحاق بالعمل	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
المراكز والخدمات المعنية بالإيدز/فيروس العوز المناعي البشري	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	إعادة التأهيل التجاري/الصناعي	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
مراكز وخدمات رعاية الأطفال المهملين/ضحايا سوء المعاملة	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	تحسين واجهات المباني	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					استشارات الأعمال	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
الحاجة إلى الإسكان الاقتصادي	حاجة شديدة	حاجة متوسطة	حاجة منخفضة	لا توجد حاجة					
تحسين الوصول	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
إعادة تأهيل العقارات المملوكة لأشخاص	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
إعادة تأهيل العقارات المؤجرة	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
المساعدة في شراء المنازل	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
الإسكان الإيجاري ميسور التكلفة	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
إسكان المعاقين	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
إسكان المسنين	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
إسكان الأسر الكبيرة	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
خدمات الإسكان العادل	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
اختيار/تخفيف مواد الطلاء المحتوية على الرصاص	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
التحسين الفعال للطاقة	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					

يرجى ذكر أي احتياجات غير مدرجة أعلاه:

شكراً

يرجى إعادة الاستبيانات إلى:

جامي كاسفيكيس، محلل لدى الإدارة العليا، شعبة الإسكان

مدينة إل كاهون - قسم التنمية المجتمعية

200 سيفيك سنتر واي

إل كاهون، كاليفورنيا 92020

هذا الاستبيان متاح كذلك على الإنترنت من خلال الرابط:

http://www.surveymonkey.com/s/EICajon_Arabic

A-4: Outreach List

Consolidated Plan Master Distribution List					
Agency	Salutation	Attention	Address	City	State zip
211 San Diego	Sir/Madam	Executive Director	P.O. Box 420039	San Diego	CA 92142
Able-Disabled Advocacy	Sir/Madam	Executive Director	4283 El Cajon Boulevard, Ste. 110	San Diego	CA 92105
Access to Independence - San Diego, Inc.	Sir/Madam	Executive Director	8885 Rio San Diego Dr., #131	San Diego	CA 92108
AKA Head Start	Sir/Madam	Executive Director	638 W. Madison	El Cajon	CA 92020
AKA Head Start	Sir/Madam	Executive Director	1145 Redwood Ave	El Cajon	CA
AKA Head Start	Sir/Madam	Executive Director	490 Farragut Cir	El Cajon	CA
Alpha of San Diego	Mr. Verry	Mr. Don Verry	4069 30th Street	San Diego	CA 92104
Alpha Project	Mr. McElroy	Robert McElroy	299 17th Street	San Diego	CA 92101
Alpha Project	Sir/Madam	Executive Director	3737 Fifth Ave, Suite 203	San Diego	CA 92103
Alzheimer's Family Center	Ms. Glenner	Joy Glenner	3702 Fourth Avenue	San Diego	CA 92103
American Red Cross	Ms. Hopkins	Gabriella Hopkins	545 N Magnolia Ave 1497 Poinsettia Avenue, #158	El Cajon	CA 92020-3608
Angel's Depot, The	Mr. Wood	Taj Wood	PO Box 315	Vista	CA 92081
Anka Behavioral Health, Inc.	Ms. Braxton	Yolanda Braxton	6540 Lusk Blvd. Suite C-266	Concord	CA 94520
At Your Home Services Human Resources and Development	Mr. Murphey	John Murphey		San Diego	CA 92121
Boys and Girls Clubs of East County	Ms. Mitchell	Lesa Mitchell	8820 Tamberly Way	Santee	CA 92071
Cajon Valley Union School District	Ms. Rhud	Anne Rhud	189 Roanoke Rd	El Cajon	CA 92020
Cajon Valley Union School District	Ms. Gregory	Rebecca Gregory	189 Roanoke Rd	El Cajon	CA 92020
Cajon Valley USD	Mr. Oetken	Mr. Oetken	189 Roanoke	El Cajon	CA 92020
Camp Fire Boys and Girls	Ms. Heinzman	Cheryl Heinzman	PO Box 3275	San Diego	CA 92163-1275
Catholic Charities	Sister Kernaghan	Sister Kernaghan	349 Cedar Street	San Diego	CA 92101
Center for Community Solutions	Ms. Griffin-Tabor	Verna Griffin-Tabor	4508 Mission Bay Dr	San Diego	CA 92109
Chaldean & Middle Eastern Social Services	Ms. Asmar-Salem	Zina Asmar-Salem	436 S. Magnolia Ave., Ste. 201	El Cajon	CA 92020-5219
Challenge Center	Mr. Beaudry	Bill Beaudry	5540 Lake Park Way	La Mesa	CA 91942
Charles I. Chenoweth Foundation	Ms. Nickerson	Keri Nickerson	PO Box 90	National City	CA 91951
Children's Center for Child Protection	Ms. Comstock	Debie Comstock	MC 6014 3020 Children's Way	San Diego	CA 92123-4282

Consolidated Plan Master Distribution List					
Agency	Salutation	Attention	Address	City	State zip
Chinese Social Services	Sir/Madam	Executive Director	428 Third Avenue	San Diego	CA 92101
Christian Community Theatre	Ms. Atkinson	Shirley Atkinson	1545 Pioneer Way	El Cajon	CA 92020
City of El Cajon - Police Department	Lt. LaHaye	Lt. Frank LaHaye	100 Civic Center Way	El Cajon	CA 92020
City of El Cajon - Public Works Department	Mr. Al-Ghafry	Majed Al-Ghafry	200 Civic Center Way	El Cajon	CA 92020
Communities Against Substance Abuse (CASA)	Ms. Harrison	Mary Harrison	554 Broadway	El Cajon	CA 92021-5423
Community HousingWorks	Ms. Sodano	Dee Sodano	4305 University Ave., #550	San Diego	CA 92105
Consumer Credit Counseling Inc.	Mr. Howell	Richard Howell	3646 Grim Ave	San Diego	CA 92104
Consumer Credit Counseling Service of San Diego & Imperial Counties	Mr. Peterson	Roland Peterson	2650 Camino del Rio North #209	San Diego	CA 92108
County of San Diego	Mr. Vasquez	Dan Vasquez	1255 Imperial Avenue	San Diego	CA 92101-7439
County Mental Health	Mr. Aguirre	Alfredo Aguirre	PO Box 85524 - MS P531	San Diego	CA 92138-5524
County of San Diego Airports	Ms. Barrett	Sunny Barrett	5469 Kearny Villa Rd #305	San Diego	CA 92123
Crisis House	Ms. Case	Mary Case	1034 N Magnolia	El Cajon	CA 92020
CSA San Diego County	Ms. De Los Rios	Estela De Los Rios	131 Avocado Ave	El Cajon	CA 92020
Dale McBride	Mr. McBride		1025 Eastside Road	El Cajon	CA 92020
Davis/Grossmont YMCA	Mr. Rowe	Steve Rowe	8881 Dallas Street	La Mesa	CA 92042
East County Homeless Children's Association	Ms. Connelly	Cheryle Connelly	9898 Leslie Road, Apt 22	El Cajon	CA 92020
East County Latino Association	Mr. Garcia	Victor Garcia	PO Box 21421	El Cajon	CA 92021
East County Transitional Living Center	Pastor Brown	Pastor Harold Brown	1527 E. Main Street	El Cajon	CA 92020
EJE Elementary Academy	Ms. Delia Pachelo	Delia Pacheco/Jared Kubota	851 S. Johnson Avenue	El Cajon	CA 92020
El Cajon Chamber of Commerce	Ms. Saverson	Terry Saverson	201 S. Magnolia	El Cajon	CA 92020
El Cajon Collaborative	Ms. Bushby	JoAnne Bushby	1513 Fairglen Rd	El Cajon	CA 92019
El Cajon Firefighters	Mr. Kakuris	Ted Kakuris	100 E. Lexington Avenue	El Cajon	CA 92020
El Cajon Friends of the Library	Ms. Cloud	Rita Cloud	200 East Lexington	El Cajon	CA 92020
El Cajon Historical Society	Mr. Hall	Richard Hall	PO Box 1973	El Cajon	CA 92022
El Cajon Valley High	Mr. Berry	Carl Berry	PO Box 1043	La Mesa	CA 91944-1043
El Cajon Valley Lions Club	Mr. Cassin	Bill Cassin	5060 East Mountain Drive	San Diego	CA 92116
El Cajon Women's Club	Ms. Sloan	Marie Sloan	PO Box 453	El Cajon	CA 92022
ElderHelp of San Diego	Ms. Marchese	Leane Marchese	4069 30th Street	San Diego	CA 92104
Episcopal Community Services	Ms. Underwood	Lynn Underwood	4305 University Avenue	San Diego	CA 92105

Consolidated Plan Master Distribution List					
Agency	Salutation	Attention	Address	City	State zip
Fair Housing Council of San Diego, The	Ms. Scott Knoll	Mary Scott Knoll	1764 San Diego Avenue, Suite 103	San Diego	CA 92110
Families Network of San Diego County	Ms. Richards	Ms. Bobbi Richards	PO Box 12215	El Cajon	CA 92022
Family Health Centers of San Diego	Mr. White	Anthony White	823 Gateway Center Way	San Diego	CA 92102
Family Health Centers of San Diego - Chase Ave. Clinic	Mr. Hartman	Gene Hartman	1111 W. Chase Ave.	El Cajon	CA 92020
Feeding America San Diego	Ms. Henchy	Renie Henchy	9151 Rehco Road, Ste. B	San Diego	CA 92121
Grid Alternatives	Mr. Cleary	Paul Cleary	1827 Main Street	San Diego	CA 92113
Grossmont College	Sir/Madam	Special Programs	8800 Grossmont College Drive	El Cajon	CA 92020
Heartland Coalition	Mr. Hanson	Mark Hanson	1235 Shafter Street	San Diego	CA 92106
Home of Guiding Hands	Ms. Cook	Karen Cook	1825 Gillespie Way, #200	El Cajon	CA 92020
Indian Human Resource Center	Mr. Castellanos	Juan Castellanos	4265 Fairmount Avenue, #140	San Diego	CA 92105-6401
Interfaith Shelter Network	Ms. Johnston	Rosemary Johnston	3530 Camino Del Rio North, #301	San Diego	CA 92108
International Rescue Committee	Ms. Mei	Anchi Mei	5348 University Ave., #205	San Diego	CA 92105
Japanese American Citizens League	Sir/Madam	Executive Director	2672 San Marcos Ave	San Diego	CA 92104
Jewish Family Service of San Diego	Sir/Madam	Attn: Grants Coordinator	8804 Balboa Avenue	San Diego	CA 92123
Kurdish Human Rights Watch, Inc.	Mr. Zangana	Alan Zangana	1109 E Washington	El Cajon	CA 92019
La Maestra	Mr. Ochoa	Alexei Ochoa	4185 Fairmont Ave.	San Diego	CA 92105
League of Women Voters	Ms. Zeldin	Marian Zeldin	8950 Mariposa Street	La Mesa	CA 91942
Little House Family Services	Ms. Griffin-Tabor	Verna Griffin-Tabor	131 Avocado Ave	El Cajon	CA 92020
Lutheran Social Services	Ms. Muir	Andrea Muir	4271 Clairemont Mesa Blvd.	San Diego	CA 92117
Mama's Kitchen	Ms. McFarlane	Carolyn McFarlane	3960 Home Avenue	San Diego	92105-5925
Meals on Wheels Greater San Diego	Ms. Case	Debbie Case	2254 San Diego Ave. #200	San Diego	CA 92110
National Organization of Women	Sir/Madam	Executive Director	PO Box 80292	San Diego	CA 92138
Neighborhood House Association	Ms. Martin	Peg Martin	5660 Copley Dr.	San Diego	CA 92111
North El Cajon Bobby Sox	Mr. Holden	Chuck Holden	676 North Pierce Street	El Cajon	CA 92020
Olaf Wieghorst Museum Foundation	Mr. Daniels	Jim Daniels	PO Box 951	El Cajon	CA 92022
Promising Futures, Inc.	Ms. Morrissey	Martha Morrissey	12960 Ha Hana Rd.	Lakeside	CA 92040
Real Solutions	Ms. Griffin	Susan Griffin	4002 Park Bl Ste C	San Diego	CA 92103-2600

Consolidated Plan Master Distribution List					
Agency	Salutation	Attention	Address	City	State zip
Regional Task Force on the Homeless	Ms. Diaz	Dolores Diaz	3989 Ruffin Road	San Diego	CA 92123
Residential Management Support System	Ms. Stirling	Christine Stirling	257 Jamacha Rd #106	El Cajon	CA 92019
Rose House, The	Ms. Hankins	Addie G. Hankins	1863 Dehesa Road	El Cajon	CA 92019
Saint Madeleine Sophie's Center	Ms. Keith	Nicole Keith	7245 Calabria Court #56	San Diego	CA 92122
Sallie Bayless	Ms. Bayless	Sallie Bayless	727 Herder Lane	Encinitas	CA 92024
Salvation Army	Ms. Balkom	Melinda Balkom	2320 Fifth Avenue	San Diego	CA 92101
Salvation Army	Capt. Terry	Capt. Terry Masango	1011 East Main St.	El Cajon	CA 92019
San Diego Air & Space Museum	Mr. Kidrick	James G. Kidrick	2001 Pan American Plaza	San Diego	CA 92101
San Diego Contracting Opportunities Center	Mr. Schalin	Gunnar Schalin	4007 Camino del Rio South, #210	San Diego	CA 92108
San Diego County 4-H Youth Education Foundation	Mr. Gallegos	Jason Gallegos	5555 Overland Avenue Building 4	San Diego	CA 92123
San Diego Food Bank	Ms. Gooch	Trisha Gooch	9850 Distribution Avenue	San Diego	CA 92121
San Diego Home Loan Counseling Service	Ms. Ortero	Mary Ortero	3180 University Ave. #430	San Diego	CA 92104- 2074
San Diego Imperial Counties Labor Council	Mr. Espinoza	Charles Espinoza	4265 Fairmount Ave #230	San Diego	CA 92105
San Diego Regional Center	Mr. Flores	Carlos Flores	4355 Ruffin Road, Suite 200	San Diego	CA 92123
San Diego Workforce Partnership	Ms. Patoff	Kathy Patoff	3910 University Ave #400	San Diego	CA 92105- 7302
San Diego Youth and Community Services	Mr. Phillips	Walter Phillips	3255 Wing St. Ste. 550	San Diego	CA 92110
Soaring Spirit Kids	Ms. Johnson	Kris Johnson	1491B E. Lexington	El Cajon	CA 92019
Spay Neuter Action Program	Ms. Tucker	Teidi Tucker	451 Mountain View	El Cajon	CA 92021
St. Madeleine Sophie's Center	Ms. Turner- Emerson	Debra Turner- Emerson	2119 E. Madison Avenue	El Cajon	CA 92019
St. Paul's Senior Homes & Services	Mr. Dunfey	Liam Dunfey	328 Maple St.	San Diego	CA 92103
Stepping Stone of San Diego	Mr. Bess	Daniel P. Bess	3767 Central Avenue	San Diego	CA 92105- 2599
Success	Ms. Light	Janet Light	416 Garfield Avenue	El Cajon	CA 92020
Syriac Charitable Society of America, Inc., The	M/M Alyaakoubi	Bader Alyaakoubi	P.O. Box 13735	El Cajon	CA 92022
The Arc of San Diego	Ms. Bates Navarra	Jennifer Bates Navarra	3030 Market Street	San Diego	CA 92102
Townspople	Sir/Madam	Executive Director	4080 Centre Street, Suite 201	San Diego	CA 92103
United Way of San Diego	Mr. Sawyer	Doug Sawyer	4699 Murphy Canyon Road	San Diego	CA 92123
Veteran's Memorial Association	Sir/Madam	Executive Director	136 Chambers Street	El Cajon	CA 92020

