



***City of Encinitas***  
***FY 2015-16 Consolidated Annual Performance and***  
***Evaluation Report***



**Planning and Building Department**  
**505 S. Vulcan Avenue**  
**Encinitas, CA 92024**

# Table of Contents

## The City of Encinitas FY 2015-16 CAPER

CR-05 Goals and Outcomes 91.520(a) .....	1
CR-10 Racial and Ethnic Composition 91.520(a) .....	6
CR-15 Resources and Investments 91.520(a) .....	7
CR-20 Affordable Housing 91.520(b) .....	9
CR-25 Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c) .....	12
CR-30 Public Housing 91.220(h); 91.320(j) .....	13
CR-35 Other Actions 91.220(j)-(k); 91.320(i)-(j) .....	14
CR-40 Monitoring 91.220 and 91.230 .....	18
CR-45 CDBG 91.520(c) .....	20





## CR-05 - Goals and Outcomes

### Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

During the program year, the City has made significant progress in meeting the Strategic Plan goals of the FY 2015-20 Consolidated Plan and FY 2015-16 Action Plan.

The City funded five public services, resulting in assistance to 1,548 low-income Encinitas residents. These activities align with the following Strategic Plan Goals: to Support the provision of homeless services and prevention; to Ensure that housing within the City is available without discrimination; and to support and strengthen the delivery and coordination of service providers that offer assistance to Encinitas low to moderate income residents with an emphasis on at-risk youth and seniors.

During FY 2015-16, two facility improvement projects were completed, which assisted a child care facility and social service/homeless service agency. As a result, a total of 32 Encinitas households were assisted. These activities are in line with the Strategic Plan Goal of supporting improvements to facilities that provide services to Encinitas low to moderate income residents, such as seniors, youth, children, homeless, and victims of domestic violence.

Two capital improvement projects were funded in FY 2015-16 and are currently underway. These CIP projects support the Strategic Plan Goal of enhancing the livability and quality of life of low and moderate income neighborhoods.

A total of six homeowners were assisted through the Residential Rehabilitation Program during the program year, three of which were funded with prior year CDBG funds and four of which were funded with HOME. These activities support the Strategic Plan Goal of providing housing assistance to low-income renters and homeowners.

Additionally, the City awarded general funds to a local homeless agency to implement the *Opening Doors – Ending Veteran and Chronic Homeless Strategy in Encinitas*. A total of \$107,905 in general funds was granted to the service agency for a Housing Navigator Position as well as Landlord incentives and move-in support. This project supports the Strategic Plan Goal of supporting the provision of homeless services, prevention, and shelter.

Finally, the Section 8 Rental Assistance Program assisted an average of 109 households during FY 2015-16, with total Housing Assistance Payments at \$957,791. This program supports the Strategic Plan Goal of providing housing assistance to low-income renters and homeowners.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Assistance to low-income renters and homeowners	Affordable Housing	CDBG: \$0	Rental units rehabilitated	Household Housing Unit	5	0	0.00%	0	0	0.00%
Assistance to low-income renters and homeowners	Affordable Housing	CDBG: \$0	Homeowner Housing Rehabilitated	Household Housing Unit	5	2	40.00%	0	2	100.00%
Enhance livability and quality of life	Non-Housing Community Development	CDBG: \$196,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	0%	12,335	0* Two projects underway	0.00%

Enhance livability and quality of life	Non-Housing Community Development	CDBG: \$196,000	Other	Other	5	0	0.00%	2	0* Two projects underway	0.00%
Fair Housing	Non-Homeless Special Needs	CDBG: \$11,240	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	150	23	15.00%	25	23	92.00%
Homeless Services, Prevention, and Shelter	Homeless Non-Homeless Special Needs	CDBG: \$19,782	Homeless Person Overnight Shelter	Persons Assisted	50	19	38.00%	15	19	126.66%
Homeless Services, Prevention, and Shelter	Homeless Non-Homeless Special Needs	CDBG: \$19,782 *Same allocation as above	Homelessness Prevention	Persons Assisted	5,000	1,433	28.66%	1,200	1,433	119.41%
New Affordable Housing Units	Affordable Housing	CDBG: \$0	Rental units constructed	Household Housing Unit	30	0	0.00%	0	0	0%
Planning and Administration	Planning and Administration	CDBG: \$56,466	Other	Other	n/a	n/a	n/a	n/a	n/a	n/a

Support services to low to moderate residents	Non-Homeless Special Needs	CDBG: \$11,313	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	400	73	18.25%	90	73	81.11%
Support facility improvements	Non-Housing Community Development	CDBG: \$98,960	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	32		32	0	0.00%
Support facility improvements	Non-Housing Community Development	CDBG: \$98,960 *Same allocation as above	Other	Other	4	2	50.00%	2	2	100.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

As defined by the City’s Consolidated Plan, the highest priorities are:

- Homeless services, prevention and shelter
- Low-income renters and homeowners assistance

- Seniors housing and services
- Fair housing
- Affordable Housing
- Planning and Administration

During FY 2015-16, a total of \$56,466 in CDBG funds was allocated and expended for Planning and Administration, \$19,982 was allocated and expended for homeless services, \$5,275 was allocated and expended for senior services, and \$11,240 allocated and expended for fair housing activities. No CDBG funds were directed to low-income homeowners and renters assistance, although a total of six households were assisted through the Residential Rehabilitation Program during the year with prior year funding. Of which, two were funded through the CDBG program and four were funded through the HOME program. No funding was directed towards affordable housing activities. A total of \$957,791 in Section 8 Housing Assistance payments were made to assist approximately 109 households.

As defined by the City's Consolidated Plan, the medium-level priorities are:

- Youth Services
- Public Facilities
- Public Improvements

During FY 2015-16, a total of \$6,038 in CDBG funds was allocated and \$3,019 expended for youth services, \$98,960 was allocated and \$96,469 expended for facility improvements, and \$196,000 was allocated and \$29,872 expended for public improvements.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	<b>CDBG</b>
White	6306
Black or African American	350
Asian	58
American Indian or American Native	36
Native Hawaiian or Other Pacific Islander	24
Other & Multi-Racial	304
<b>Total</b>	<b>7,147</b>
Hispanic	2,319
Not Hispanic	4,830

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

### Narrative

A total of 7,147 individuals/households were assisted with Encinitas CDBG funded public services and facility improvements during the year. Approximately 97 percent of those households were low-income. Of the total assisted households, 1,580 were Encinitas residents, and were 99 percent low-income and 55 percent fell into the extremely low-income category.

According to the current ACS estimates, 77 percent of Encinitas residents are white, 15 percent are Hispanic, and four percent are Asian. Approximately 2.5 percent are two or more races, 0.5 percent are Black, 0.3 percent are Other, 0.2 percent are American Indian, and 0.1 percent are Pacific Islander.

Of the total households assisted with CDBG-funded facility improvements and public services, approximately 88 were white, five percent were black, two percent were Asian, and four percent were Other/Multi-racial. Approximately 32 percent of the assisted were Hispanic. Of the Encinitas assisted residents, approximately 89 percent were White, four percent were Black, one percent was Pacific Islander, and five percent was Other/Multi-racial. Approximately 29 percent of the Encinitas assisted households were Hispanic.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	HUD	\$282,231	\$282,231

Table 3 – Resources Made Available

### Narrative

A total of \$393,741 was available during the year for CDBG activities. \$282,231 was the annual entitlement, and \$111,510 was reallocated from prior year activities.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Old Encinitas	49%	49%	Two capital improvement projects were approved and are currently underway.

Table 4 – Identify the geographic distribution and location of investments

### Narrative

A total of \$196,000 (or 69% of the FY 2015-16 entitlement) was allocated to activities in a Target Area. These two projects are for sidewalks, ADA, and pedestrian improvements to support safe routes to school project area.

Census Tract 175.02 is located in the Community of Old Encinitas and is bounded by Santa Fe Drive to the south, Encinitas Boulevard to the north, west by Interstate 5 and on the eastern side by Balour Dr. As 2008-2012 ACS data shows, renters in this area account for 58 percent of all occupied units with approximately 670 rental households in the area, compared with the overall City percentage of renters at 35 percent. According to 2008-2012 ACS, median rent was \$1,573, with two-bedroom units being the largest (56 percent) size of rental units. Additionally, renters in this area are severely cost burdened, with 59 percent of households paying more than 50 percent of their income towards rent (2008-2012 ACS).

Census Tract 175.02 is a primarily residential neighborhood, with a commercial corridor along Santa Fe Drive and Encinitas Blvd. Several public schools are located within the area, including San Dieguito High School Academy, Sunset High School, Oak Crest Junior High School, and Ocean Knoll Elementary school. The two capital improvement projects on Santa Fe Drive and Regal Road support Safe Routes to School. Additionally, the Santa Fe Drive project has been identified as a compliance measure within the City's ADA Self-Evaluation and Transition Plan.

## **Leveraging**

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

The CDBG program does not have a match requirement. However, funds were leveraged for most of the CDBG funded projects and programs. Approximately \$561,000 was leveraged for CDBG projects and activities during FY 2015-16. The leveraged funds are from a combination of public and private sources.

Additionally, any costs related to the administration of the CDBG Program, in excess of the amount provided through the CDBG grant are covered by the approved Planning and Building Department operational budget.

The two sidewalk/ADA improvements funded during FY 2015-16 are utilizing City-owned property.

## **CR-20 - Affordable Housing 91.520(b)**

**Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.**

The need for affordable housing for Encinitas low to moderate income residents is great, and far exceeds the resources to meet that need. Household incomes have not kept pace with the rising cost of housing. Encinitas is a high cost community with median home prices well above county, state and national averages. According to CoreLogic sales data, the median home sales price for the County of San Diego was \$490,000 in May 2016. During the same time, the City of Encinitas had a median home sales price at \$975,000. Due to the City's desirable location and limited land supply, land is expensive, which makes the development of affordable housing costly. In sum, despite cooperation from the community and City, with limited resources and the high cost of housing and service provisions, the dollars available to address needs are small relative to overall needs. While CDBG may be used to leverage affordable housing development, it is not a sufficient tool to solve the complex issue of providing affordable housing. However, the City of Encinitas does have the following resources for the creation and maintenance of affordable housing.

*Housing Element.* The City of Encinitas is currently in the process of updating its Housing Element. Many of the goals and policies identified within the draft plan are geared toward assisting low to moderate income households find, and keep decent and affordable housing.

*Density Bonus State Law.* The City of Encinitas is currently in the process of revising its Density Bonus Ordinance. It is anticipated that this will be completed in 2016. The Density Bonus State law provides new affordable rental and for-sale housing through the development of new residential projects, when the developer seeks an increase in density above what the property's underlying zoning would allow. A total of one affordable unit was constructed during FY 2015-16. Several more affordable units are in the planning stages and are expected to be completed in 2017.

*Affordable Unit Policy.* The City of Encinitas offers an amnesty program for homeowners of accessory units that were created without building permits. Once the unit has been authorized through the application process, a covenant is placed on the property reserving the unit as a low-income rental. The City has seen approximately 35 affordable units created through this program, and it is anticipated to continue with the direction and support of the City Council. Additionally, six units were authorized through to the City's Affordable Unit Policy and are currently in the process of completing the building permit process.

*Local Inclusionary Housing Policy.* The City of Encinitas' Inclusionary Ordinance requires that developers provide 10 percent of new housing construction (over 10 units) for very-low income households or pay an in-lieu fee. The affordable units can be offered as a rental or

homeownership opportunity and are restricted in perpetuity.

*HOME Program.* The County of San Diego, as the lead agency in the HOME Consortium, offers a Down payment and Assistance Program for low-income first-time homebuyers. The program provides simple interest loans, up to \$70,000 to qualified households. The program has home value restrictions (currently \$390,000), which is typically lower than market prices in Encinitas, making it a challenge for eligible homebuyers to find a home. However, eligible Encinitas Households are encouraged to participate in this program.

The County of San Diego also offers two types of HOME tenant-based rental assistance programs; a family reunification program and emancipated foster youth program. The City of Encinitas will coordinate with local social service providers to ensure that whenever possible, these regional housing resources are made available to eligible Encinitas households.

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	0	0
Number of non-homeless households to be provided affordable housing units	0	0
Number of special-needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

**Table 5- Number of Households**

	One-Year Goal	Actual
Number of households supported through rental assistance	0	0
Number of households supported through the production of new units	0	0
Number of households supported through the rehab of existing units	0	2
Number of households supported through the acquisition of existing units	0	0
<b>Total</b>	<b>0</b>	<b>2</b>

**Table 6 - Number of Households Supported**

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

Due to the limited CDBG annual resources, lack of direct HOME funding, and very high land costs, the City did not include the production of new affordable housing in its Consolidated Plan or Annual Action Plan. Although, whenever possible, CDBG will be utilized to leverage funding for eligible new affordable housing construction or acquisition and rehabilitation projects. The City of Encinitas does have local affordable housing funds and such funds may be combined as a leveraging tool for new housing development.

The City of Encinitas is currently in the process of updating its Housing Element. It is anticipated that the Housing Element will be considered for voter approval in November 2016 and subsequently certified by the State’s Housing and Community Development Department shortly thereafter. Included in the Housing Element is the identification and rezoning of sites in order to accommodate the RHNA share as identified in the table below. The State of California Housing and Community Development Department utilizes zoning as a proxy for affordability. Therefore, in order for the City to demonstrate that they have the planned capacity to accommodate the RHNA allocation in the extremely low- to low-income categories, (development that may typically be more affordable); specific sites must be identified at a density of 30 units per acre. The State does not require jurisdictions to build the number of units identified through the RHNA process.

<b>Extremely Low Income and Very Low</b>	<b>Low Income</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
587	466	413	907	2,373

**Discuss how these outcomes will impact future annual action plans.**

Should the Housing Element be successfully approved, the underlying zoning will become available for more affordable housing types.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Persons Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	3,662	2
Low-income	2,758	1
Moderate-income	554	1
Above	173	
<b>Total</b>	<b>7,147</b>	<b>4</b>

**Table 7 – Number of Persons Served**

**Narrative Information**

During FY 2015-16 7, 1470 low-moderate income residents were assisted with CDBG funded public service programs and activities. Roughly 97 percent were in the extremely low-income category. Of the total assisted households, 1,580 were Encinitas residents. Additionally, two low-income homeowner households were assisted through the Residential Rehabilitation Program, utilizing prior year CDBG funds, and four low-income households were assisted through HOME funded activities.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through: Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

During FY 2015-16, the Encinitas City Council awarded \$107,905 from the General Fund to support the local implementation of the national *Opening Doors Strategy to End Veteran and Chronic Homelessness*. A part of the scope of work includes outreach to Encinitas homeless and the completion of standardized assessments for 100% of Encinitas homeless.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City of Encinitas does not have an emergency or transitional shelter. However, CDBG funds were allocated in FY 2015-16 to an emergency shelter in the neighboring City of Carlsbad to provide Encinitas homeless shelter and services.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

**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 of Encinitas does not directly receive HOME funding or Emergency Shelter Grant funding.

During FY 2015-16 a total of \$19,982 in CDBG funds was awarded to homeless programs and services. These funds went to support programs to aid in the prevention and elimination of homelessness. The Community Resource Center's Homeless Prevention and Intervention Program includes case management, food assistance, employment preparation, motel vouchers, and emergency shelter support. An additional \$63,960 was awarded for a facility improvement project to support the Community Resource Center.