Consolidated Plan Master Distribution List					
Agency	Salutation	Attention	Address	City	State zip
Vietnam Veterans of San Diego	Mr. Siegler	David Siegler	4141 Pacific Highway	San Diego	CA 92110
Volunteers of America Southwest	Ms. Phelps	Marie McKenzie Phelps	3530 Camino Del Rio North, Ste 300	San Diego	CA 92108
Western Little League	Ms. Woods	Debbie Woods	620 North Pierce Street	El Cajon	CA 92020
Housing Agencies:					
Affirmed Housing Group	Mr. Silverwood	Jim Silverwood	13520 Evening Creek Dr No, #160	San Diego	CA 92128
AMCAL Multi-Housing Inc.			2082 Michelson Dr. #306	Irvine	CA 92612
Bridge Housing Corporation			2002 30th Street	San Diego	CA 92104
Century Housing Corp			1000 Corporate Pointe	Culver City	CA 90230
Chelsea Investment Corporation			5993 Avenida Encinas #101	Carlsbad	CA 92008
Corporation for Supportive Housing			328 Maple St	San Diego	CA 92103
Housing Development Partners of San Diego, Inc.			1335 Fifth Avenue	San Diego	CA 92101
Jamboree Housing Corp.			17701 Cowan Avenue, #200	Irvine	CA 92614
MAAC Project			1355 Third Ave.	Chula Vista	CA 91911
National Community Renaissance	Mr. Seymour	John Seymour	9421 Haven Avenue CA 91730	Rancho Cucamonga	CA 91730
San Diego Community Housing Corporation			6160 Mission Gorge Rd. Suite #204	San Diego	CA 92120
San Diego Habitat for Humanity	Ms. Pfeiler	Lori Holt Pfeiler	10222 San Diego Mission Road	San Diego	CA 92108
San Diego Interfaith Housing Foundation			7956 Lester Ave	San Diego	CA 91945
Sun Country Builders			138 Civic Center Dr	Vista	CA 92084
Wakeland Housing & Development			1230 Columbia St. #950	San Diego	CA 92101
Neighboring Communities:					
City of Santee	Ms. Kush	Melanie Kush	10601 Magnolia Ave.	Santee	CA 92071
City of La Mesa	Ms. Rutledge	Patricia Rutledge	8130 Allison Ave.	La Mesa	CA 91942
City of San Diego			1200 Third Avenue, 14th Floor	San Diego	CA 92101
County of San Diego	Mr. Henderson	Todd Henderson	3989 Ruffin Road	San Diego	CA 92123

A-5: Proof of Publication



CITY OF EL CAJON
Community Development Department
Housing Division
200 Civic Center Way, El Cajon, CA 92020 (619) 441-1710

VERIFICATION OF MAILING, ADVERTISING & POSTING

During the week of September 23, 2013, a "The City of El Cajon Needs Your Input" notice and accompanying surveys printed in English, Spanish and Arabic were distributed to the following:

Via Personal Delivery and Mail

County of San Diego Library
201 East Douglas Avenue
El Cajon, CA 92020

County of San Diego Library
576 Garfield Avenue
El Cajon, CA 92020

Renette Community Center
935 S. Emerald Avenue
El Cajon, CA 92020

Bostonia Community Center
1049 Bostonia Street
El Cajon, CA 92020

Front Desk Counter – City Hall
200 East Main Street, First Floor
El Cajon, CA 92020

Community Development – City Hall
200 East Main Street, Third Floor
El Cajon, CA 92020

Posting

A copy of the "The City of El Cajon Needs Your Input" notice was also posted in the kiosk in front of City Hall, 200 Civic Center Way, El Cajon, CA 92020, and in the City's website under main website at www.cityofelcajon.us.

RON LUIS VALLES
Administrative Secretary

Dated: December 3, 2013

H:\RVALLES\VERIFICATION OF H:\RVALLES\VERIFICATION OF MAILING & POSTING Community Surveys.doc



Notice of Consolidated Planning Meetings

The City of El Cajon receives approximately \$1 million in federal Community Development Block Grant (CDBG) Funds and \$420,000 in HOME Investment Partnerships (HOME) Funds annually for housing and community development projects. The City invites stakeholders to provide input in how the City programs this money over the next five years.

Stakeholders will have the opportunity to help the City determine what the priorities will be for allocating the federal grant money over the next five years from fiscal year 2014-15 to 2019-20. Community meetings for stakeholders have been scheduled as follows:

<p><u>Wednesday October 2, 2013</u> El Cajon City Hall – 5th Floor Conference Room 200 Civic Center Way, El Cajon 10:00 am to 11:30 am</p>	<p><u>Thursday October 3, 2013</u> Police Station - Community Room 161 100 Civic Center Way, El Cajon 10:00 am to 11:30 am</p>
<p><u>Wednesday October 2, 2013</u> El Cajon City Hall – 5th Floor Conference Room 200 Civic Center Way, El Cajon 1:30 pm to 3:00 pm</p>	<p><u>Thursday October 3, 2013</u> Police Station - Community Room 161 100 Civic Center Way, El Cajon 1:30 pm to 3:00 pm</p>

Space is limited. Please RSVP to Veronica Tam & Associates, the City's consultant in the preparation of the Consolidated Plan, at andrew.pasillas@vtaplanning.com or (626) 304-0440 ext. 3 to reserve your space. If a session is full, you may be asked to choose another session date/time.

These meetings will give agencies and community leaders the opportunity to assist the City in prioritizing community and housing needs and issues by ranking them between High, Medium and Low Priority or No Need, and to provide input to the goals and objectives to be developed and reported in the strategic planning document known as the Five-Year Consolidated Plan (FY 2014-2019) to be adopted in 2014 by the El Cajon City Council. A draft version of the Five-Year Consolidated Plan is anticipated for public review in March of 2014, with adoption expected in April of 2014. Dates listed are approximate.

For additional information, please contact Jamie Kasvikis (jkasviki@cityofelcajon.us or 619-441-1786) or to provide written comments relative to the Consolidated Plan, send comments to City of El Cajon, Community Development Department - Housing Division, 200 Civic Center Way, El Cajon, CA 92020.



Notice of Community Planning Meetings

The City of El Cajon receives approximately \$1 million in federal Community Development Block Grant (CDBG) Funds and \$420,000 in HOME Investment Partnerships (HOME) Funds each year for housing and community development projects. The City invites the public to have input on how the City programs this money over the next five years.

The public will have the opportunity to help the City determine what the priorities will be for allocating the federal grant money over the next five years from fiscal years 2014-15 to 2019-20. Two community meetings for the general public have been scheduled as follows:

<p><u>Wednesday October 2, 2013</u> Renette Park Community Center 935 South Emerald St., El Cajon 6:00 pm to 7:30 pm</p>	<p><u>Thursday October 3, 2013</u> Bostonia Center 1049 Bostonia Street, El Cajon 6:00 pm to 7:30 pm</p>
---	---

These meetings will give the El Cajon community the opportunity to assist the City in prioritizing community and housing needs and issues by ranking them between High, Medium and Low Priority or No Need, and to provide input to the goals and specific objectives to be developed and reported in the strategic planning document known as the Five-Year Consolidated Plan (FY 2014-2019) to be adopted in 2014 by the El Cajon City Council. A draft version of the Five-Year Consolidated Plan is anticipated for public review in March of 2014, with adoption expected in April of 2014. Dates listed are approximate.

For additional information, please contact Jamie Kasvikis (jkasvikis@cityofelcajon.us or 619-441-1786), or to provide written comments relative to the Consolidated Plan, send comments to:

City of El Cajon
Community Development Department - Housing Division
200 Civic Center Way
El Cajon, CA 92020



The City of El Cajon Needs Your Input!

The City of El Cajon receives approximately \$1 million in federal Community Development Block Grant (CDBG) Funds and \$420,000 in HOME Investment Partnerships (HOME) Funds each year for housing and community development projects. The City invites the public to have input in how the City programs this money over the next five years.

From now to November 29, 2013, the public will have the opportunity to respond to a Community Survey to assist the City in prioritizing community and housing needs and issues by ranking them between High, Medium and Low Priority or No Need. The responses will be tabulated, evaluated and reported in the strategic planning document known as the Five-Year Consolidated Plan to be adopted in 2014 by the El Cajon City Council. Your responses will be used to help the City determine what the priorities will be for allocating the federal grant money over the five-year period from fiscal year 2014-15 to 2019-20.

The public can access the survey between now and November 29, 2013 at:

http://www.surveymonkey.com/s/ElCajon_English

http://es.surveymonkey.com/s/ElCajon_Spanish

http://www.surveymonkey.com/s/ElCajon_Arabic

In addition, written copies of the survey will be available at the Housing Division public counter at El Cajon City Hall, 200 Civic Center Way, Third Floor, El Cajon, and at the two County of San Diego Libraries located at 201 East Douglas and 576 Garfield Avenue, El Cajon. For those unable to obtain the survey in one of the ways listed above, contact the Housing Division at (619) 441-1710 to request a copy of the survey to be mailed or e-mailed. Completed surveys should be returned **no later than November 29, 2013** to:

City of El Cajon
Community Development Department - Housing Division
200 Civic Center Way
El Cajon, CA 92020

HOME ABOUT THE CITY CITY COUNCIL DEPARTMENTS COMMISSIONS EVENTS JOBS LINKS CONTACT SITEMAP SEARCH

CITY OF EL CAJON



HOME > PUBLIC NOTICES



PUBLIC HEARING NOTICES

Notice of Public Review and Comment Period - FY 2012-13 Consolidated Annual Performance and Evaluation Report

Mossy VW Site Expansion

ASAP Towing

M&W Sushi Beer & Wine

PUBLIC NOTICES/MEETINGS

Community Planning Meetings - October 2 and October 3, 2013

Advisory Meeting Schedule

Charter City Plan Information

- **Overview**
- **Charter**
- **City Attorney Impartial Analysis**

Last updated on 09/24/2013

A-6: Email Distribution and Press Releases

City Public Information Officer and Community Development staff advertised the Consolidated Plan public meetings and survey via press releases and email notifications, especially the electronic bulletin, "What's Happening in El Cajon - Special Events!"

Page 1 of 1

Jamie Kasvikis - News Releases: What's Happening In El Cajon - Special Events!

From: Monica Zech
To: citybb
Date: 9/26/2013 6:55 PM
Subject: News Releases: What's Happening In El Cajon - Special Events!
Attachments: 13 09 26 Whats Happening In El Cajon.doc; 13 09 25 El Cajon Notice of Community Planning Meetings.doc

For Immediate Release:

News Releases: **What's Happening In El Cajon** - numerous activities for your activity calendars! The last Dinner & a Concert at the Prescott Promenade is tomorrow night, but more fun activities are planned - including our Annual El Cajon Fire Safety Expo and HauntFest! Please see the attached.

Thank you,

Monica Zech
Public Information Officer
City of El Cajon
200 Civic Center Way
El Cajon, California 92020

(619) 441-1737 - office
(619) 843-7218 - cell
(619) 441-1770 - FAX
City Website - www.cityofelcajon.us



Jamie Kasvikis - News Release: El Cajon - Notice of Community Planning Meetings

From: Teresa Bussey
To: All-CH; All-FD; All-Vernon; POLICE DEPARTMENT - ALL
Date: 9/25/2013 9:08 AM
Subject: News Release: El Cajon - Notice of Community Planning Meetings
Attachments: 13 09 25 El Cajon Notice of Community Planning Meetings.doc

For Immediate Release:

News Release: The City of El Cajon invites the public's input. Please see the attached notice.

Thank you,

Monica Zech

file:///C:/Users/jkasviki/AppData/Local/Temp/XPgrpwise/5242A80BEI_CajonCity_Hall10... 9/25/2013

Jamie Kasvikis - Notices of Community Meetings

From: "El Cajon Collaborative" <lavonna@elcajoncollaborative.org>
To: "El Cajon Collaborative" <lavonna@elcajoncollaborative.org>
Date: 9/25/2013 11:41 AM
Subject: Notices of Community Meetings
Attachments: Community Meetings_ Notice_public.docx; Survey Availability Notice.docx



Dear Collaborators,

Please see message below and attachments regarding an invitation for you to participate in community meetings or online surveys that will help the City of El Cajon determine what the priorities will be for allocating the federal block grant money over the next five years from fiscal years 2014-15 to 2019-20.

Please direct questions to Jamie Kasvikis, her contact info is below.

Thanks,

LaVonna Connelly, MSW
Coordinator

El Cajon Collaborative
(619) 447-4380 Office
(619) 980-0554 Cell

lavonna@elcajoncollaborative.org

From: Jamie Kasvikis [mailto:JKasviki@cityofelcajon.us]
Sent: Wednesday, September 25, 2013 8:30 AM
To: lavonna@elcajoncollaborative.org
Subject: CORRECTIONS: Notices of Community Meetings

Notice of Community Planning Meetings is an invitation for the general public to participate in planning for the Five-Year Consolidated Plan. Spanish and Arabic translation will be provided at these meetings.

City of El Cajon Needs Your Input! is an invitation for the general public to provide input on prioritizing the needs in their neighborhoods. The surveys are available on-line or copies are available at various locations.

If you could distribute these notices widely asking agencies to post in their offices for clients to see and to put copies on their counters, that would be very helpful. Thank you!

file:///C:/Users/jkasviki/AppData/Local/Temp/XPgrpwise/5242CBD7El_CajonCity_Hall1... 12/3/2013

Jamie Kasvikis - Notices of Community Meetings (El Cajon)

From: Jamie Kasvikis
To: Anchi Mei; Dolores Diaz; Ivan Andujar; JTAYLOR@LSSSC.ORG; Jan Adams;...
Date: 9/24/2013 4:47 PM
Subject: Notices of Community Meetings (El Cajon)
Attachments: [Community Meetings Notice_public.docx](#); [Stakeholder Meetings combined.docx](#); Survey Availability Notice.docx

Hello Subrecipients and Service Providers. Can you please distribute these meeting notices for interested clients and employees?

Notice of Community Planning Meetings is an invitation for the general public to participate in planning for the Five-Year Consolidated Plan. Meetings held 10/2 and 10/3 at 6 pm at listed community centers. Spanish and Arabic translation will be provided at these meetings.

Notice of Consolidated Planning Meetings is an invitation for local agencies serving El Cajon residents. Meetings will be held at 10 am and 1:30 pm on 10/2 and 10/3 at City Hall and Police Station. RSVP's are requested as per the Notice.

If you could share these announcements as widely as possible, that would be very helpful. The more participation, the better. There is also a Community Survey available if interested persons can't make one of the meetings. Thank you!