Additionally, \$107,905 was awarded from the General Fund to support the local implementation of the national *Opening Doors Strategy to End Veteran and Chronic Homelessness*.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The City of Encinitas has a Public Housing Authority (PHA). The Encinitas PHA administers Section 8 Housing Choice Voucher Program, and does not have any public housing.

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

This does not apply as the City of Encinitas does not have Public Housing.

### **Actions taken to provide assistance to troubled PHAs**

The City of Encinitas Housing Authority is not a troubled PHA.

### **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

The City of Encinitas is updating its Housing Element. It is anticipated that the Housing Element will be considered for voter approval in November 2016 and subsequently certified by the State's Housing and Community Development Department shortly thereafter.

Additionally, the Encinitas City Council took action during FY 2015-16 to incentive participation in the Affordable Unit Policy (AUP). The AUP offers amnesty for homeowners of accessory units that were created without building permits. Once the unit has been authorized through the application process, a covenant is placed on the property reserving the unit as a low-income rental. The City has seen approximately 35 affordable units created through this program. A total of six units were authorized through to the City's Affordable Unit Policy during FY 2015-16 and are currently in the process of completing the building permit process.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The City participates in a regional Analysis of Impediments to Fair Housing Choice (AI). The impediments identified as part of the AI are obstacles the City must overcome to provide for its residents. The City has reported progress towards the impediments addressed in the FY 2015 AI in the attached Fair Housing Progress Report.

The CBDG program limits 15 percent of annual funding to public services, the City is not able to fully fund the entire request for projects during FY 2015-16. The City will work with the service agencies to ensure that the program specific goals will be met and assist the groups in identifying additional funding opportunities as available and appropriate.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

HUD requires that all CDBG and HOME funded activities be in compliance with HUD's regulations regarding lead-based paint. In accordance with program requirements, the City of Encinitas' Residential Rehabilitation Program requires that each home assisted and built prior to 1978 must undergo lead based paint testing. If deteriorated lead-based paint surfaces are found, it must be stabilized during the rehabilitation of the property. Abatement must be performed by a certified lead-based paint professional with a certified lead-based paint assessor issuing a Clearance Inspection prior to the issuance of the Notice of Completion.

### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

Based on 2007-2011 ACS data, approximately 8.7 percent of Encinitas residents are living at or below the federal poverty level. All communities share the goal of eradicating poverty, however, accomplishing

the challenge of ending poverty is great, and involves many social, economic and institutional factors. Unfortunately many of these issues are outside of the City's reach, however, the City can utilize the resources and tools available to assist those residents living at or below the poverty level.

The County administers the CAL WORKS Program, which is designed to move welfare recipients from dependency to self-sufficiency through employment. Job related education and training are provided through the County and the Community College Districts.

The City has outlined a five-point strategy for improving the quality of life for low-income households and neighborhoods. These points include:

*Rental assistance and affordable housing.* The Housing Authority provides rental assistance to approximately 109 households through Section 8 Housing Choice Vouchers.

*Adult education.* Mira Costa College and Adult School provides low-cost education, including night and online classes for working adults. The college offers academic degrees and certifications in many fields, which can enable graduates to find new careers and better job opportunities.

*Job training and employment preparation.* The County's Regional Occupational Program provides job training in specialized and technical vocations. The San Diego Workforce Partnership offers free job training and job placement programs through dozens of organizations countywide. The City of Encinitas supports the Community Resource Center in Encinitas, which includes employment preparation through their Homeless Prevention and Intervention Services programs.

*Health and human services.* The County of San Diego funds various non-profit organizations and provides health care and social services, including North County Health Services. This agency operates a clinic in Encinitas that provides health care for impoverished people, as well as a maternity healthcare clinic. The City of Encinitas will also continue to support organizations that offer health and social services to Encinitas low-income residents, such as drug abuse counseling and food programs.

*Childcare.* Encinitas has several low-cost childcare centers, as well as many small and large family day care homes. Quality Children's Services operates a preschool program in Encinitas. Additionally, two Head Start centers for children under five years of age operate in Encinitas.

### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The CDBG program is managed by the Advanced Planning and Housing Division within the Planning and Building Department. The Advanced Planning and Housing Division is the responsible department for coordinating efforts with the San Diego HOME consortium and monitoring of existing HOME programs. The Advanced Planning and Housing division also monitors all of the deed restricted units within the City and works very closely with property managers and developers to ensure that compliance with affordability restrictions is maintained.

The Planning and Building Department offers the opportunity to meet with City Staff to help citizens become more familiar with the City programs and processes, prior to application submittal. These meetings are referred to as Staff Advisory Committee meetings, and are provided free of charge. Developers of housing with affordability requirements are provided with all of the necessary information and technical assistance prior to application submittal.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The Encinitas Housing Authority and the City CDBG Staff worked together to participate in fair housing efforts during FY 2015-16. Two workshops were held during the year; one was specifically aimed towards landlords and the other was focused on tenants.

The City participates in the County of San Diego HOME Consortium, which includes the County of San Diego, and five other cities (San Marcos, Vista, Carlsbad, Santee and La Mesa). Members of the consortium meet to plan strategies and coordinate funding. However, with the new HOME rule changes in 2013, the City of Encinitas will no longer directly receive annual funding for its HOME Programs. The City will continue to participate in the San Diego HOME Consortium during successive qualification periods (FY2015-16 – FY2017-18), which will enable Encinitas residents to utilize the HOME programs administered by San Diego County.

Throughout the duration of the Action Plan, the City will continue to participate in the following regional committees:

- SANDAG Regional Housing Workforce Group
- Regional Task Force on the Homeless
- San Diego Regional Alliance For Fair Housing (SDRAFFH)
- Community Development Block Group Administers Meeting
- North County Winter Shelter Collaborative

The City will continue to maintain partnerships with other local public and private agencies on regional solutions to long-term housing and community development problems. The City will continue to provide technical assistance to developers and community-based organizations that assist the City in the provision of affordable housing and facilities, as these are invaluable partnerships. The City will also encourage coordination and collaboration between non-profit agencies, housing providers and government agencies. Lastly, the City will maintain contact with trade organizations, such as the Building Industry Association (BIA), San Diego Apartment Association (SDAA) and the San Diego Housing Federation. The City will use these partnerships to help achieve the goals and objectives in the FY 2015-20 Consolidated Plan.

The City's Housing Authority is a part of the Advanced Planning and Housing Division; therefore, the City CDBG staff can easily coordinate with the Housing Authority to help fulfill the Division's overall housing goals and objectives.

Finally, the City will continue to network and share information with other Housing Authorities through participation in the National Association of Housing and Redevelopment Officials (NAHRO), the Housing Authority Association of Southern California, Southern California Housing Finance Officers Association and the San Diego Regional Housing Authorities.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

Entitlement Jurisdictions receiving CDBG funding are required to take actions to affirmatively further fair housing. Fair housing is achieved by ensuring that people are not denied access to housing opportunities because of their race, ethnicity, religion, disability, familial status, or other protected class. Entitlement cities report on their efforts to affirmatively further housing choice by completing the Analysis of Impediments to Fair Housing Choice (AI). The AI is a review of impediments or barriers that affect the rights of fair housing choice. The report provides a demographic profile of the County, assesses housing needs of specific income groups, and evaluates housing opportunities available for residents. The AI also analyzes both private market and public sector conditions that may limit or impede access and availability of housing for all segments of the population. While this report assesses the nature and extent of housing discrimination, it also focuses on developing solutions to mitigate or remove such impediments. The City of Encinitas has participated in a regional effort to create the previous two AIs. Encinitas participated in the completion of a regional AI for FY 2015-2020 as one of thirteen jurisdictional members of the San Diego Regional Alliance for Fair Housing (SDRAFFH). The Regional Alliance for Fair Housing is a coalition of fair housing organizations, community based groups, concerned citizens, representatives of the housing industry, and government agencies working toward the goal of affirmatively furthering fair housing. The FY 2015-20 AI was completed and sent to HUD in June 2015.

The City of Encinitas affirmatively furthers fair housing by contracting for the provision of fair housing services and testing to determine the level of fair housing discrimination in Encinitas. The fair housing services include outreach and education to residents, property managers, lenders, and housing developers, legal assistance or referrals, tenant/landlord mediation, and assistance with filing complaints to HUD. The City's reported progress towards the impediments addressed in the FY 2015-20 AI in the attached Fair Housing Progress Report (Appendix B).

## **CR-40 - Monitoring 91.220 and 91.230**

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

The overall purpose of the monitoring is to maximize grant performance through identifying efficiencies, developing partnerships with stakeholders, collaboration with various service providers and providing the greatest amount of services to the citizens of Encinitas. All federally funded programs are monitored on a regular basis to ensure compliance with all applicable federal regulations. Monitoring is directed toward the program goals, and financial and regulatory performances. Each organization receiving CDBG grant money is visited, at least, once during the fiscal year by staff. In addition, staff collects quarterly reports and invoices to ensure program goals are on target to ensure the timeliness of expenditures. The primary objectives of these visits, as well as the overall monitoring process are to identify deficiencies and promote corrections in order to improve, reinforce or augment grant recipients' performance. The City also ensures that sub-recipients comply with all regulations related to administrative, financial and programmatic operations including Davis-Bacon prevailing wage regulations, and to ensure sub-recipients achieve their performance objectives within the project schedule and budget.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

### **Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

For the FY 2015-16 CAPER, the City provided residents and stakeholders with an opportunity to provide written comment during the 30-day period, August 11, 2016 – September 12, 2016. The public was notified of the public review and comment period through a publication in a local newspaper, on the City's website, and a posting at City Hall. The draft was available on the City's website, City Hall, the Encinitas Branch Library, Cardiff Branch Library, and the Encinitas Community/Senior Center. The City Council approved the FY 2015-16 CAPER at a public meeting on September 14, 2016. Proof of notice publication is provided in Appendix A. No comments were received during the review and comment period.

The City of Encinitas held other public meetings during FY 2015-16, and provided the public with the opportunity to participate through a variety of methods. Below is a summary of the other citizen participation efforts undertaken during FY 2015-16.

March 16, 2016 City Council Public Hearing: The City Council held a public hearing to authorize funding recommendations for CDBG projects and activities for incorporation in the draft FY 2016-17 Action Plan. Seven (7) individuals spoke in favor of the recommended action to fund six (6) public service activities and two (2) facility improvement projects. Residents and stakeholders were notified of the public hearing through a publication in a local newspaper, direct email notification, and posting on the City's Website.

April 20, 2016 City Council Public Hearing: The draft Action Plan was available for public review and comment from March 18, 2016 - April 18 2016. The draft Action Plan was available on the City's website, City Hall, the Encinitas Branch Library, Cardiff Branch Library, and the Encinitas Community/Senior Center. The City Council approved the FY 2016-17 Action Plan at the April 20, 2016 public hearing.

April 14, 2016 Fair Housing Annual Public Meeting: The City of Encinitas participated in the annual public meeting held by the San Diego Regional Alliance for Fair Housing.

December 16, 2016 CDBG Applicant workshop: The City conducted an applicant workshop in December 2015. A total of seven (7) people were in attendance. The purpose of the workshop was to provide an overview of the CDBG program, the City's Consolidated Plan, and application process.

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

The City of Encinitas has not made any programmatic changes during the program year. It is anticipated that staff will update the CDBG Policies and Procedures document, as well as the City’s Citizen Participation Plan to reflect updated federal regulations and also include current outreach practices, such as internet and online mediums.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No. The City of Encinitas does not have any Brownfield Economic Development Initiatives.

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

The City of Encinitas does not have any Brownfield Economic Development Initiatives.

**NOT APPLICABLE FOR ENCINITAS- CR-60 - ESG 91.520(g) (ESG Recipients only)**

**ESG Supplement to the CAPER in *e-snaps***

**For Paperwork Reduction Act**

**1. Recipient Information—All Recipients Complete**

**Basic Grant Information**

<b>Recipient Name</b>	ENCINITAS
<b>Organizational DUNS Number</b>	789638095
<b>EIN/TIN Number</b>	330197843
<b>Identify the Field Office</b>	LOS ANGELES
<b>Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance</b>	

**ESG Contact Name**

**Prefix**  
**First Name**  
**Middle Name**  
**Last Name**  
**Suffix**  
**Title**

**ESG Contact Address**

**Street Address 1**  
**Street Address 2**  
**City**  
**State**  
**ZIP Code**  
**Phone Number**  
**Extension**  
**Fax Number**  
**Email Address**

**ESG Secondary Contact**

**Prefix**  
**First Name**  
**Last Name**  
**Suffix**  
**Title**  
**Phone Number**  
**Extension**  
**Email Address**

**2. Reporting Period—All Recipients Complete**

**Program Year Start Date** 07/01/2015  
**Program Year End Date** 06/30/2016

**3a. Subrecipient Form – Complete one form for each subrecipient**

**Subrecipient or Contractor Name**  
**City**  
**State**  
**Zip Code**  
**DUNS Number**  
**Is subrecipient a victim services provider**  
**Subrecipient Organization Type**  
**ESG Subgrant or Contract Award Amount**

## CR-65 - Persons Assisted

### 4. Persons Served

#### 4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

Table 8 – Household Information for Homeless Prevention Activities

#### 4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

Table 9 – Household Information for Rapid Re-Housing Activities

#### 4c. Complete for Shelter

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

Table 10 – Shelter Information

**4d. Street Outreach**

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 11 – Household Information for Street Outreach**

**4e. Totals for all Persons Served with ESG**

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 12 – Household Information for Persons Served with ESG**

**5. Gender—Complete for All Activities**

	<b>Total</b>
Male	
Female	
Transgender	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 13 – Gender Information**

**6. Age—Complete for All Activities**

	<b>Total</b>
Under 18	
18-24	
25 and over	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 14 – Age Information**

**7. Special Populations Served—Complete for All Activities**

**Number of Persons in Households**

<b>Subpopulation</b>	<b>Total</b>	<b>Total Persons Served – Prevention</b>	<b>Total Persons Served – RRH</b>	<b>Total Persons Served in Emergency Shelters</b>
Veterans				
Victims of Domestic Violence				
Elderly				
HIV/AIDS				
Chronically Homeless				
<b>Persons with Disabilities:</b>				
Severely Mentally Ill				
Chronic Substance Abuse				
Other Disability				
Total (unduplicated if possible)				

**Table 15 – Special Population Served**

**CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes**

**10. Shelter Utilization**

Number of New Units – Rehabbed	
Number of New Units – Conversion	
Total Number of bed - nighths available	
Total Number of bed - nights provided	
Capacity Utilization	

**Table 16 – Shelter Capacity**

**11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)**

## CR-75 – Expenditures

### 11. Expenditures

#### 11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Prevention under Emergency Shelter Grants Program			
<b>Subtotal Homelessness Prevention</b>			

Table 17 – ESG Expenditures for Homelessness Prevention

#### 11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Assistance under Emergency Shelter Grants Program			
<b>Subtotal Rapid Re-Housing</b>			

Table 18 – ESG Expenditures for Rapid Re-Housing

#### 11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Essential Services			
Operations			
Renovation			
Major Rehab			
Conversion			
<b>Subtotal</b>			

Table 19 – ESG Expenditures for Emergency Shelter

**11d. Other Grant Expenditures**

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Street Outreach			
HMIS			
Administration			

Table 20 - Other Grant Expenditures

**11e. Total ESG Grant Funds**

Total ESG Funds Expended	2013	2014	2015

Table 21 - Total ESG Funds Expended

**11f. Match Source**

	2013	2014	2015
Other Non-ESG HUD Funds			
Other Federal Funds			
State Government			
Local Government			
Private Funds			
Other			
Fees			
Program Income			
<b>Total Match Amount</b>			

Table 22 - Other Funds Expended on Eligible ESG Activities

**11g. Total**

Total Amount of Funds Expended on ESG Activities	2013	2014	2015

Table 23 - Total Amount of Funds Expended on ESG Activities

## **Appendix A**

### **Citizen Participation Materials**

# The Coast News

Decreed A Legal Newspaper by the Superior Court  
of San Diego County.