Jamie Kasvikis, Sr. Management Analyst
City of El Cajon Housing Division
200 Civic Center Way
El Cajon, CA 92020-3916
Office: 619.441.1786; Fax: 619.441.1595
E-mail: jkasviki@cityofelcajon.us



NOTE CITY HALL BUSINESS HOURS: Monday - Thursday 7:30 a.m. - 5:30 p.m. and alternate Fridays: 8 a.m. to 5 p.m. City Hall will be closed on the following Fridays through December of 2013: 6/21, 7/5, 7/19, 8/2, 8/16, 8/30, 9/13, 9/27, 10/11, 10/25, 11/8, 11/22, 12/6 and 12/20 in addition to any holidays scheduled.

file:///C:/Users/jkasviki/AppData/Local/Temp/XPgrpwise/5241C205El_CajonCity_Hall10... 12/3/2013

Jamie Kasvikis - News Release: The City of El Cajon Invites Your Input!

From: Teresa Bussey
To: All-CH; All-FD; All-Vernon; POLICE DEPARTMENT - ALL
Date: 9/25/2013 11:13 AM
Subject: News Release: The City of El Cajon Invites Your Input!
Attachments: 13 09 25 Community Survey Availability Notice.doc

For Immediate Release:

News Release: The City of El Cajon invites your input by completing a community survey. Please see the attached notice.

Thank you,

Monica Zech
Public Information Officer
City of El Cajon
200 Civic Center Way
El Cajon, California 92020

(619) 441-1737 - office
(619) 843-7218 - cell
(619) 441-1770 - FAX
City Website - www.cityofelcajon.us



file:///C:/Users/jkasviki/AppData/Local/Temp/XPgrprwise/5242C54DEI_CajonCity_Hall10... 12/3/2013

Jamie Kasvikis - Survey posted

From: citybb
To: Jamie Kasvikis
Date: 9/25/2013 1:42 PM
Subject: Survey posted
CC: Monica Zech; Nancy Palm

Jamie,
The survey is now posted on the home page as we discussed, titled "Community Survey" at:
<http://www.ci.el-cajon.ca.us/>

And on the press release page at:
<http://www.ci.el-cajon.ca.us/misc/pressRelease.html>

Let me know if you would like any changes.

Thanks,
Mary Ann

file:///C:/Users/jkasviki/AppData/Local/Temp/XPgrpwise/5242E83AEI_CajonCity_Hall10... 12/3/2013

HOME ABOUT THE CITY CITY COUNCIL DEPARTMENTS COMMISSIONS EVENTS JOBS LINKS CONTACT SITEMAP SEARCH



CITY OF EL CAJON



HOME » PRESS RELEASES

CURRENT PRESS RELEASES

- [What's Happening in El Cajon](#) 11-26-13
- [The 67th Mother Goose Parade Marches Again Sunday in El Cajon](#) 11-20-13
- [Bill Wells Appointed Mayor For The City Of El Cajon](#) 11-13-13
- [Centennial Edition Of "The Valley Of Opportunity" History Book Available In the New Year!](#) 11-08-13
- [Parks and Recreation in your Community](#) 11-07-13
- [Councilmember Gary Kendrick's Official Response To Mayor's Resignation](#) 11-05-13
- [Councilmembers Tony Ambrose and Bob McClellan's Official Response To Mayor's Resignation](#) 11-05-13
- [El Cajon Community To Build Dream Playground For All Ages – In One Day!](#) 10-31-13
- [A Centennial Farewell Celebration - November 1, 2013](#) 10-31-13
- [HauntFest On Main a Huge Success!](#) 10-30-13
- [Mayor Lewis Letter of Resignation](#) 10-24-13
- [Statement by the Mayor](#) 10-24-13
- [Heartland Fire & Rescue Quickly Extinguish A Brush Fire Near I-8 In El Cajon](#) 10-17-13
- [Community Survey - The City of El Cajon Needs Your Input!](#) 09-24-13
- [Streamlining The Building Permit Process](#) 09-12-13
- [El Cajon City Council to Consider Comprehensive Regulations on Retail Alcohol Sales](#) 08-22-13

POLICE DEPARTMENT PRESS RELEASES

WELCOME TO THE
CITY OF EL CAJON
WEBSITE



WELCOME

Welcome to the official website for the City of El Cajon. The information contained on this website is maintained by the City and is updated regularly to ensure that the most current information is available. It provides information about the City that will be of interest to residents, businesses, and persons interested in our community.

What's New

- **Application To Fill City Council Vacancy**
- **Information Regarding Application To Fill City Council Vacancy**
- Preliminary Budget - Fiscal Year 2013-14
 - Preliminary Budget Presentation
- **Community Survey**
- El Cajon's New Pension Reform Policy
- El Cajon's Guide To Recreation Winter 2014
- Events In El Cajon
- Press Releases
- Public Hearings / Public Notices & Meetings
- RideFACT Offers Affordable Senior Transportation
- Wastewater Fund Sewer Service Rate Information
- Zoning Map
- Charter City Plan Information
 - Overview
 - Charter
 - City Attorney Impartial Analysis

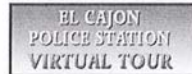


[Click Here to Visit our Centennial Website](#)

200 Civic Center Way
El Cajon, CA 92020
(619) 441-1716

[Business Hours](#)

[Click here for a map](#)



- Nascar on Fox -
Jimmie Johnson's Home Town - El Cajon!

Quick Links

- Addresses for the City of El Cajon Incorporated
- Animal Control
- Bidding Opportunities
- Business License Application
- Contact Information for Neighborhood Concerns
- Earthquake Information
- Fee Schedule for City
- Forms Library
- Housing Information
- Municipal Code
- Recycling -Waste-Free San Diego Database
- RV And Trailer Parking Ordinance
- RV Parking Permit Page
- Sewer Billing
- Smoking Ordinance
- Stormwater
- Contact Us

Centennial Celebration

<http://www.ci.el-cajon.ca.us/>

12/3/2013

Jamie Kasvikis - News Releases: What's Happening In El Cajon! The Mother Goose Parade!

From: Monica Zech
To: citybb
Date: 11/15/2013 5:15 PM
Subject: News Releases: What's Happening In El Cajon! The Mother Goose Parade!
Attachments: 13 11 15 Whats Happening In El Cajon.doc; 13 11 23 a Craft Fair Event LEC_RadyCraft_1.jpg; 13 12 04 Parade of Lights 2013 (1).pdf

For Immediate Release:

News Releases: What's Happening in El Cajon! It's the 67th annual Mother Goose Parade on Sunday, November 24th at 10:00 a.m. and the Annual East County Toy & Food Drive is kicking off as well, please see the attached news releases.

Thank you,
Monica Zech

Public Information Officer
City of El Cajon
200 Civic Center Way
El Cajon, California 92020

(619) 441-1737 - office
(619) 843-7218 - cell
(619) 441-1770 - FAX
City Website - www.cityofelcajon.us

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Jamie Kasvikis - News Releases: What's Happening In El Cajon - It's the Mother Goose Parade On Sunday!

From: Monica Zech
To: citybb
Date: 11/20/2013 4:08 PM
Subject: News Releases: What's Happening In El Cajon - It's the Mother Goose Parade On Sunday!
Attachments: 13 11 20 Whats Happening In El Cajon.doc; 13 11 23 a Craft Fair Event LEC_RadyCraft_1.jpg; 13 11 20 Mother Goose Parade News Release.doc

For Immediate Release:

News Releases: What's Happening In El Cajon! Join us for the 67th Annual Mother Goose Parade on Sunday! In addition, see more fun events in the coming weeks for you and your family, such as the Jingle Paws Walk and the Parade of Lights! Please see all the attached.

Thank you,

Monica Zech
Public Information Officer
City of El Cajon
200 Civic Center Way
El Cajon, California 92020

(619) 441-1737 - office
(619) 843-7218 - cell
(619) 441-1770 - FAX
City Website - www.cityofelcajon.us



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Highlights ...

Continued from page 4
help our military this year," according to Ron Luis Valles, a coordinator and member of the Special Events Committee.

The packages are shipped using the Post Office's special Priority Mail package discounted rate of about \$15 each package. Checks could be made payable to "EC Military Care Fund" and mailed to the El Cajon Federal Credit Union, at 266 South Magnolia Avenue, Suite #101, El Cajon, CA 92020.

Donations are being collected at several drop off locations throughout city offices and the El Cajon Federal Credit Union. Items to donate include heavy duty socks, snacks, personal hygiene items, such as toothbrushes, toothpaste, shavers,

deodorant, and assorted snacks (nothing that can melt) including hard candy, gum, sunflower seeds, corn nuts, etc. The packages will be mailed after Veterans Day, Nov. 11. For more information, send an email with "Military Care Packages" in the subject line to Ron Luis Valles at ronluisvalles@gmail.com.

The City of El Cajon would like your input

The City of El Cajon receives approximately \$1 million in federal Community Development Block Grant (CDBG) Funds and \$420,000 in HOME Investment Partnerships (HOME) Funds each year for housing and community development projects. The City invites the public to have input in how the City programs this money over the next five years.

From now to Nov. 29, 2013, the public will have the opportunity to respond to a Community Survey to assist the City in prioritizing community and housing needs and issues by ranking them between High, Medium and Low Priority or No Need. The responses will be tabulated, evaluated and reported in the strategic planning document known as the Five-Year Consolidated Plan to be adopted in 2014 by the El Cajon City Council. Your responses will be used to help the City determine what the priorities will be for allocating the federal grant money over the five-year period from Fiscal Year 2014-15 to 2019-20.

The public can access the survey between now and Nov. 29, 2013, at:

http://www.surveymonkey.com/s/ElCajon_English
http://es.surveymonkey.com/s/ElCajon_Spanish

http://www.surveymonkey.com/s/ElCajon_Arabic

In addition, written copies of the survey will be available at the Housing Division public counter at El Cajon City Hall, 200 Civic Center Way, Third Floor, El Cajon, and at the two County of San Diego Libraries located at 201 East Douglas and 576 Garfield Avenue, El Cajon. For those unable to obtain the survey in one of the ways listed above, contact the Housing Division at (619) 441-1710 to request a copy of the survey to be mailed or e-mailed. Completed surveys should be returned no later than Nov. 29, 2013, to:

City of El Cajon
Community Development Department - Housing Division
200 Civic Center Way
El Cajon, CA 92020

The Fall City Newsletter And Recreation Guide Available Online

See the latest news of what's happening in our City and all the wonderful programs offered by the City of El Cajon Recreation Department. Check out all of the affordable classes at www.elcajonrec.org. For more information or to register, call (619) 441-1516.

City reminders

The El Cajon Farmers' Market Continues every Thursday at the Prescott Promenade from 3 to 7 p.m. Pick up a variety of fresh fruits, vegetables, flowers and more! Visit the Market's website at www.ElCajonFarmersMarket.org



ECO Computer Repair
Experienced Reliable Service

PCs, Servers & Laptops
Installed, Configured or repaired
Software installed, upgraded
Printers and Monitors repaired
Networks installed and configured
Virus & malware removal
Senior and Student discounts


Tel 619-445-9167
Cell 619-933-0878
Www.eco-alpine.com
ecocomputers@cox.net

Sentimental Fashions
Ladies Resale Boutique
New & Like New Fashions
Purses, Shoes, Jewelry and Accessories
1099 Broadway, El Cajon, CA 92021
'Corner of 1st & Broadway'
(619) 442-3231
Mon-Sat 10-6 closed Sundays

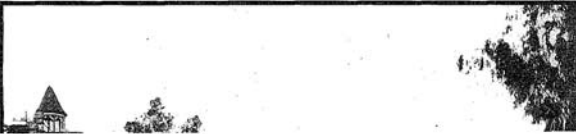
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Jamie Kasvikis - News Releases: "What's Happening In El Cajon - More Exciting Community Events!"

From: Monica Zech
To: citybb
Date: 10/31/2013 9:49 PM
Subject: News Releases: "What's Happening In El Cajon - More Exciting Community Events!"
Attachments: 13 11 12 Centennial Farewell Celebration Event.Flyer.pdf; 13 10 31 Whats Happening In El Cajon.doc

For Immediate Release:

News Releases: El Cajon is your City for special events! As the new "KaBOOM!" playground becomes a reality next week, join us November 12 for our "Centennial Farewell Celebration!" In December, register for the 4th "Jingle Paws Walk for Pets" on December 7. Please see the attached news releases.

Thank you,

Monica Zech
Public Information Officer
City of El Cajon
200 Civic Center Way
El Cajon, California 92020

(619) 441-1737 - office
(619) 843-7218 - cell
(619) 441-1770 - FAX
City Website - www.cityofelcajon.us



file:///C:/Users/jkasviki/AppData/Local/Temp/XPgrpwise/5272D073El_CajonCity_Hall10... 12/3/2013

Jamie Kasvikis - News Releases: What's Happening In El Cajon! KaBOOM Build Day is Saturday!!!

From: Monica Zech
To: citybb
Date: 11/7/2013 4:43 PM
Subject: News Releases: What's Happening In El Cajon! KaBOOM Build Day is Saturday!!!
Attachments: 13 11 07 Whats Happening In El Cajon Highlights.doc; 13 11 12 Centennial Farewell Celebration Event.Flyer.pdf

For Immediate Release:

News Releases: What's Happening In El Cajon - join us Saturday as some 200 volunteers work to build a multi-generational playground in one day! On Tuesday, November 12, the City will conclude its year-long Centennial Celebration at Centennial Plaza, starting at 12:00 p.m., with a special tribute to our Veterans. Please see the attached list of news releases.

Thank you,

Monica Zech
Public Information Officer
City of El Cajon
200 Civic Center Way
El Cajon, California 92020

(619) 441-1737 - office
(619) 843-7218 - cell
(619) 441-1770 - FAX
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file:///C:/Users/jkasviki/AppData/Local/Temp/XPgrpwise/527BC344El_CajonCity_Hall10... 12/3/2013

Highlights ...



Mayor Bill Wells being sworn in by City Clerk Kathie Rutledge at the November 12 City Council Meeting. Photo credit: Albert Fulcher.

Continued from page 4
to 12 p.m. and from 1:30 p.m. to 3 p.m. at the Salvation Army offices, located at 1011 E. Main Street in El Cajon. Toys are for children ages 12 and under. Space is limited. You must appear in person to apply. No applications will be processed without all of the verifications requested. Call (619) 440-4683, ext. 401 for more details. You, your group or company are welcome to drop off donations to this Salvation Army location as well. Thank you!

Make a donation of a new stuffed animal

Law enforcement throughout the County will be collecting new stuffed animals for the children at Rady Children's Hospital, now through Dec. 9. In El Cajon, you can drop off your new stuffed animal in the lobby of the El Cajon Police Station, located at 100 Civic Center Way, during business hours, Monday through Friday. The Teddy Bear Drive is to provide stuffed animals to children spending time in the hospital throughout the year. One stuffed animal can make a difference in a child's eyes and can enhance the healing process. Thank you for your support!