Mail all correspondence regarding public

notice advertising to:

The Coast News  
P.O. Box 232550  
Encinitas, CA 92023  
(760) 436-9737

## Proof of Publication

STATE OF CALIFORNIA, ss.  
COUNTY OF SAN DIEGO,

I am a citizen of the United States and a resident of the county aforesaid;

I am over the age of eighteen years, and not a party to or interested in the above entitled matter.

I am principal clerk of the printer of The Coast News, a newspaper printed and published weekly and which newspaper has been adjudged a newspaper of general circulation for the cities of Carmel Valley, Del Mar, Solana Beach, Encinitas/Cardiff, Carlsbad, Oceanside, Vista, San Marcos, Escondido, the County of San Diego and the County Judicial District by the Superior Court of the State of California, County of San Diego (8/4/94, #677114, B2393, P396); and that 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:

NP-5

Space above for County Clerk's Filing Stamp



NOTICE OF AVAILABILITY  
FOR PUBLIC REVIEW  
CITY OF ENCINITAS

Substantial Amendment to the FY 2016-17 Action Plan  
For Housing and Community Development Activities

The City of Encinitas' proposed Substantial Amendment to FY 2016-17 Annual Action Plan will be available for public review and comment beginning on August 11, 2016. The City Council approved the FY 2016-17 Annual Action Plan and Community Development Block Grant (CDBG) program budget at a public hearing on April 29, 2016. The proposed Substantial Amendment revises the approved FY 2016-17 Annual Action Plan to reallocate unexpended funds from prior and current year activities to a new project. A total of \$98,000 in CDBG funds is proposed to be allocated for a Safe Routes to School project in Cardiff.

The CDBG program is funded by the U.S. Department of Housing and Urban Development (HUD). The Substantial Amendment to the FY 2016-17 Annual Action is available for review and comment from August 11, 2016 to September 12, 2016. The document can be found at the City's Planning and Building Department located at City Hall during regular business hours, on the City's website at [www.encinitas.gov](http://www.encinitas.gov), at the Encinitas and Cardiff Libraries, and at the Encinitas Community Center.

Please submit comments in writing no later than September 12, 2016, to: Nicole Pino-Jones, Management Analyst, at [npinojones@encinitasca.gov](mailto:npinojones@encinitasca.gov) or at City of Encinitas, 505 S. Valcava Ave., Encinitas, CA 92024. The City Council will hold a public meeting on Wednesday, September 14, 2016, at 6:00 P.m. at City Hall Council Chambers, 505 S. Valcava Ave., Encinitas, CA. You may also provide comments on the Substantial Amendment to FY 2016-17 Annual Action Plan at that meeting. For questions or additional information, contact Nicole Pino-Jones at (760) 943-2237.

## **NOTICE OF AVAILABILITY FOR PUBLIC REVIEW CITY OF ENCINITAS**

### **DRAFT CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT For Housing and Community Development Activities for FY 2015-16**

The City of Encinitas' draft FY 2015-16 Consolidated Annual Performance and Evaluation Report (CAPER) will be available for public review and comment beginning on August 11, 2016. The CAPER summarizes the expenditure of funds and accomplishments for activities funded under the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) programs during the FY 2015-16 program year (July 1, 2015 – June 30, 2016).

The CDBG program is funded by the U.S. Department of Housing and Urban Development (HUD). The draft CAPER is available for comment and review during a 30-day period, from August 11, 2016 - September 12, 2016. The draft CAPER can be found at the City of Encinitas' Planning & Building Department at 505 S. Vulcan Avenue during business hours, on the City's website at [www.encinitasca.gov](http://www.encinitasca.gov), at the Encinitas and Cardiff Libraries, and at the Encinitas Community Center.

Please submit comments in writing no later than September 12, 2016, to: Nicole Piano-Jones, Management Analyst, at City of Encinitas, 505 S. Vulcan Avenue, Encinitas, CA 92024 or [npiano@encinitasca.gov](mailto:npiano@encinitasca.gov). The City Council will hold a public meeting on Wednesday, September 14, 2016, at 6:00 p.m. at City Hall Council Chambers, 505 S. Vulcan Ave., Encinitas, CA. You may also provide comments on the draft CAPER at that meeting. For questions or additional information, contact Nicole Piano-Jones at (760) 943-2237.

# The Coast News

Decreed A Legal Newspaper by the Superior Court  
of San Diego County.

Mail all correspondence regarding public  
notice advertising to:  
The Coast News  
P.O. Box 232550  
Encinitas, CA 92023  
(760) 436-9737

## Proof of Publication

STATE OF CALIFORNIA, ss.  
COUNTY OF SAN DIEGO,

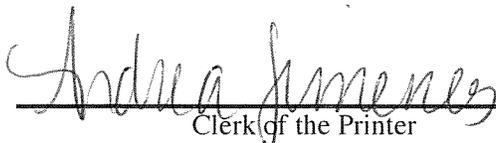
I am a citizen of the United States and a resident of the  
county aforesaid;

I am over the age of eighteen years, and not a party to or  
interested in the above entitled matter.

I am principal clerk of the printer of The Coast News, a  
newspaper printed and published weekly and which newspaper has  
been adjudged a newspaper of general circulation for the cities of  
Carmel Valley, Del Mar, Solana Beach, Encinitas/Cardiff,  
Carlsbad, Oceanside, Vista, San Marcos, Escondido, the County of  
San Diego and the County Judicial District by the Superior Court  
of the State of California, County of San Diego (8/4/94, #677114,  
B2393, P396); and that 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:

December 11, 2015

I certify under penalty of perjury that the  
foregoing is true and correct. Executed at  
Encinitas, County of San Diego, State of  
California on this 11<sup>th</sup> of December, 2015.

  
Clerk of the Printer

Space above for County Clerk's Filing Stamp

 PUBLIC NOTICE  
CITY OF ENCINITAS

**AVAILABILITY OF REQUESTS FOR  
FUNDING PROPOSALS FY2016-17**

Beginning on **December 17, 2015**, the City of Encinitas  
will be soliciting proposals for projects, activities and pro-  
grams under the federal Community Development Block  
Grant (CDBG) for the Fiscal Year (FY) 2016-17 (July 1,  
2016 – June 30, 2017). The CDBG program is funded by  
the U.S. Department of Housing and Urban Development  
(HUD). Applications are available on **December 17, 2015**  
at City Hall, 505 South Vulcan Avenue, Encinitas, CA  
92024 or online at the City's website: [www.EncinitasCa.  
Gov](http://www.EncinitasCa.Gov).

The City Council has approved a five-year Consolidated  
Plan (FY2015-20), which contains the goals and objectives  
for affordable housing and community development activ-  
ities over the five-year period. Proposals will be evalu-  
ated subject to the identified goals and objectives. The  
FY2015-20 Consolidated Plan is available for review at  
City Hall or on the City's website, to view click on "De-  
partments", "Housing Resources" and "Community De-  
velopment Block Grant (CDBG) Program".