Have some time? Visit the Knox House Museum

Learn more about the history of El Cajon during our Centennial year by stopping by the Knox House Museum. It's a fascinating look at what life was like in El Cajon during the years 1895-1912. The Knox House will be open most Saturdays in November from 11 a.m. to 2 p.m. with free admission. The museum is closed Thanksgiving weekend. The Knox House Museum is located at 280 N. Magnolia Avenue in El Cajon. For more information, including scheduling a private tour for your

group or school, visit www.elcajonhistory.org, or call (619) 444-3800.

Don't miss the Olaf Wieghorst Museum Juried Art Show

See the works of some of San Diego County's most talented and promising landscape artists on exhibit in a juried art show sponsored by the California Art Club (CAC) and hosted by the Olaf Wieghorst Museum. Landscapes of the West opened Oct. 8 and runs through Jan. 11, 2014, at the museum's downtown El Cajon location at 131 Rea Avenue. El Cajon's Olaf Wieghorst Museum is dedicated to preserving America's western heritage. It houses the works of Olaf Wieghorst, an internationally recognized western artist whose paintings have been praised and acquired by royalty, presidents and celebrities. Born in Denmark, the self-taught artist immigrated to the United States and eventually settled in El Cajon. His restored ranch house is a local landmark and sits on museum property.

Attend a special lecture on Dec. 5, at 6:30 p.m., when Olaf Wieghorst Museum Past President Ross Provence will reminisce about the life and art of El Cajon's most famous western artist. The Olaf Wieghorst Museum is open Tuesday through Saturday from 10 a.m. to 3 p.m. The Museum is closed on Sundays and Mondays. To learn more about the museum, visit www.wieghorstmuseum.org. For more information about the California Art Club, visit www.californiaartclub.org.

The City of El Cajon would like your input
The City of El Cajon receives approximately \$1 mil-

lion in federal Community Development Block Grant (CDBG) Funds and \$420,000 in HOME Investment Partnerships (HOME) Funds each year for housing and community development projects. The City invites the public to have input in how the City programs this money over the next five years.

From now to Nov. 29, the public will have the opportunity to respond to a Community Survey to assist the City in prioritizing community and housing needs and issues by ranking them between High, Medium and Low Priority or No Need. The responses will be tabulated, evaluated and reported in the strategic planning document known as the Five-Year Consolidated Plan to be adopted in 2014 by the El Cajon City Council. Your responses will be used to help the City determine what the priorities will be for allocating the federal grant money over the five-year period from Fiscal Year 2014-15 to 2019-20.

The public can access the survey between now and Nov. 29, at:

http://www.surveymonkey.com/s/ElCajon_English

http://es.surveymonkey.com/s/ElCajon_Spanish

http://www.surveymonkey.com/s/ElCajon_Arabic

In addition, written copies of the survey will be available at the Housing Division public counter at El Cajon City Hall, 200 Civic Center Way, Third Floor, El Cajon, and at the two County of San Diego Libraries located at 201 East Douglas and 576 Garfield Avenue, El Cajon. For those unable to obtain the survey in one of the ways listed above, contact the Housing Division at (619) 441-1710 to request a copy of the survey to be mailed or e-mailed. Completed surveys should be returned no later than Nov. 29 to:

City of El Cajon
Community Development Department - Housing Division
200 Civic Center Way
El Cajon, CA 92020

City Recreation Guide Available Online

See all the wonderful programs offered by the City of El Cajon Recreation Department. Check out all of the affordable classes at www.elcajonrec.org. For more information or to register, call (619) 441-1516.

City reminders

The El Cajon Farmers' Market Continues Every Thursday at the Prescott Promenade from 3 to 7 p.m. Pick up a variety of fresh fruits, vegetables, flowers and more! Visit the Market's website at www.ElCajonFarmersMarket.org to learn more.

Nov. 22 and Dec. 6 & 20 - Alternate Friday closures for El Cajon City offices. Please go to www.cityofelcajon.us for a full calendar of hours for City offices during 2013.

Dec. 10 - the El Cajon City Council Meeting is at 3 p.m. with a Public Hearing and Councilmember interviews at 7 p.m. Council meetings are held in the Council Chambers at 200 Civic Center Way. For more information, and to view the full agenda online, please visit www.cityofelcajon.us.

Nov. 28 & 29 - City offices closed in observance of the Thanksgiving Holiday.

Dec. 24 through January 1 - City offices will be closed in observance of the Holiday Season and New Year's Day.

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 e-mail: briana@ecgazette.com

PROOF OF PUBLICATION

CITY OF EL CAJON

State of California)
 County of San Diego) SS

Notice Type: LEGAL

Ad Description: EAST COUNTY GAZETTE

I am a citizen of the United States and a resident of the State of California: I am over the age of eighteen years. I am the owner and publisher of the EAST COUNTY GAZETTE, a newspaper published in the English language in the County of San Diego. The notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

Executed on:
 At San Diego County, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Signature

Debbie Norman
 Debbie Norman



PUBLIC NOTICE

FY 2014-15 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM NOTICE OF FUNDING AVAILABILITY AND REQUEST FOR COMMENTS PUBLIC NOTICE

Under Title I of the Housing and Community Development Act of 1974, as amended, cities such as El Cajon are provided with an opportunity to implement community improvement programs and/or projects not otherwise possible under the constraints of the regular City budget. In order to receive the funding for FY 2014-15 (July 1, 2014 – June 30, 2015), the City must submit an annual Action Plan including proposed projects to the U.S. Department of Housing and Urban Development by May 14, 2014.

The City of El Cajon invites public comments from residents, non-profit organizations and others serving the El Cajon community on how the Community Development Block Grant (CDBG) should be spent. The City welcomes and encourages citizen participation in the establishment and implementation of our 40th year of the CDBG Program.

The City of El Cajon estimates it will receive approximately \$1,100,000 in federal CDBG funds for Program Year 2014-15. Of those amounts, a maximum of 15% of the total allocation (approximately \$165,000) may be made available for public service programs and projects. In addition, approximately \$452,000 may be made available for public facility/capital type projects. In order to receive the funding, the City must submit its Annual Action Plan with proposed CDBG projects and programs which must be for activities that will improve the living conditions/environment for low and moderate income individuals and families in El Cajon.

In addition, all CDBG projects must meet one or more of the local Priorities to qualify for funding. The Priorities are fully described in the FY 2009-2014 Consolidated Plan which is available for review at the Housing Division public counter, located at 200 Civic Center Way, Third Floor, El Cajon, CA 92020 during normal business hours. The Consolidated Plan is also accessible on the City's website at <http://www.cityofelcagon.us/dept/redev/housing/funding.aspx>.

Non-profit organizations, City departments, neighborhood organizations, and faith-based organizations may apply for this funding. Please note that the City of El Cajon does not directly fund individuals through this program. Applications for CDBG funding are available beginning Thursday, November 14, 2013. The procedures for submitting a completed application can be found in the Guidelines for each application as set forth below. All completed applications must be submitted no later than 5:00 p.m. on Friday, December 13, 2013 to be considered for FY 2014-15 CDBG funding.

There are two separate CDBG applications and categories of funding available: 1) Public Facilities/Capital Improvement projects; and 2) Public Services projects and programs.

CDBG Applications and Program Guidelines relative to this Notice are available in several different ways:

- 1) An electronic (Microsoft Word) version of the Applications and Guidelines can be downloaded from the City of El Cajon's website at <http://www.cityofelcagon.us/dept/redev/housing/index.aspx>. This version will allow applicants to complete the Application(s) using a computer and to save their work.
- 2) An electronic (Microsoft Word) version of

TTE

NOTICES

The Application forms and Guidelines may be obtained via e-mail by calling the Housing Division at (619) 441-1786 or by e-mailing a request to juan@cityofelcagon.us. Please specify which Application you wish to receive (Public Services or Public Facilities).

3) Paper copies of the Application may be obtained in person by visiting the Housing Division public counter at 200 Civic Center Way, Third Floor, El Cajon, CA 92020 during normal business hours. You will be asked to specify which Application you wish to receive (Public Services or Public Facilities).

The City Council will hold a public hearing on the proposed CDBG projects tentatively scheduled for Tuesday, February 25, 2014 at 7 p.m. to allocate FY 2014-15 CDBG funds. A second public hearing is tentatively scheduled for Tuesday, April 22, 2014 at 3:00 p.m. Final adoption of funding allocations is expected to occur at the second public hearing. Both hearings will be held in the Council Chambers located at 200 Civic Center Way in El Cajon. For additional information on the City's CDBG program, please contact Jamie Kaswits in the Community Development Department – Housing Division at (619) 441-1786 or visit the City's website at <http://www.cityofelcagon.us/dept/redev/housing/funding.aspx>.

The City of El Cajon is endeavoring to be in total compliance with the Americans with Disabilities Act. This material is available in alternate formats such as large print or computer disk for individuals with disabilities and will also be made available in Spanish upon request. If you are a non-English speaking resident or citizen, are speech and/or hearing impaired and wish to review the documents or comment at the Public Hearing, please contact the City Clerk's Office at (619) 441-1763, as far in advance of the meeting as possible.

www.cityofelcagon.us/dept/redev/housing/funding.aspx

Jamie Kasvikis - Re: Posting for tomorrow on website

From: citybb
To: Ron Valles
Date: 11/7/2013 2:07 PM
Subject: Re: Posting for tomorrow on website
CC: Jamie Kasvikis

Posted this morning:
<http://www.ci.el-cajon.ca.us/misc/publicNotice.html>

>>> Ron Valles 11/6/2013 3:50 PM >>>
Sometime tomorrow would you be able to post this notice with the following wording under Public Notices?

**FY 2014-15 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
NOTICE OF FUNDING AVAILABILITY AND REQUEST FOR COMMENTS**

file:///C:/Users/jkasviki/AppData/Local/Temp/XPgrpwise/527B9EBEEI_CajonCity_Hall... 11/14/2013

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PUBLIC HEARING NOTICES

[Mercedes Benz Cancellation Notice](#)

[Magnolia Adult Day Care Reschedule](#)

[Joint Public Hearing for Terminations to Disposition and Development Agreements](#)

[FY 2014-15 Community Development Block Grant Program - Notice of Funding Availability and Request for Comments](#)

PUBLIC NOTICES/MEETINGS

[Advisory Meeting Schedule](#)

Charter City Plan Information

- [Overview](#)
- [Charter](#)
- [City Attorney Impartial Analysis](#)

Last updated on 02/12/2014



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 e-mail: briana@ecgazette.com



PROOF OF PUBLICATION

CITY OF EL CAJON

State of California)
 County of San Diego) SS

Notice Type: LEGAL

Ad Description: EAST COUNTY GAZETTE

I am a citizen of the United States and a resident of the State of California: I am over the age of eighteen years. I am the owner and publisher of the EAST COUNTY GAZETTE, a newspaper published in the English language in the County of San Diego. The notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

Executed on: 02/13/2014
 At San Diego County, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Signature

Debbie Norman
 Debbie Norman

**PUBLIC NOTICE
 NOTICE OF PUBLIC HEARING**
**FY 2014-2019 FIVE-YEAR
 CONSOLIDATED PLAN AND
 FY 2014-2015 ONE YEAR ACTION PLAN
 ALLOCATIONS FOR COMMUNITY
 DEVELOPMENT BLOCK GRANT (CDBG)
 AND THE HOME INVESTMENT
 PARTNERSHIP PROGRAM (HOME)
 PROJECTS AND SERVICES**

Under Title I of the Housing and Community Development Act of 1974, as amended, the City of El Cajon invites citizens to participate in the development of the FY 2014-2019 Five-Year Consolidated Plan and the FY 2014-2015 One Year Action Plan. The Five-Year Consolidated Plan consists of an analysis of the housing and community development needs, housing market analysis, strategic plan and annual action plan for addressing the needs. The One Year Action Plan consists of the proposed activities to be funded through both the Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) programs. The CDBG funds are used for community development services and public facility improvements to benefit low and moderate income residents, and the HOME funds are used to assist in providing affordable housing opportunities.

Council will accept public input relative to the development of the Five-Year Consolidated Plan. Further, the City anticipates receiving approximately \$1,118,322 in CDBG funds and approximately \$397,163 in HOME funds for FY 2014-2015 (July 1, 2014 - June 30, 2015). Unallocated CDBG funds in the amount of \$120,287 will also be made available. Council will consider taking action to tentatively allocate eligible projects and programs for community development and housing opportunities.

NOTICE IS HEREBY GIVEN that a public hearing will be held at 7:00 p.m. on Tuesday, February 25, 2014, in the City Council Chambers located at 200 Civic Center Way in El Cajon. The purpose of the public hearing is to provide El Cajon citizens with the opportunity to voice their opinions on, and participate in the development of the City's programs for use of the federal CDBG and HOME funds. This is the first of two public hearings to be held. The second public hearing is tentatively scheduled for April 22, 2014, at 3:00 p.m.

Public input is welcome and encouraged on the development of the Consolidated Plan and proposed use of these funds. Citizens may participate in written form prior to the public hearing or orally during the hearing. All written comments should be forwarded to the City of El Cajon Housing Division, 200 Civic Center Way, El Cajon, CA 92020.

The City of El Cajon is endeavoring to be in total compliance with the Americans with Disabilities Act. This material is available in alternate formats such as large print or computer disk for individuals with disabilities and will also be made available in Spanish upon request. If you are a non-English speaking resident or a citizen with speech or hearing impairments, and wish to review the documents or comment at the Public Hearing or require any other form of assistance or auxiliary aids in order to participate at Public Hearings, please contact the City Clerk's Office at (619) 441-1763, as far in advance of the meeting as possible.

EAST COUNTY GAZETTE 01E030700
 02/09/14, 02/13/14



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PROOF OF PUBLICATION

CITY OF EL CAJON

State of California)
 County of San Diego) SS

Notice Type: LEGAL

Ad Description: EAST COUNTY GAZETTE

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Executed on: 030614
 At San Diego County, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Signature

 Debbie Norman

LEGAL NOTICES



NOTICE OF PUBLIC HEARING AND NOTICE OF PUBLIC REVIEW AND 30-DAY COMMENT PERIOD

FIVE-YEAR CONSOLIDATED PLAN FOR FY 2014-2018 AND FY 2014-2015 ONE-YEAR ACTION PLAN

NOTICE IS HEREBY GIVEN that the El Cajon City Council will hold a public hearing on Tuesday, April 22, 2014 at 2:00 P.M. in the El Cajon Council Chambers at 200 Civic Center Way, El Cajon, CA 92020 to accept and consider public testimony regarding the adoption of the FY 2014-2018 Five-Year Consolidated Plan, including the proposed priorities and multiyear goals to guide the allocation of funds for the CDBG and HOME Programs. The Five-Year Consolidated Plan also includes the specific projects and activities the City will undertake in the FY 2014-2015 One-Year Action Plan, which is the first year of the Consolidated Plan period. The two plans are being developed concurrently and will be combined in the first year of the five-year period.

NOTICE IS FURTHER GIVEN that the draft FY 2014-2018 Five-Year Consolidated Plan/One-Year Action Plan will be available for public review and comment beginning March 6, 2014 for a minimum 30-day period. Copies of the draft Consolidated Plan/Action Plan may be reviewed at the City of El Cajon Housing Division (Third Floor), located at 200 Civic Center Way, El Cajon, at the El Cajon branch of the San Diego County Public Library located at 201 E. Douglas Avenue, El Cajon, and on-line at <http://www.ci-el-cajon.ca.us/development/housing/index.aspx>. Comments should be mailed to City of El Cajon Housing Division, 200 Civic Center Way, El Cajon. Comments received as a result of the 30-day public review period and the public hearing will be incorporated into the final Five-Year Consolidated Plan/One-Year Action Plan to be submitted to HUD on or about May 15, 2014.

FY 2014-2018 CONSOLIDATED PLAN

The U. S. Department of Housing and Urban Development (HUD) provides annual grant funding on a formula basis to entitlement cities and counties, including the City of El Cajon, for housing and community development programs to benefit low- and moderate-income persons and families. Over the next five-year Consolidated Plan period, the City anticipates receiving approximately \$6.8 million for the Community Development Block Grant (CDBG) Program and the HOME Investment Partnership (HOME) Program. As a condition of the funding, each jurisdiction must prepare and submit a 5- to 5-year Consolidated Plan which describes the City's priorities and multiyear goals for the use of the funds based on an assessment of housing and community development needs, an analysis of housing and economic market conditions and available resources. The City of El Cajon's current Five-Year Consolidated Plan expires on June 30, 2014. The City is in the process of preparing a new Consolidated Plan for the period of July 1, 2014 to June 30, 2018 (FY 2014-2018).

Following is a Summary of the contents of the draft Five-Year Consolidated Plan.

City of El Cajon FY 2014 - FY 2018 Consolidated Plan Executive Summary

1. Introduction
This document constitutes the City of El Cajon's Five-Year Consolidated Plan for the use of Community Development Block Grant (CDBG) and HOME Investment Partnership Act (HOME) funds. The Consolidated Plan covers the planning period from FY 2014 through FY 2018 (July 1, 2014 through June 30, 2019).

The Consolidated Plan includes the following major components:
Executive Summary
Process for Developing the Consolidated Plan
Needs Assessment
Housing Market Analysis
Strategic Plan
Annual Action Plan

2. Summary of Strategic Plan Goals and Priorities

Goal: Provide Decent and Affordable Housing

Priority: Conserve and Improve Existing Affordable Housing
Assistance to aid in the rehabilitation of single-family and multi-family housing units. Acquisition, with or without rehabilitation of multi-family projects.

Priority: Provide Homeownership Assistance

Assistance to low and moderate income households to achieve homeownership. Assistance to developers for the acquisition and re-sale of housing units to low and moderate income homebuyers.

Priority: Assist in the Development of Affordable Housing

Assistance to developers in the development of affordable housing, including acquisition, land assembly, construction, conversion, purchase of affordability covenants, or other mechanisms.

Goal: Promote Equal Housing Opportunity

Priority: Promote Equal Housing Opportunity

Promote fair housing services provided by City's fair housing services provider. Comply with fair housing planning requirements as identified in the Analysis of Impacts to Fair Housing Choice.

Goal: Support Continuum of Care System for the Homeless

Priority: Support Continuum of Care for the Homeless

Participate in the San Diego County Regional Task Force on the Homeless (RTFH) to assess needs and coordinate efforts to address needs.

Goal: Provide Community Facilities and Infrastructure

Priority: Provide for Community Facilities and Infrastructure

Provide for new and improve existing community facilities and infrastructure. These may include, but are not limited to: parks and recreation facilities; fire equipment; facilities prioritized on City's ADA Transition Plan; community facilities; and public streets, sidewalks, curbs, right-of-way.

Periodically assess the need for and (when determined to be warranted) pursue Section

108 loans for large-scale public improvement and revitalization projects.

Goal: Provide Community and Supportive Services

Priority: Provide Community and Supportive Services
Provide for a variety of community and supportive services, with special emphasis on crime awareness and prevention programs, youth and at-risk youth services and activities, and senior services.

3. Summary of Citizen Participation Process

To solicit public input during the development of the Consolidated Plan, the City conducted four stakeholder meetings and two community workshops, and administered a Housing and Community Development Needs Survey.

Community and Stakeholder Meetings:

El Cajon held two community meetings and four stakeholder meetings for a total of six public meetings to solicit input on needs. The public meetings were held on two consecutive days at four different locations. Distribution of notices of the meetings was extensive and was provided in a multitude of ways.

Housing and Community Development Needs Survey:

An online survey was developed to assess the housing and community development needs of El Cajon residents and was made available through Survey Monkey. A total of 101 responses were received. Distribution of notices of the availability of the survey and request for public input was extensive and was provided in a multitude of ways.

Public Hearing of February 25, 2014:

A public hearing was held and public input was invited. Several comments were provided by agencies requesting funding. All comments were taken into consideration and a summary of the comments is included in the Consolidated Plan.

Results of the comments received at the community meetings and public hearings, and the results of the survey, are incorporated into the Consolidated Plan/Action Plan.

4. FY 2014-15 Funding Application Process

A "Notice of Funding Availability" was published in the newspaper and mailed to an interested parties' list on November 7, 2013. CDBG applications for funding were also made available on that date. The public notice of the availability of funds was published in the East County Gazette on November 7, 2013 and November 14, 2013. The City received 19 applications. The FY 2014-2015 Action Plan is being developed pending final Council decision of funding allocations.

5. Summary

The City has continuing extensive housing and community development needs. CDBG and HOME funds alone are not adequate to address the myriad of needs identified during the public outreach process and summarized in the Needs Assessment and Market Analysis of the Consolidated Plan. Recognizing the national objectives of the CDBG and HOME programs and specific program regulations, the City intends to use CDBG and HOME funds to coordinate programs, services and projects to create a decent and suitable living environment to benefit low and moderate income households and individuals, including those with special needs.

FY 2014-2015 ONE-YEAR ACTION PLAN

As a condition of the funding each year, the City must prepare and submit a One-Year Action Plan which describes the projects and activities the City will undertake during the year to address the priorities and goals set forth in the Five-Year Consolidated Plan. In FY 2014-2015, the One-Year Action Plan is a component of the Five-Year Consolidated Plan which is being developed concurrently.

For FY 2014-2015, the City anticipates receiving \$1,118,322 in Community Development Block Grant (CDBG) funding and \$307,163 in HOME Investment Partnership (HOME) funding. In addition, \$120,287 in unallocated CDBG funds was identified as available for allocation to CDBG Capital/Pub-

lic Facility/Other projects only. The CDBG funds must be utilized to meet one of three national objectives to qualify for funding: 1) benefit low and moderate income persons in the community; 2) aid in the elimination of slum and blight; or 3) meet other community development needs having a particular urgency because existing conditions pose a serious threat. The HOME funds may be used to provide incentives to develop and support affordable rental housing and homeown-

ership affordability through the acquisition, new construction, reconstruction, or rehabilitation with suitable amenities, including real property acquisition, site improvement, conversion, demolition and other expenses. They may also be used to provide for the payment of reasonable administrative and planning costs, and to provide for the payment of operating expenses of community housing development organizations (CHDO's) - 24 CFR 92.205(a). Each participating jurisdiction

is required to set aside 15% of their HOME entitlement for CHDO's.

In the public hearing on February 25, 2014, the El Cajon City Council approved tentative FY 2014-2015 allocations for projects and activities in the development of the One-Year Action Plan, allocating a total of \$1,238,609 in CDBG funds, and \$397,163 in HOME funds as listed below:

Local Project No.	Agency Name Project Title Project Site Address (Brief description of project)	Type of project and project eligibility according to 24 CFR section as shown. Eligibility citations and type of allocation (loan/grant/CHDO set-aside funds).	Amount Allocated
-------------------	---	---	------------------

Proposed CDBG Projects for FY 2014-2015:

CADMI	City of El Cajon CDBG Administration 200 Civic Center Way, El Cajon (Administration of the CDBG program)	21A - General Program Administration 24 CFR 570.206 - Grant	\$208,864
C0715	CSA San Diego County Fair Housing Services 131 Avocado Avenue, El Cajon (Fair housing services and activities)	21D - Fair Housing Activities 24 CFR 570.206 - Grant	\$15,000
C0702	City of El Cajon Section 108 Loan Repayment 200 Civic Center Way, El Cajon (Loan repayment for ladder truck purchased in prior years)	19F - Planned Repayment of Section 108 Loan 570.201(c) - Capital expenditure loan repayment L/M Acrea - 24 CFR 570.206(a)(1)	\$74,077
NEW	City of El Cajon Renetta Park Comprehensive Improvements 505 S. Emerald, El Cajon (Comprehensive improvements to Park)	03F - Parks, Recreational Facilities 570.201(e) - Capital Expenditure Grant L/M Acrea - 24 CFR 570.206(a)(1)	\$500,000
NEW	City of El Cajon First St/Redwood Intersection Improvements Intersection of First St. & Redwood, El Cajon (Reconstruction of walkways, curbs and drainage improvements at heavily-traveled intersection near Lexington Avenue Elementary School)	03L - Public Facilities: Sidewalks 570.201(e) - Capital Expenditure Grant L/M Acrea - 24 CFR 570.206(a)(1)	\$125,000
C0603	City of El Cajon ADA Curb Ramps Program Citywide, El Cajon (Installation of ADA curb ramps throughout city)	03L - Public Facilities: Sidewalks 570.201(e) - Capital Expenditure Grant L/M Acrea - 24 CFR 570.206(a)(2)(i)(A)	\$16,157
NEW	East County Transitional Living Center Solar Panel Project 1527 E. Main Street, El Cajon (Installation of solar panels at facility serving the homeless)	03C - Homeless Facilities 570.201(e) - Capital Expenditure Grant L/M Acrea - 24 CFR 570.206(a)(2)(i)(A) (Presumed Benefit)	\$60,000
C0732	Home of Guiding Minds Rehabilitation/Facility Improvements at 4 Group Homes (Phase II) 2196 Cumbre Place, 1243 Bermuda, 2349 Windmill View, and 2091 Ventura Way, El Cajon (Rehabilitation of one kitchen, two bathroom updates, vinyl flooring replacement, windows and fencing replacements in four homes for group homes serving the developmentally disabled)	14A - Rehab: Single-unit Residential 570.202(a) - Rehabilitation Grant L/M Acrea - 24 CFR 570.206(a)(2)(i)(A) (Presumed Benefit)	\$37,932
NEW	St. Madeline Sophia's Center Improvements to Main Campus Facility Project 2119 E. Madison, El Cajon (Exterior paint and stucco repairs, and installation of fencing along campus perimeter)	03F - Public Facilities: 570.201 (c) - Capital Expenditure Grant L/M Acrea - 24 CFR 570.206(a)(2)(i)(B)	\$34,031
C0911	City of El Cajon Community Policing Program / CFMH 100 Civic Center Way, El Cajon (Community Policing activities, including continuation of Crime-Free Multi-Housing Program (CFMH))	05B - Crime Awareness 570.201(e) - Public Services Grant L/M Acrea - 24 CFR 570.206(a)(1)(V)	\$59,982
C0730	Angel's Depot "Food-For-A-Week" Emergency Food Distribution For Seniors 1011 E. Main Street, El Cajon (distribution site) (Provides meal boxes for extremely low income seniors in El Cajon monthly)	05A - Senior Services 570.201(e) - Public Services Grant L/M Acrea - 24 CFR 570.206(a)(2)(i)(A) (Presumed Benefit)	\$8,098
NEW	Childsden Middle-Eastern Social Services Medical Equipment for Clinic Services 436 S. Magnolia Ave., Suite 201, El Cajon (Purchase of medical equipment to facilitate ophthalmic health exams at new health clinic serving the low-income community)	05M - Health Services 570.201(e) - Public Services Grant L/M Acrea - 24 CFR 206(a)(2)(i)(B)	\$14,668
C0713	East County Transitional Living Center Emergency Shelter Program 1527 E. Main Street, El Cajon (Provides emergency vouchers, food and case management assistance for the homeless)	03T - Homeless 570.201 (e) - Public Services Grant L/M Acrea - 24 CFR 570.206(a)(2)(i)(A) (Presumed Benefit)	\$75,000
C0712	Meals-On-Wheels Meals-On-Wheels El Cajon 1488 Pioneer Way #4, El Cajon (Provides two meals per day to homebound elderly and disabled)	05A - Senior Services 570.201 (a) Public Services Grant L/M Acrea - 24 CFR 570.206 (a)(2)(i)(A)	\$10,000

CONTINUED ON PAGE 21

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CITY OF EL CAJON

NOTICE OF PUBLIC HEARING AND NOTICE OF PUBLIC REVIEW AND 30-DAY COMMENT PERIOD

FIVE-YEAR CONSOLIDATED PLAN FOR FY 2014-2018 AND FY 2014-2015 ONE-YEAR ACTION PLAN

CONTINUED FROM PAGE 20

In addition, Council directed that ADA Pedestrian Curb Ramps activity above receive additional (excess) CDBG funds (if any) when the actual final allocation from HUD is determined, after maximizing 20% of the allocation for Administration.

Proposed HOME Projects for FY 2014-2015:

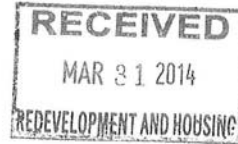
HADMIN	City of El Cajon HOME Administration 200 Civic Center Way (Administration of the HOME program)	21A – General Program Administration 24 CFR 92.207 – Grant	\$34,716
C0715	CSA San Diego County Fair Housing Services 131 Avocado Avenue (Fair housing services and activities)	21D – Fair Housing Activities 24 CFR 570.206 – Grant	\$5,000
New	TBD 15% CHDO Reserve (Allocation of 15% of HOME Grant set-aside for a qualified CHDO for housing development activities. CHDO to be identified at a later time)	TBD 24 CFR 92.300(a)(1) – Required CHDO Set-Aside	\$59,574
H0720	City of El Cajon Housing Program Pool of Funds (for Use in HOME Rehabilitation Programs and/or First-time Homebuyers Program as market conditions and demand are known) Various locations throughout the City. (Loans to homeowners for rehabilitation of single family and/or rehabilitation/replacement of mobile homes and/or First-time Homebuyer Assistance; including direct project costs incurred in those programs)	14A – Rehabilitation: Single Unit Residential 24 CFR 92.205(a) and (b) – Loans	\$297,873

In addition, Council directed that Housing Program Pool of Funds activity above receive additional (excess) HOME funds (if any) when the actual final allocation from HUD is determined, after maximizing 10% of the allocation for Administration and 15% for CHDO Reserve.

Comments and requests for additional information about the Five-Year Consolidated Plan/One-Year Action Plan should be mailed or delivered to Jamie Kasvikis, Senior Management Analyst, Community Development Department – Housing Division, City of El Cajon, 200 Civic Center Way, El Cajon, CA 92020, (619) 441-1786. Comments may also be sent to jkasvikj@cityofelcajon.us. Comments received as a result of the 30-day public review period and this public hearing will be incorporated into the Five-Year Consolidated Plan/One-Year Action Plan which will be submitted to HUD on or about May 15, 2014.