Completed applications must be submitted to the Plan-  
ning & Building Department by **5:00 p.m. on January 22,  
2016**. The City Council will consider funding of proposed  
activities and projects for inclusion into the draft Ann-  
ual Action Plan at a public hearing tentatively scheduled  
for March 16, 2016 and consider approval of the Annual  
Action Plan at a public hearing tentatively scheduled for  
April 20, 2016 for submittal to HUD.

Please submit questions or requests for more information  
**in writing only** to Nicole Piano-Jones, Management Ana-  
lyst at [npiano@EncinitasCa.Gov](mailto:npiano@EncinitasCa.Gov).

12/11/15 CN 18005

# The Coast News

Decreed A Legal Newspaper by the Superior Court  
of San Diego County.

Mail all correspondence regarding public  
notice advertising to:  
The Coast News  
P.O. Box 232550  
Encinitas, CA 92023  
(760) 436-9737

## Proof of Publication

STATE OF CALIFORNIA, ss.  
COUNTY OF SAN DIEGO,

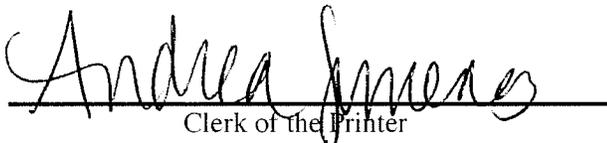
I am a citizen of the United States and a resident of the  
county aforesaid;

I am over the age of eighteen years, and not a party to or  
interested in the above entitled matter.

I am principal clerk of the printer of The Coast News, a  
newspaper printed and published weekly and which newspaper has  
been adjudged a newspaper of general circulation for the cities of  
Carmel Valley, Del Mar, Solana Beach, Encinitas/Cardiff,  
Carlsbad, Oceanside, Vista, San Marcos, Escondido, the County of  
San Diego and the County Judicial District by the Superior Court  
of the State of California, County of San Diego (8/4/94, #677114,  
B2393, P396); and that 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:

December 18, 2015

I certify under penalty of perjury that the  
foregoing is true and correct. Executed at  
Encinitas, County of San Diego, State of  
California on this 18th of December 2015.

  
Clerk of the Printer

Space above for County Clerk's Filing Stamp



PUBLIC NOTICE  
CITY OF ENCINITAS

### AVAILABILITY OF REQUESTS FOR FUNDING PROPOSALS FY2016-17

**Beginning on December 17, 2015, the City of Encinitas** will be soliciting proposals for projects, activities and programs under the federal Community Development Block Grant (CDBG) for the Fiscal Year (FY) 2016-17 (July 1, 2016 – June 30, 2017). The CDBG program is funded by the U.S. Department of Housing and Urban Development (HUD). Applications are available on **December 17, 2015** at City Hall, 505 South Vulcan Avenue, Encinitas, CA 92024 or online at the City's website: [www.EncinitasCa.Gov](http://www.EncinitasCa.Gov).

The City Council has approved a five-year Consolidated Plan (FY2015-20), which contains the goals and objectives for affordable housing and community development activities over the five-year period. Proposals will be evaluated subject to the identified goals and objectives. The FY2015-20 Consolidated Plan is available for review at City Hall or on the City's website, to view click on "Departments", "Housing Resources" and "Community Development Block Grant (CDBG) Program".

Completed applications must be submitted to the Planning & Building Department by **5:00 p.m. on January 22, 2016**. The City Council will consider funding of proposed activities and projects for inclusion into the draft Annual Action Plan at a public hearing tentatively scheduled for March 16, 2016 and consider approval of the Annual Action Plan at a public hearing tentatively scheduled for April 20, 2016 for submittal to HUD.

Please submit questions or requests for more information **in writing only** to Nicole Piano-Jones, Management Analyst at [npiano@EncinitasCa.Gov](mailto:npiano@EncinitasCa.Gov).

12/18/15 CN 18028

NPJ

# The Coast News

Decreed A Legal Newspaper by the Superior Court of San Diego County.

Mail all correspondence regarding public notice advertising to:  
The Coast News  
P.O. Box 232550  
Encinitas, CA 92023  
(760) 436-9737

## Proof of Publication

STATE OF CALIFORNIA, ss.  
COUNTY OF SAN DIEGO,

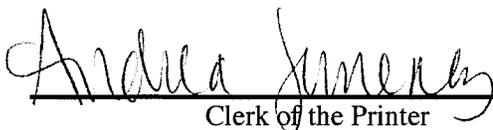
I am a citizen of the United States and a resident of the county aforesaid;

I am over the age of eighteen years, and not a party to or interested in the above entitled matter.

I am principal clerk of the printer of The Coast News, a newspaper printed and published weekly and which newspaper has been adjudged a newspaper of general circulation for the cities of Carmel Valley, Del Mar, Solana Beach, Encinitas/Cardiff, Carlsbad, Oceanside, Vista, San Marcos, Escondido, the County of San Diego and the County Judicial District by the Superior Court of the State of California, County of San Diego (8/4/94, #677114, B2393, P396); and that 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:

March 04, 2016

I certify under penalty of perjury that the foregoing is true and correct. Executed at Encinitas, County of San Diego, State of California on this 4th of March 2016.

  
Clerk of the Printer

Space above for County Clerk's Filing Stamp



### PUBLIC NOTICE CITY OF ENCINITAS

**Housing and Community Development Activities  
FY2016-17 Funding Recommendations**

**PLACE OF MEETING: Council Chambers, City Hall  
505 South Vulcan Avenue  
Encinitas, CA 92024**

Notice is hereby given that City Council will hold a Public Hearing on March 16, 2016 at 6:00 p.m. to consider and approve funding recommendations for proposed FY2016-17 Housing and Community Development activities. The proposed activities will be funded through the federal Community Development Block Grant (CDBG) program.

The City of Encinitas anticipates allocating approximately \$279,748 of CDBG funds, including \$5,511 in reallocated funds from previous years, for activities in FY2016-17. CDBG funds are typically allocated into three categories: public services; planning and administration; and, capital improvements. Public services include programs such as: homeless prevention and shelter, youth outreach and senior services. Planning and administration includes: general program administration and fair housing activities. Capital improvements include: infrastructure and facility improvements that benefit lower income households and neighborhoods, and a residential rehabilitation program.

The FY2016-17 CDBG funding recommendations will be available approximately one week prior to the public hearing in the City Council agenda report. The agenda report will be available at City Hall during regular business hours and on the City's website at [www.EncinitasCA.gov](http://www.EncinitasCA.gov) under City Council public meetings.

If you have questions or wish further information, please contact Nicole Piano Jones, Management Analyst, by phone at (760) 943-2237, by e-mail at [npiano@encinitasca.gov](mailto:npiano@encinitasca.gov) or by mail to City of Encinitas, 505 S. Vulcan Ave., Encinitas, CA 92024. You may also provide comments at the public hearing on March 16, 2016.

THE ABOVE MENTIONED AGENCY IS AN EQUAL OPPORTUNITY PUBLIC ENTITY AND DOES NOT DISCRIMINATE ON THE BASIS OF RACE, COLOR, ETHNIC ORIGIN, NATIONAL ORIGIN, SEX, RELIGION, AND VETERAN'S STATUS, PHYSICAL OR MENTAL DISABILITY IN EMPLOYMENT OR SERVICE. IN COMPLIANCE WITH THE AMERICANS WITH DISABILITY ACT/SECTION 504 REHABILITATION ACT OF 1973 IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THESE MEETINGS, PLEASE CONTACT THE CITY CLERK AT 760-633-2601.

03/04/16 CN 18330

## Nicole Piano

---

**From:** Nicole Piano  
**Sent:** Thursday, September 08, 2016 9:22 AM  
**To:** Nicole Piano  
**Cc:** Jennifer Birdseye  
**Subject:** FY 2015-16 Consolidated Annual Performance and Evaluation Report

Good morning,

This email is a reminder that the Draft FY 2015-16 Consolidated Annual Performance and Evaluation Report (CAPER) is available for public review and comment from August 11, 2016 –September 12, 2016. The Draft CAPER is an annual report required by HUD for entitlement jurisdictions that administer a local CDBG program. The report describes the expenditures and accomplishments for the Fiscal Year. The Draft CAPER can be found at the Encinitas Community Center, Encinitas and Cardiff Library, at the Planning and Building Department during normal business hours, or on the City's website, [here](#).

Please submit comments in writing to Nicole Piano-Jones via email or at City Hall, 505 S. Vulcan Avenue, Encinitas, CA 92024 no later than September 12, 2016. The City Council will consider approval of the CAPER at a public meeting on September 14, 2016. You may also provide comments at that meeting.

Kind regards,

*Nicole Piano-Jones*

**Management Analyst**  
**City of Encinitas | Planning & Building Department**  
505 S. Vulcan Ave, Encinitas, CA 92024  
Direct: (760) 943-2237  
[npiano@encinitasca.gov](mailto:npiano@encinitasca.gov)

*Subscribe to the City Manager Weekly Update at our [City website e-subscription page](#) to receive the latest City news in your email box weekly.*

## Nicole Piano

---

**From:** Nicole Piano  
**Sent:** Thursday, August 11, 2016 4:44 PM  
**To:** Nicole Piano  
**Cc:** Jennifer Birdseye  
**Subject:** FY 2015-16 Consolidated Annual Performance and Evaluation Report

Good afternoon,

The Draft FY 2015-16 Consolidated Annual Performance and Evaluation Report (CAPER) is available for public review and comment from August 11, 2016 –September 12, 2016. The Draft CAPER is an annual report required by HUD for entitlement jurisdictions that administer a local CDBG program. The report describes the expenditures and accomplishments for the Fiscal Year. The Draft CAPER can be found at the Encinitas Community Center, Encinitas and Cardiff Library, at the Planning and Building Department during normal business hours, or on the City's website, [here](#).

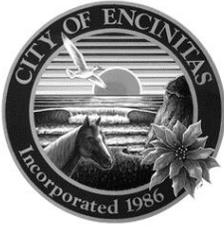
Please submit comments in writing to Nicole Piano-Jones via email or at City Hall, 505 S. Vulcan Avenue, Encinitas, CA 92024 no later than September 12, 2016. The City Council will consider approval of the CAPER at a public meeting on September 14, 2016. You may also provide comments at that meeting.

Kind regards,

*Nicole Piano-Jones*

**Management Analyst**  
**City of Encinitas | Planning & Building Department**  
505 S. Vulcan Ave, Encinitas, CA 92024  
Direct: (760) 943-2237  
[npiano@encinitasca.gov](mailto:npiano@encinitasca.gov)

Subscribe to the City Manager Weekly Update at our [City website e-subscription page](#) to receive the latest City news in your email box weekly.



# AGENDA REPORT

## City Council

**MEETING DATE:** September 14, 2016

**PREPARED BY:** Nicole Piano-Jones,  
Management Analyst

**ACTING DEPT.  
DIRECTOR:** Manjeet Ranu, AICP

**DEPARTMENT:** Planning & Building

**CITY MANAGER:** Karen P. Brust

---

**SUBJECT:**

FY 2015-16 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) and HOME Investment Partnership Programs.

**RECOMMENDED ACTION:**

Staff recommends that the City Council approve the CAPER report, and authorize submission to the U.S. Department of Housing and Urban Development.

**STRATEGIC PLAN:**

This item relates to the Community Planning Focus Area to pursue a range of diverse housing opportunities balanced throughout the community, and to develop new planning and development approaches to support sustainable communities.

**FISCAL CONSIDERATIONS:**

The fiscal impacts associated with the staff recommendation are included in the approved budget. Projects and activities are funded through the federal CDBG program. The U.S. Department of Housing and Urban Development (HUD) provides the funding to the City on a reimbursement basis. City general funds are expended on approved projects and activities, and then funds are drawn down from HUD to reimburse the City. Administrative funds are also provided through the CDBG program. Any administrative costs in excess of the amount provided through the CDBG grant are covered by the approved Planning and Building Department operational budget. For FY 2015-16 the City's CDBG grant allocation was \$282,231. Additionally, \$111,510 was reallocated from prior years for a total FY 2015-16 budget of \$393,741. A total of \$222,103 in FY 2015-16 funds have been expended, and a total of \$38,900 in prior year funds were expended. During the Fiscal Year, the City remained within the approved CDBG budget. Unfinished projects will continue to expend FY 2015-16 funding; upon completion, any unexpended funds will be reallocated to future eligible activities. Funding for the HOME Investment Partnership Program is provided through the County of San Diego. The City and the County of San Diego had a cooperative agreement for use of the HOME funds, which expired on June 30, 2016.

**BACKGROUND:**

The Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) programs are federal programs administered by HUD. The City of Encinitas has been an entitlement jurisdiction, receiving CDBG funds directly from HUD, since 1990. The City has been a participating member of the San Diego Regional HOME Consortium since 1994.

Funding for these programs is used to address a variety of housing and community development needs, which are prioritized during the five-year Consolidated Plan process.

To receive and utilize CDBG funds, HUD requires that local jurisdictions comply with various reporting requirements, such as the Consolidated Plan, Action Plan, and CAPER. The Consolidated Plan is a five-year plan that prioritizes community development and housing needs, and develops strategies and goals for use of the federal funds to assist in meeting those needs. The Action Plan identifies the projects and activities to be funded and implemented during the fiscal year that are consistent with the Consolidated Plan. The CAPER describes the accomplishments and expenditures for the fiscal year.

The City Council approved the FY 2016-17 Action Plan on April 20, 2016, which is being implemented now. The FY 2015-16 CAPER is the subject of this report. This CAPER is reporting for the first program year of the 2015-20 Consolidated Plan, which was approved by the City Council on April 22, 2015. Submittal of the CAPER follows the end of the fiscal year.

**ANALYSIS:**

The FY 2015-16 CAPER (Attachment “1”) was prepared utilizing the HUD required eCon Planning Suite online template. The CAPER describes the CDBG and HOME program activities, details the allocated funds in relation to expended funds, and reports how many persons or households received a benefit or service as a result of the CBDG funding during FY 2015-16. A summary of the most significant accomplishments are provided below.

1. **CDBG Program Activities and Accomplishments**

The City received an annual CDBG entitlement for FY 2015-16 of \$282,231 and reallocated \$111,510 of unspent, prior-year CDBG funds, for a total budget of \$393,741. A total of \$222,103 was expended during FY 2015-16, with a balance of \$171,638 remaining. Approximately \$166,128 of the remaining balance is allocated to two Capital Improvement projects that are currently underway. These projects are expected to be completed and fully expended within FY 2016-17. Any unexpended funds after project completion will be brought before the City Council for reallocation to other eligible activities and programs.

Public service funds were allocated to six non-profit agencies to complete two improvement projects and five public service programs. As a result, 7,147 persons or households were assisted, of which 1,580 (22 percent) were Encinitas residents. Approximately 99 percent of the Encinitas residents assisted were low-income. Additionally, two Capital Improvement Projects were funded to support safe routes to schools in a census qualified neighborhood, along Santa Fe Drive and Regal Road.

**FY 2015-16 Expenditures and Accomplishments**

	<b>Allocated</b>	<b>Expended</b>	<b>Accomplishments</b>
Public Services (15% annual grant)	\$42,335	\$39,316	1,548 Encinitas residents assisted
Facility Improvements	\$98,960	\$96,469	Two facility improvement projects completed – 32 households assisted
Capital Improvements	\$196,000	\$29,872	Two capital improvement projects underway
Administration (20% annual grant)	\$56,446	\$56,446	Overall program administration
<b>Total</b>	<b>\$393,741</b>	<b>\$222,103</b>	

Additionally, the Residential Rehabilitation Program assisted two low-income homeowners with home repairs during the program year. The repairs primarily

addressed habitability and safety issues and building code violations. A total of \$38,900 was expended during the program year. These Residential Rehabilitation projects were funded with prior year funds (FY 2013-14 & FY 2014-15).