The City of El Cajon is endeavoring to be in total compliance with the Americans with Disabilities Act. This material is available in alternate formats such as large print or computer disk for individuals with disabilities and will also be made available in Spanish upon request. If you are a non-English speaking resident or a citizen with speech or hearing impairments, and wish to review the documents or comment at the Public Hearing or require any other form of assistance or auxiliary aids in order to participate at Public Hearings, please contact the City Clerk's Office at (619) 441-1783, as far in advance of the meeting as possible.

East County Gazette – GIE030790 03/06/2014, 03/13/2014



P.O. Box 120191, San Diego, CA 92112-0191

AFFIDAVIT OF PUBLICATION

CITY OF EL CAJON
200 CIVIC CENTER WAY
EL CAJON, CA 92020
ATTN: JAMIE KASVIKIS

CIUDAD DE EL CAJÓN
AVISO DE AUDIENCIA
PÚBLICA Y PLAZO DE 30
DÍAS PARA
COMENTARIOS
PLAN CONSOLIDADO DE
CINCO AÑOS FY 2014-2018
PLAN DE ACCIÓN DE UN
AÑO FY 2014-2015

@cityofelcajon.us. Los
comentarios que se reciben
durante este periodo de
revisión pública y de la vista
pública se incorporarán en
la versión del Plan
Consolidado de Cinco
Años-Plan de Acción de Un
Año que se entregará en el
HUD (Departamento de
Vivienda y Desarrollo
Urbano de Estados Unidos)
en torno al 15 de mayo de
2014.

STATE OF CALIFORNIA} ss.
County of San Diego}

POR EL PRESENTE
ANUNCIÓ SE AVISA que el
ayuntamiento de El Cajon
tercer día de
marzo de 2014 a las 3:00 de la tarde
en la Cámara del Concejo de
El Cajon en 200 Civic Center
Way, El Cajon, CA 92020
para aceptar y considerar el
testimonio público con
respecto a la adopción del
Plan Consolidado de Cinco
Años FY 2014-2018. El Plan
Consolidado de Cinco Años
incluye los
proyectos y las actividades
específicas que la Ciudad
emprenderá en el Plan de
Acción de un Año FY 2014-
2015, que es el primer año
del periodo del Plan
Consolidado de Cinco Años.

La Ciudad de El Cajon se
compromete a estar en
conformidad con la Ley para
Personas con
Discapacidades (Americans
with Disabilities Act). Estos
documentos están
disponibles en formatos
alternativos como impresos
con tipografía más grande,
archivos en disco para
computadores para
individuos con
discapacidades y también
tienen copias en español
disponibles para quienes así
lo piden. Si usted es un
residente que no habla inglés
o un ciudadano nativo o con
discapacidad multivo que
quiere revisar los
documentos o comentar en
la vista pública, o requiere
de cualquier medio de
asistencia para participar en
la vista pública, póngase en
contacto con la oficina del
secretario de la ciudad,
llamando al (619) 441-1763 lo
más pronto posible.

The Undersigned, declares under penalty of perjury
under the laws of the State of California: That she is a
resident of the County of San Diego. That she is and at all
times herein mentioned was a citizen of the United States, over the age
of twenty-one years, and that she is not a party to, nor interested in the
above entitled matter; that she is Chief Clerk for the publisher of

The San Diego Union-Tribune/ ENLACE

a newspaper of general circulation, printed and published daily in the City
of San Diego, County of San Diego, and which newspaper is published
for the dissemination of local news and intelligence of a general character,
and which newspaper at all the times herein mentioned had and still has a
bona fide subscription list of paying subscribers, and which newspaper
has been established, printed and published at regular intervals in the said
City of San Diego, County of San Diego, for a period exceeding one year
next preceding the date of publication of the notice hereinafter referred to,
and which newspaper is not devoted to nor published for the interests,
entertainment or instruction of a particular class, profession, trade, calling,
race, or denomination, or any number of same; that the notice of which
the annexed is a printed copy, has been published in said newspaper in
accordance with the instructions of the person(s) requesting publication,
and not in any supplement thereof on the following dates, to wit:

MAR. 22, 2014

Jamie Kasvikis
Chief Clerk for the Publisher

3/24/14
Date

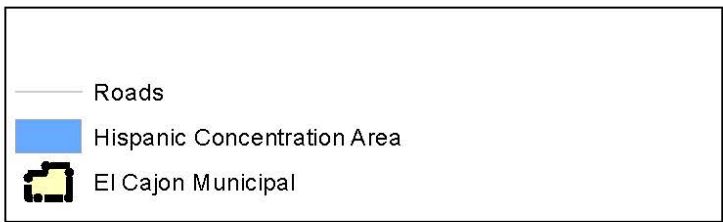
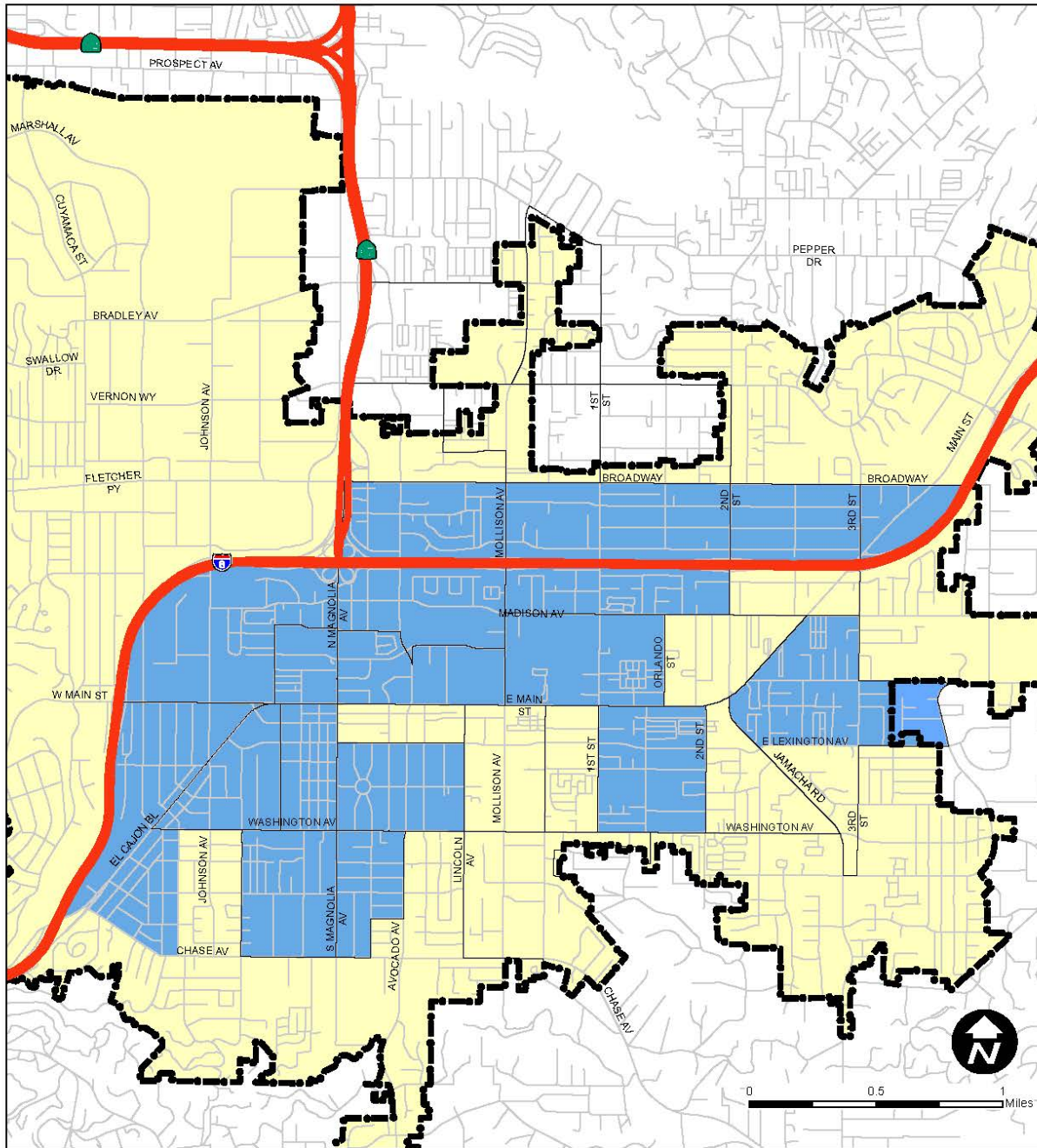
Affidavit of Publication of

Legal Advertisement
Ad # 10824639
ORDERED BY: Jamie Kasvikis

ADEMAS SE AVISA que el
portador del Plan
Consolidado de Cinco Años
FY 2014-2018/Plan de Acción
de un Año FY 2014-2015 está
disponible para su revisión y
comentarios públicos a
partir del 4 de marzo de 2014
por un periodo mínimo de 30
días. Los comentarios del
portador del Plan
Consolidado/Plan de Acción
podrán ser revisados en el
mostrador público del
Departamento de Vivienda
de la Ciudad de El Cajon
(City of El Cajon Housing Di-
vision) en el tercer piso,
situado en 200 Civic Center
Way, El Cajon, o en la
sucursal de la biblioteca
pública situada en 201 E.
Douglas Avenue, El Cajon.
Un resumen del portador del
Plan Consolidado así como
el texto completo del
portador del Plan también
está disponible en la página
web de la Ciudad en: http://w-
w-
w.c-i-
c-a-j-o-n.c-a.us/estremdevelhousi
ng/index.aspx. Los
comentarios deben ser
enviados o entregarse en el
Departamento de Vivienda
de la Ciudad de El Cajon
(City of El Cajon Housing Di-
vision), 200 Civic Center
Way, El Cajon. Los
comentarios que se reciben
durante el periodo de
revisión pública y de la vista
pública se incorporarán en
la versión final del Plan
Consolidado de Cinco
Años/Plan de Acción de Un
Año que será presentado al
HUD (Departamento de
Vivienda y Desarrollo
Urbano de Estados Unidos)
en torno al 15 de mayo de
2014.

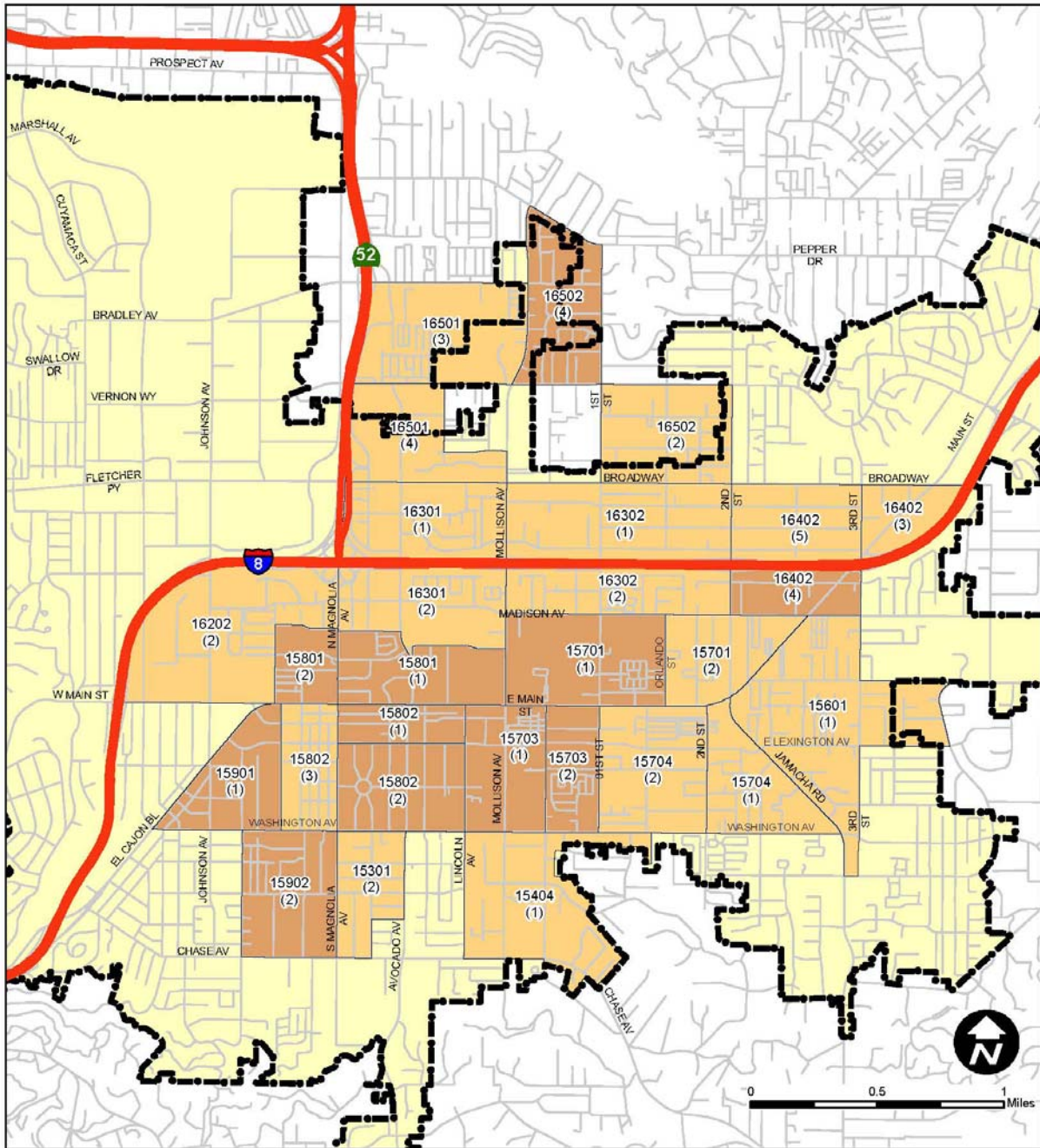
El 25 de febrero de 2014, el
ayuntamiento financió
institucionalmente financiación
a varios proyectos y
actividades que comprenden
el Plan de un año de Acción
FY 2014-2015. Los detalles
relativos a cada proyecto o
proyecto están recogidos
en el portador del Plan
Consolidado de Cinco
Años/Plan de Acción de un
Año. Todas las preguntas
con respecto a estos
documentos pueden dirigirse
a Jamie Kasvikis, Senior
Management Analyst, Com-
munity Development De-
partment - Housing Division,
City of El Cajon, 200 Civic
Center Way, El Cajon, CA
92020. (619) 441-1766. jkasvikis

Appendix B: Hispanic and Low/Moderate Income Concentrations



Overall Hispanic Percentage for San Diego County: 32%

Source:
<http://factfinder2.census.gov>
 (US Census, 2010)



— Roads

51.1% - 70.9% low and moderate income population

71.0% and greater low and moderate income population

El Cajon Municipal

Overall Low/Mod Percentage for the City of El Cajon: 56%

Source:
<http://www.hud.gov/offices/cpd/systems/census/lowmod/>
 (HUD, 2013)

Appendix C: Characteristics of Special Needs Populations

Seniors: According to 2010 Census data, an estimated 22 percent of households in the City had at least one individual who was 65 years of age or older. Approximately 19 percent of the City households were headed by someone 65 years and older. The majority of senior householders owned their homes (64 percent), while 36 percent were renters. Seniors are considered a special needs group because of their typically limited incomes and need for health care and other supportive services.

In 2012, SANDAG conducted a Survey of Older Americans to ascertain the concerns of the region's older population. A questionnaire was randomly distributed to 4,000 households with a resident age 60 and over across the San Diego region. About 44 percent (1,757 surveys) were returned. Survey results indicate the top three problems were related to health care expenses. The issues that appeared to be of lesser concern were getting landlords to make needed repairs, paying condo maintenance fees, finding housing that allows pets, and being a victim of physical abuse.

The survey asked older adults whether they needed assistance with a variety of daily activities. Respondents said they needed help with minor home repairs and yard work more than any other in-home activity, 30 percent each, respectively. Almost one in five (19 percent) said they needed assistance with routine housework, while 11 percent needed help with grocery shopping. A small percentage of respondents revealed that they needed transportation assistance. The survey results also showed that a small portion of respondents needed assistance with care for other family members. About five percent of respondents reported that they were currently raising grandchildren or children of other family members in their home.

Residents attended the Consolidated Plan Community Meetings indicate that senior services and senior centers are very much needed in El Cajon. Currently, there are no senior centers in the City. El Cajon seniors have access to services offered by a number of organizations:

- San Diego County Aging and Independence Services (AIS): Provides services to older adults, people with disabilities and their family members.
- San Diego Food Bank: Senior Food Program provides monthly food packages to low income residents.
- Salvation Army: Community Corps Center provides a variety of general services for elderly residents.
- Meals on Wheels: Distributes meals to senior residents in their homes.
- Legal Aid of Society of San Diego: Provides legal services to senior residents with low incomes.

However, many seniors may not be aware of the various services available as there is not a centralized location or resource directory where such information can be accessed easily. The 2012 SANDAG survey also found that less than one-third of the surveyed seniors had ever called an agency for services.

Persons with Disabilities: Current Census data does not document disability characteristics in El Cajon. According to the 2008-2010 American Community Survey (ACS), 14 percent of the City's population was affected by one or more disabilities. Among persons living with disabilities in the City, ambulatory disabilities were most prevalent (52 percent), followed by cognitive disabilities (49 percent), and independent living disabilities (40 percent). Persons with disabilities often have limited incomes, but extensive needs for a variety of services. Furthermore, as the majority (more than 80 percent) of the City's housing stock was constructed

prior to 1990 (before the passage of the American with Disabilities Act), accessible housing is also limited in supply.

El Cajon residents with disabilities have access to supportive services offered by various public and nonprofit agencies, including the following:

- Crisis House: Provides transitional housing and comprehensive social services for single adults with disabilities.
- Abled-Disabled Advocacy: Provides vocational skills training and educational advancement for youth and adults with disabilities
- St. Madeleine Sophie's Center: Serves adults with developmental disabilities
- Home of Guiding Hands: Provides services for persons with developmental disabilities
- San Diego Regional Center: Provides services to empower persons with developmental disabilities and their families

The extent of needs typically far exceeds the level of services available due to limited funding.

Large Households: Large households are those with five or more members. According to the 2010 Census, approximately 16 percent of the households in El Cajon were large households. Large households may experience overcrowding or cost burden issues due to lack of affordable housing.

Large households in the City can benefit from services offered by the following agencies:

- Maximizing Access to Advance our Communities (MAAC): Offers utility bill payment assistance.
- San Diego Food Bank: Emergency food assistance program provides monthly food packages to low income families.
- Salvation Army Community Corps Center: Provides a variety of family and children services.
- El Cajon Family Resource Center: Links residents to services such as CalFresh, CalWORKS, Food Stamps, Medi-Cal and General Relief.

As commented by various nonprofit service agencies and demonstrated by the CHAS data, the limited availability of affordable and adequately sized units is a continual problem faced by many lower income large households.

Single-Parent Households: Single-parent households, particularly female-headed families with children, often require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Female-headed families with children are a particularly vulnerable group because they must balance the needs of their children with work responsibilities, often while earning limited incomes. As of 2010, an estimated 12 percent of El Cajon households were headed by single parents; the large majority of which were headed by females (75 percent).

Agencies who attended the Consolidated Plan Stakeholder meetings indicate that affordable child care services and after school programs for youth are needed in El Cajon. Existing services for single-parent households in the City include:

- AKA Head Start: Federally funded program that provides center and home based care services and programs for children aged three to five years.
- El Cajon Collaborative: Leverages resources and promotes best practices to empower and enhance children, youth, and family relationships.
- Crisis House: Provides emergency and housing, and comprehensive social services to homeless families with children.

- East County Transitional Living Center: Offers transitional and emergency housing, and family restoration support services.
- San Diego Food Bank: Moms & Children Food Program provides monthly food packages to low income women who are pregnant or have children up to six years of age.

Victims of Domestic Violence: Many single women and women with children become homeless as the result of domestic violence. According to the 2012 PIT Count for the County, it is estimated that nearly 1,080 homeless adults were a victim of domestic violence at some point in the past, and an estimated 600 adult domestic violence victims were unsheltered on the night of the PIT. The 2011 San Diego County Child and Family Health and Well Being Report Card reported a 16.0 percent rate of domestic violence reports per 1,000 residents in 2009. The rate of domestic violence is believed to be an underestimate because many incidents of domestic violence go unreported.

San Diego County has one of the highest rates in the State for calls to law enforcement to report domestic violence, according to a review of California Department of Justice data. Among the 10 largest California counties, San Diego County ranked second behind Fresno for its rate of domestic violence calls in 2010. The data also indicated that San Diego ranked second among the top ten counties almost every year, going back five years. However, these rates may be higher due to the effectiveness of area law enforcement in reporting the crimes and of area domestic violence programs in encouraging victims to call police.

A study on domestic violence was conducted by the San Diego Association of Governments (SANDAG) in 2000. Interviews with shelter staff as well as client conducted for the study suggested that abused women are in need of many and varied services, beyond the most basic needs of food and temporary shelter. Both clients and counselors reported the need for counseling, permanent or transitional housing, employment, safety plans, and financial assistance. The extent and scope of services requested demonstrate a need for resources to support the capacity of shelters to provide comprehensive and integrated services, either in-house or through collaborative relationships.

Several agencies participated in the City's Consolidated Plan Stakeholder Meetings expressed the need for affordable and safe housing options, along with supportive services, for victims of domestic violence. Existing services available to El Cajon residents who are victims of domestic violence include:

- San Diego County Children's Services: Offers an array of child welfare services
- Crisis House: Provides transitional housing and comprehensive social services to homeless women with children who have been displaced by a domestic violence situation.
- Center for Community Solution: Provides support to related court hearings and meeting; and provides referrals to therapy, support groups, emergency shelters, and other resources for victims of domestic violence and
- Legal Aid of Society of San Diego: Provides legal services for low income residents with custody and domestic violence problems.

Farmworkers: Most agricultural activity in San Diego County is located in the northern portion of the County (North County), spanning an area that extends from the immediate coast towards the inland valleys. It is estimated that there are between 100 and 150 farmworker camps located throughout the San Diego region, primarily in rural areas. However, most of the County's farmworker population is not located within the City of El Cajon. According to the 2006-2010 ACS, 63 persons in the City of El Cajon were employed in the agriculture, forestry, fishing, hunting, and mining industry.

Persons with Drug/Alcohol Addictions: The U.S. Department of Health and Human Services conducts annual National Surveys on Drug Use and Health. In 2011, the national survey found that 16.7 million Americans (6.5 percent of the population) were dependent on alcohol or had problems related to their use of alcohol (abuse). When applying these figures to El Cajon's population, it is estimated that 6,466 persons may have issues with alcohol abuse. The survey also estimated that 22.1 million persons (8.7 percent of the population aged 12 or older) were classified with substance dependence or abuse in the past year based on criteria specified in the Diagnostic and Statistical Manual of Mental Disorders, 4th edition (DSM-IV). This translates to approximately 8,034 persons in the City. It should be noted, however, that these estimates are based on national averages and may not reflect El Cajon's population with 100 percent accuracy.

According to the San Diego County 2009 Strategic Prevention Plan, local data indicates that problems caused by alcohol use continue to be more prevalent than problems associated with all other drugs. An additional issue for the region is its proximity to the border where the legal drinking age is 18 and where alcohol is directly marketed to youth and young adults, which contributes to DUIs, underage alcohol use, and exposure to other criminal and/or risky behavior. In terms of drug use and addiction, methamphetamine is the primary drug of choice among adult treatment admissions, while marijuana is overwhelmingly the drug of choice for adolescents.

Agencies participated in the Stakeholder Meetings commented on the need for transitional housing that offers drug/alcohol rehabilitation programs. Existing services available to El Cajon residents with drug/alcohol addictions include:

- Family Health Centers of San Diego: Offers an Outpatient Substance Use Treatment Program.
- Crisis House: Offers drug and alcohol support services through its emergency and transitional housing programs.
- Communities Against Substance Abuse: Provides education, advocacy, and support services.

Veterans: In San Diego County, military veterans made up approximately 13 percent of the entire population in 2011. Demographically, San Diego County veterans are younger, better educated, and earn higher incomes than national averages (compared to both veterans and non-veterans), and their San Diego non-veteran counterparts. Despite these promising statistics, veterans (especially young veterans who are most susceptible to high unemployment) may experience significant barriers when attempting to reintegrate into the civilian labor force. These barriers include: trouble translating military experience to civilian work; lack of resume, job search, and interview experience; time needed to "decompress"; and health issues.

Although there are a number of resources available for veterans in San Diego County, they are not equally distributed throughout the region. East San Diego County has the highest concentration of military and veterans in San Diego County. However, the region also has the fewest services for veterans -- and no services at all in the poorest rural areas with no public transportation.

Foster Children: According to the San Diego County Department of Health and Human Services Agency, approximately 0.56 percent of the County's children under age 18 were in the foster system.¹ Applying this proportion to the population under age 18 years of age in El Cajon, 143 children in the City may be in the foster care system. San Diego County is home to nearly 4,000 foster youth with nearly 3,000 being school-aged.

¹ County of San Diego Health and Human Services Agency, "2011 Self-Assessment Report County of San Diego", 2011.

Foster youth have suffered the trauma of abuse and neglect. Their time in foster care is often characterized by frequent changes in home and school placement, with a resulting lack of stability on almost every front. Statewide, two to four years after leaving care, half of these young people still do not have a high school diploma or GED, and fewer than ten percent enter college. Nearly one-third end up on public assistance within 15 months, and eventually, more than one-third will be arrested or convicted of a crime. Positive school experiences are critical to grade-level performance, promotion, and high school graduation, as well as successful transition to adulthood.

Available services for foster children and families include:

- San Diego County Foster Parent Association: provides information and referral, training, and support services
- San Diego County Health Care Program for Children in Foster Care: provides care coordination activities on behalf of children in foster care.
- Angels: provides placement and support services to promote healthy growth environments for foster families.

Immigrant Population: Multiple stakeholders noted a severe lack of support services available to the City's immigrant population. Language barriers and a limited knowledge of how to access support services isolates this population from obtaining the resources needed to adapt to living in the City. Outreach services are also needed to educate property owners and managers, and service providers how to better accommodate their needs. Agencies who serve the City's immigrant population include:

- Center for Social Advocacy San Diego: provides assistance and information about rights and resources available to the immigrant community
- Catholic Charities Diocese of San Diego: provides immigrant services to foster family reunification, empowerment, and social integration.
- Syriac Charitable Society of America: provides general housing and support services
- Kurdish Human Rights Watch: provides advocacy and support services for Internally Displaced Persons (IDPs), refugees, asylee newcomers, and homeless individuals.

Appendix D: 2010-2015 Fair Housing Action Plan

City of El Cajon 2010-15 FAIR HOUSING ACTION PLAN

SAN DIEGO REGION - IMPEDIMENTS							ACCOMPLISHMENTS	
IMPEDIMENT(S) TO BE ADDRESSED	GOALS (What do you hope to achieve?)	ACTIVITIES OR STRATEGIES TO MEET THE GOALS (How will you achieve your goals?)	RESPONSIBLE ENTITIES ASSIGNED TO MEET GOALS (Who will be undertaking activities to meet goal?)	BENCHMARK (In which year of your plan do you plan to achieve this goal?)	PROPOSED INVESTMENT (Amount/source of funds)	YEAR TO BE COMPLETED (Is it contained in Consolidated Plan/Action Plan?)	DATE COMPLETED (Which year of the Plan was it completed?)	IF THE IMPEDIMENT WAS NOT ADDRESSED, PROVIDE STATUS
Limited educational and outreach literature regarding fair housing issues, rights, and services on websites/public counters	Increase availability of information regarding fair housing issues, rights, and services through multiple media	Ensuring ease of access to information about fair housing on websites with links between jurisdiction and contracted service provider. Prominently display information on public counters and other points of public contact such as libraries and community centers. Increase knowledge of the process of reporting complaints and access/referral to government entities: DFEH/HUD/DOJ.	While this impediment applies to all jurisdictions, the cities of Chula Vista, Coronado, Del Mar, Imperial Beach, Lemon Grove, San Diego, Solana Beach, National City, La Mesa, and Escondido should provide additional links and detailed information about fair housing on their websites.	2011	Covered under current FH services contract. (\$20,000 in 2014-15 for El Cajon) The City's FH service provider provides FH Handbooks in multiple languages throughout the city.	2015	2010 and on-going	All cities and the San Diego Regional Alliance for Fair Housing (SDRAFFH, formerly the Fair Housing Resources Board) have updated their websites (SDRAFFH is linked to Housing Opportunities Collaborative website). Fair housing information and information on how to submit a FH complaint is available 24/7 on the City's website and at multiple public counters.
Lack of knowledge pertaining to current laws for new homeowners becoming landlords	Increase knowledge among small property owners about fair housing	Coordination of education efforts between fair housing service providers and all entitlement and participating jurisdictions Target education and outreach materials to the small property owner market population	Service providers and all entitlement and participating jurisdictions	2011	Covered under current FH services contract. (\$20,000 in 2014-15 for El Cajon) The City's FH service provider will conduct at least one workshop for small property owners in FY 2014-15.	2015	2012 and on-going	Working with SDRAFFH to determine best ways to target small property owners. In June 2012 and July 2013, the City's FH service provider conducted workshops for small property owners.
Fair housing violations committed by predominantly small "mom and pop" rental operations	Decrease fair housing violations committed by small rental operations	Coordination of education efforts between fair housing service providers and all entitlement and participating jurisdictions Target education and outreach materials to the small property owner market population	Service providers and all entitlement and participating jurisdictions	2011	Covered under current FH services contract. (\$20,000 in 2014-15 for El Cajon) The City's FH service provider will conduct at least one workshop for small property owners in FY 2014-15.	2015	2012 and on-going	Working with SDRAFFH to determine best ways to target small property owners. In June 2012 and July 2013, the City's FH service provider conducted workshops for small property owners.

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Underrepresentation among Hispanics and Blacks in the homebuyer market and observed large disparities in loan approval rates	Increase representation among minorities in the homebuyer market and reduce observed disparities in loan approval rates	Collaboration with the San Diego Reinvestment Task Force to implement the recommendations contained in the Three Year Plan Homebuyer programs increasing outreach efforts and homeownership opportunity awareness to minority communities	Service providers and all entitlement and participating jurisdictions	2011	Covered under current FH services contract. (\$20,000 in 2014-15 for El Cajon)	2015	2011 and on-going	The City is reviewing opportunities to increase contact and collaboration with community, faith-based and civil rights organizations to expand outreach to minority communities.
Re-occurring rental/ home market application denial due to credit history and financial management factors	Reduce rental/home market application denial due to credit history and financial management factors	Provide findings of this AI and other related studies to the Community Reinvestment Initiative (CRI) Task Force Homebuyer programs should continue providing education and outreach on Credit History and Financial Management Collaboration with the CRI to implement the recommendations contained in the Three Year Plan	Service providers and all entitlement and participating jurisdictions	2011	Covered under current FH services contract. (\$20,000 in 2014-15 for El Cajon)	2015	2010 and on-going	HUD-approved Homebuyer Counseling is a required component of the City's FTHB program. The City is working with SDRAFFH to explore the possibility of giving a presentation on the findings of the AI to the CRI.

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Persistent and increasing housing discrimination based on race, disability, national origin, and familial status	Reduce housing discrimination based on race, disability, national origin, and familial status	<p>Conduct comprehensive, countywide random testing regularly to identify issues, trends, and problem properties</p> <p>Expand testing to cover other protected classes, especially those with emerging trends of suspected discriminatory practices</p> <p>Support stronger and more persistent enforcement activity by fair housing service providers</p> <p>Expand education and outreach efforts, especially to small rental property owners</p>	Service providers and all entitlement and participating jurisdictions	2012	<p>Available housing funds</p> <p>Education and outreach are covered under current FH services contract. (\$20,000 in FY 2014-15 for El Cajon)</p>	2015	2013 and on-going	<p>The City entered into a contract with a fair housing testing organization and in FY 2013-14 conducted fair housing testing for race (10 sites). A second phase will be conducted in the same year for disability (5 sites). In addition, the SDARFFH appointed a Steering Committee to develop a Strategic Plan that is expected to include a coordinated approach to region-wide testing. Testing for additional variables will occur in FY 2014-15 as funding allows.</p> <p>The SDARFFH appointed a committee to negotiate MOU's with various legal associations who might be willing to take fair housing cases and enforce fair housing laws as pro bono work.</p> <p>Increased education and outreach efforts to small rental property owners is included under current FH services contract (\$20,000 in 2014-15)</p>

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Racial segregation— significant patterns of racial and ethnic concentration	Reduction of racial segregation to create a more diverse and equal San Diego County	Diversify and expand the housing stock to accommodate the varied housing needs of different groups Promote equal access to information for all residents on the availability of decent and affordable housing by providing information in multiple languages and through venues and media that have proven success in outreaching to the community, particularly hard-to-reach groups Collaboration with local housing authorities and affordable housing providers to ensure affirmative fair marketing plans and deconcentration policies are implemented	All jurisdictions	2012	Available housing funds.	2015	2010 and on- going	The city uses available housing funds to expand the supply of affordable housing and to improve existing housing. The City encourages information in multiple languages to outreach to hard-to-reach groups. Information about City's First-Time Homebuyer (FTHB) and Rehab programs are available 24/7 on the City's website and public counters. The City requires affirmative fair marketing plans from developers of affordable housing.

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Overconcentration of Section 8 voucher use in specific geographic areas	Geographic dispersal of Section 8 voucher usage	<p>Expand the availability of affordable housing inventory and implement policies to discourage overconcentration of affordable housing units within individual jurisdictions</p> <p>Promote the Housing Choice Voucher program to rental property owners</p> <p>Increase education of Section 8 voucher recipients as to choice and availability.</p> <p>Collaboration with local housing authorities and affordable housing providers to ensure affirmative fair marketing plans and deconcentration policies are implemented</p> <p>Implement the Choice Communities Initiative and Moving Forward Plan by the San Diego Housing Commission (SDHC) to expand locational choices for voucher use</p> <p>SDHC should explore mechanisms to deconcentrate voucher usage within individual jurisdictions</p>	<p>While this impediment applies to all jurisdictions, the cities of El Cajon, National City, and others more heavily impacted by high concentrations of voucher usage are of utmost concern</p> <p>San Diego Housing Commission</p>	2011	No costs anticipated.	2015	2010 and on-going	The City will continue to provide information and referrals to the Housing Choice Voucher/Section 8 program administered by the County to all callers/visitors who seek assistance.

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Limited housing choices for persons with disabilities	Increase housing choices for persons with disabilities	Expand the variety of available housing types and sizes. Increasing housing options for not only persons with disabilities, but also senior households, families with children, farmworkers, the homeless, etc. Create a database of housing types with emphasis on disabled access and senior housing within the San Diego region	All jurisdictions	2011	Available housing funds and covered under current FH services contract. (\$20,000 in 2014-15 for El Cajon)	2015	2011 and on-going	The City has provided \$4.5 million for a project that has added 49 units of new construction targeting very-low income seniors. All units are adaptable for disabled accessibility. The City's FH provider is tasked each year with maintaining a rental listing of accessible housing in the City.
Non-adoption of a universal design ordinance	Adoption of a universal design ordinance	Encourage/require universal design principles in new housing developments Jurisdictions with a residential rehabilitation program should specifically include ADA-compliant upgrades in their programs; also consider program modifications to allow financial assistance for accessibility improvements for renters, as well as homeowners	All jurisdictions and service providers	2011	No costs anticipated.	2015	2011 and on-going	The City has determined that adoption of a universal design ordinance is not financially feasible. The City requires ADA where indicated in the Building Code and whenever federal funds are being used. City encourages universal design features when feasible for a project. ADA upgrades are routinely provided in the City's rehabilitation programs.

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Minorities and families with children disproportionately affected by lead-based paint hazards	Lead-based paint testing in all homebuyer and residential rehabilitation programs	Require and provide for lead-based paint testing in all homebuyer and residential rehabilitation programs Increase education of lead-based paint hazards to tenants and 1 st Time Homebuyers	While this impediment applies to all jurisdictions, the cities of Coronado, Del Mar, Encinitas, Imperial Beach, Lemon Grove, Solana Beach, National City, and Santee should implement lead-based paint testing in their homebuyer and residential rehabilitation programs—if no homebuyer program is in effect, provide other provisions	2012	Available housing funds	2015	2011 and on-going	LBP Testing and remediation are required for the City's rehabilitation programs (properties built before 1978). LBP testing is conducted for FTHB properties (built before 1978) and clearance must be obtained before the City will participate in the funding.
Minimal regional collaboration among fair housing service providers	Increase regional collaboration among fair housing service providers	Increase collaboration between fair housing service providers, affirmatively furthering fair housing in the region Utilization of a single reporting system by service providers to compile consistent fair housing data, facilitating analysis of trends and patterns Annual review of scope of work by entitlement jurisdictions to identify service gaps	Service providers and all entitlement and participating jurisdictions Fair Housing Resources Board	2010	No additional costs anticipated.	2015	2010 and on-going	The City and its FH service provider are active members of the SDRAFFH which meets regularly to collaborate. Members of SDRAFFH are working together to develop a uniform reporting system.
Inconsistent, discrepant data in fair housing service provider statistical reporting	Consistent, concurring fair housing service provider statistical reporting	Develop a uniform reporting method and consistent reporting categories to report fair housing data	Service providers and all entitlement and participating jurisdictions Fair Housing Resource Board	2012	Available housing funds and covered under current FH services contract. (\$20,000 in 2014-15 for El Cajon)	2015	2011 and on-going	Members of SDRAFFH are working together to develop a uniform reporting system.

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Difficulty in gauging the success/progress of education and outreach efforts in sub-recipient contracts, Action Plans, CAPER reports, and annual accomplishment reports	Comprehensive reporting of fair housing success/progress in education and outreach efforts	Increase report of quantifiable goals, objectives, and accomplishments through outcome-based performance measures Publicize the outcomes of fair housing complaints to encourage reporting	While this impediment applies to all jurisdictions, the city of Oceanside should establish outcome-based performance measures All jurisdictions should continue to identify specific quantifiable objectives and measurable goals related to furthering fair housing	2012	Available housing funds and covered under current FH services contract. (\$20,000 in 2014-15 for El Cajon)	2015	2011 and on-going	Members of SDRAFFH are working together to develop a uniform reporting system. Staff is working with its FH provider to collect outcomes of FH complaints to determine how to best publicize them for the purpose of encouraging increased reporting.
Fair housing services vary across the region	High-quality fair housing services across the region	Collaboration with fair housing service providers to ensure an adequate level of service is available to all residents Evaluate service gaps and establish appropriate levels of funding for the provision of these services Regularly update the service area map and provide the public with clear information on service providers and types available Establish a collaborative relationship with the 2-1-1 San Diego Hotline Educate and train 2-1-1 phone operators to identify and direct fair housing issues to the appropriate service providers Listing of fair housing service providers as a part of available community service organizations	Service providers and all entitlement and participating jurisdictions Fair Housing Resources Board	2011	Available housing funds and covered under current FH services contract. (\$20,000 in 2014-15 for El Cajon)	2015	2011 and on-going	Members of SDRAFFH are working together to develop uniform informational materials, and to make sure the public can reach a FH service provider (through 2-1-1, Housing Opportunities Collaborative's website, and other ways). FH providers are working together and have agreed to assist all persons in need of FH assistance no matter where that person is living if there is a lack of FH provider in their area.

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Exclusion of random testing/testing audits from fair housing service provider contracts	Pro-active testing audits for discrimination in the housing market— decreased reliance on inaccurate, complaint driven testing	Incorporate random testing/testing audits in fair housing service provider contracts Conduct audits in 2011 and every two years thereafter Consider pooling funds and conducting regional audits Collaboration between entitlement jurisdictions and fair housing service providers to pursue FHIP funds for audits and testing as HUD funding is available	Service providers and all entitlement and participating jurisdictions	2012	Available housing funds The City entered into a contract with a fair housing testing organization and conducted fair housing testing for race (10 sites). A second phase will also be conducted for disability (5 sites). Testing for additional variables will occur in FY 2014-15 as funding allows.	2015	2012 and on-going	The City entered into a contract with a fair housing testing organization and in FY 2013-14 conducted fair housing testing for race (10 sites). A second phase will be conducted in the same year for disability (5 sites). In addition, SDRAFFH appointed a Steering Committee to develop a Strategic Plan that is expected to include a coordinated approach to region-wide testing. Testing for additional variables will occur in FY 2014-15 as funding allows. Pro-active testing audits for discrimination in the housing market are not financially feasible without additional State or federal assistance. Thus, the City will collaborate with SDRAFFH and FH service providers to seek FHIP funds to conduct testing.
Disconnect between tenant/landlord disputes and fair housing discrimination prevention	Fair housing encouragement towards tenant/landlord dispute resolution	Ensure tenant/landlord dispute resolution services are provided to complement fair housing services Addition of tenant/landlord mediation services currently offered by NCL to housing services provided by other fair housing service providers	Service providers and all entitlement and participating jurisdictions	2011	Covered under current FH services contract. (\$20,000 in 2014-15 for El Cajon).	2015	2011 and on-going	Tenant/landlord disputes are assisted by the City's FH service provider (who has also received mediation training from NCL) and/or are referred directly to NCL for mediation services.

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Substandard housing conditions tend to impact minority households disproportionately	Eliminate substandard housing	Offer housing rehabilitation programs and make lead-based paint testing as part of the program Consider modifying the housing rehabilitation program to make financial assistance for accessibility improvements available for renters as well as homeowners	All entitlement and participating jurisdictions that offer rehabilitation programs	2011	Available housing funds.	2015	2011 and on-going	The City's rehabilitation program provides financial assistance for elimination of substandard conditions, lead-based paint testing and remediation, and allows accessibility improvements for homeowners. El Cajon offers both mobile home and single-family rehab programs and LBP is a requirement of both. The multi-family rehab program is currently dormant, but if re-opened, will also provide LBP testing and remediation.
Fair housing service providers should pursue Fair Housing Initiative Program (FHIP) funds	Improve quality and consistency of fair housing services available	Select organizations that meet QFHO and FHO criteria for fair housing services Encourage all fair housing services providers to seek FHIP funds to provide fair housing testing services	Service providers and all entitlement and participating jurisdictions	2012	Available housing funds and covered under current FH services contract. (\$20,000 in 2014-15 for El Cajon)	2015	2011 and on-going	The City supports and encourages its FH services provider to collaborate with other service providers in the region and apply for FHIP funds.

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The City of El Cajon has yet to establish a formal procedure for approving requests for reasonable accommodation	Establish, review and update procedure for approving requests for reasonable accommodation in housing	Review and update the procedures for approving requests for reasonable accommodation	City staff	2012	No costs anticipated	2015	2013 and on-going	The City's Housing Element of the General Plan was updated, adopted by Council, and submitted to the State for approval. Approval was given on Sept. 9, 2013. As stated in the Housing Element, within one year of adoption, the City will revise the Zoning Code to include an administrative and ministerial process for reviewing and approving requests for reasonable accommodation.
City of El Cajon had the highest number of calls for fair housing complaints and tenant/landlord issues	Work with fair housing provider(s) to expand outreach and education activities	Work with fair housing provider(s) to expand outreach and education activities	Service provider and City staff	2011	Covered under current FH services contract. (\$20,000 in 2014-15 for El Cajon)	2015	2011 and on-going	Increased education and outreach often result in increased calls for complaints. City will work with its FH service provider to increase education and outreach for El Cajon residents through the FH services contract. Fair housing education for landlords is included in the Crime Free Multi-Housing trainings conducted by the Police Department.

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The City of El Cajon Zoning Ordinance does not explicitly accommodate manufactured or mobile homes in single-family residential zoning districts as required by state law	Amend Zoning Ordinance, as necessary	Evaluate and amend Zoning Ordinance, as necessary, in compliance with State law	City staff	2010	No additional costs anticipated.	2015	2010 and on-going	While mobile homes are not allowed in single-family zones, the City does have specific zones for mobile home developments and has many mobile home parks throughout the City. While not specifically included in the Zoning Code until recently, manufactured homes were always allowed in any zone a single-family home was allowed. City updated its Zoning Code in May of 2010 to include specific reference to manufactured housing under single-family dwelling review procedures (Section 17.140.170)

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The City of El Cajon Zoning Ordinance does not provide for transitional housing, supportive housing and SRO pursuant to state law (SB 2 and AB 2634)	Amend Zoning Ordinance, as necessary	Evaluate and amend Zoning Ordinance, as necessary, in compliance with State law	City staff	2012	City General Funds.	2015	2013 and on-going	<p>The City's Housing Element of the General Plan was updated, adopted by Council, and submitted to the State for approval. Approval was given on Sept. 9, 2013. As stated in the Housing Element, within one year of adoption, the Zoning Code will be amended to specifically define transitional/supportive housing. Transitional housing (pursuant to H&S Code 50801(j)) and supportive housing (pursuant to H&S Code 80675.14(a)(B)(2)) will be permitted where housing is permitted and subject to the same development standards as other housing development.</p> <p>Also within one year of adoption, the Zoning Code will be amended to allow Single-Room Occupancy Housing in the C-G zone via a Conditional Use Permit.</p>