**Prior Year (PY) Expenditures and Accomplishments**

	Prior Year Allocated	Prior Year Expended	Prior Year Accomplishments	FY 15-16 Expended	FY 15-16 Accomplishments
Residential Rehabilitation Program	\$345,562*	\$120,555	Six homeowners assisted	\$38,900	Two homeowners assisted

*\*Includes FY 2013-14 allocation (\$191,366) and FY 2014-15 allocation (\$154,196). During the FY 2015-16 funding cycle, \$50,018 in funds from the Residential Rehabilitation Program were reallocated to CIP projects, supporting safe routes to school along Santa Fe Drive and Regal Road. Program expenditures from FY 2013-14 to FY 2015-16 total \$159,455. The remaining Residential Rehabilitation Program balance is \$146,322.*

**2. HOME Program Activities and Accomplishments**

The City of Encinitas remains a participating member in the San Diego Regional HOME Consortium, although the City no longer receives HOME funds directly from the County of San Diego due to program changes in 2013. However, the City’s HOME-funded programs remain operational until the funds are exhausted or the contract expires. Therefore, the City continues to report HOME funded program accomplishments in the CAPER. During FY 2015-16, four Residential Rehabilitation projects were completed, which assisted four households, and expended \$65,895 in HOME funds. The City’s contract with the County for the use of HOME funds expired on June 30, 2016; therefore, there are no current or future HOME funded Residential Rehabilitation projects.

**3. Public Noticing**

The draft CAPER is available for public review and comment from August 11, 2016 to September 12, 2016. The document was available for review on the City’s Website, at the City’s Planning and Building Department, at the Encinitas and Cardiff Libraries, and at the Encinitas Community Center. The public review period was noticed in the Coast News and on the City’s Website. As of the preparation of this report, no comments have been received. Any comments received will be provided to the City Council for consideration.

Upon City Council approval, the FY 2015-16 CAPER will be submitted to HUD for review and acceptance. The deadline for submission is September 30, 2016.

**ENVIRONMENTAL CONSIDERATIONS:**

Pursuant to Public Resources Code Section 21065, this action does not constitute a “project” within the meaning of CEQA in that it has no potential to cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and therefore does not require environmental review. The action before the Council is to consider approval of the FY 2015-16 CAPER, which describes the accomplishments and funding expended for approved CDBG projects and activities, for which environmental reviews were completed as necessary.

**ATTACHMENTS:**

- Attachment 1 - Draft FY 2015-16 Consolidated Annual Performance and Evaluation Report (CAPER)
- Attachment 2 - Summary of FY 2015-16 CDBG Funding and Accomplishments

**Attachment 1**  
**Draft FY 2015-16**  
**Consolidated Annual Performance and Evaluation Report**





***City of Encinitas***  
***Draft FY 2015-16 Consolidated Annual***  
***Performance and Evaluation Report***



**Planning and Building Department**  
**505 S. Vulcan Avenue**  
**Encinitas, CA 92024**



## Table of Contents

### The City of Encinitas FY 2015-16 CAPER

CR-05 Goals and Outcomes 91.520(a) .....	1
CR-10 Racial and Ethnic Composition 91.520(a) .....	6
CR-15 Resources and Investments 91.520(a) .....	7
CR-20 Affordable Housing 91.520(b) .....	9
CR-25 Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c) .....	12
CR-30 Public Housing 91.220(h); 91.320(j) .....	13
CR-35 Other Actions 91.220(j)-(k); 91.320(i)-(j) .....	14
CR-40 Monitoring 91.220 and 91.230 .....	18
CR-45 CDBG 91.520(c) .....	20



## CR-05 - Goals and Outcomes

### Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

During the program year, the City has made significant progress in meeting the Strategic Plan goals of the FY 2015-20 Consolidated Plan and FY 2015-16 Action Plan.

The City funded five public services, resulting in assistance to 1,548 low-income Encinitas residents. These activities align with the following Strategic Plan Goals: to Support the provision of homeless services and prevention; to Ensure that housing within the City is available without discrimination; and to support and strengthen the delivery and coordination of service providers that offer assistance to Encinitas low to moderate income residents with an emphasis on at-risk youth and seniors.

During FY 2015-16, two facility improvement projects were completed, which assisted a child care facility and social service/homeless service agency. As a result, a total of 32 Encinitas households were assisted. These activities are in line with the Strategic Plan Goal of supporting improvements to facilities that provide services to Encinitas low to moderate income residents, such as seniors, youth, children, homeless, and victims of domestic violence.

Two capital improvement projects were funded in FY 2015-16 and are currently underway. These CIP projects support the Strategic Plan Goal of enhancing the livability and quality of life of low and moderate income neighborhoods.

A total of six homeowners were assisted through the Residential Rehabilitation Program during the program year, three of which were funded with prior year CDBG funds and four of which were funded with HOME. These activities support the Strategic Plan Goal of providing housing assistance to low-income renters and homeowners.

Additionally, the City awarded general funds to a local homeless agency to implement the *Opening Doors – Ending Veteran and Chronic Homeless Strategy in Encinitas*. A total of \$107,905 in general funds was granted to the service agency for a Housing Navigator Position as well as Landlord incentives and move-in support. This project supports the Strategic Plan Goal of supporting the provision of homeless services, prevention, and shelter.

Finally, the Section 8 Rental Assistance Program assisted an average of 109 households during FY 2015-16, with total Housing Assistance Payments at \$957,791. This program supports the Strategic Plan Goal of providing housing assistance to low-income renters and homeowners.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Assistance to low-income renters and homeowners	Affordable Housing	CDBG: \$0	Rental units rehabilitated	Household Housing Unit	5	0	0.00%	0	0	0.00%
Assistance to low-income renters and homeowners	Affordable Housing	CDBG: \$0	Homeowner Housing Rehabilitated	Household Housing Unit	5	2	40.00%	0	2	100.00%
Enhance livability and quality of life	Non-Housing Community Development	CDBG: \$196,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	0%	12,335	0* Two projects underway	0.00%

Enhance livability and quality of life	Non-Housing Community Development	CDBG: \$196,000	Other	Other	5	0	0.00%	2	0* Two projects underway	0.00%
Fair Housing	Non-Homeless Special Needs	CDBG: \$11,240	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	150	23	15.00%	25	23	92.00%
Homeless Services, Prevention, and Shelter	Homeless Non-Homeless Special Needs	CDBG: \$19,782	Homeless Person Overnight Shelter	Persons Assisted	50	19	38.00%	15	19	126.66%
Homeless Services, Prevention, and Shelter	Homeless Non-Homeless Special Needs	CDBG: \$19,782 *Same allocation as above	Homelessness Prevention	Persons Assisted	5,000	1,433	28.66%	1,200	1,433	119.41%
New Affordable Housing Units	Affordable Housing	CDBG: \$0	Rental units constructed	Household Housing Unit	30	0	0.00%	0	0	0%
Planning and Administration	Planning and Administration	CDBG: \$56,466	Other	Other	n/a	n/a	n/a	n/a	n/a	n/a

Support services to low to moderate residents	Non-Homeless Special Needs	CDBG: \$11,313	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	400	73	18.25%	90	73	81.11%
Support facility improvements	Non-Housing Community Development	CDBG: \$98,960	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	32		32	0	0.00%
Support facility improvements	Non-Housing Community Development	CDBG: \$98,960 *Same allocation as above	Other	Other	4	2	50.00%	2	2	100.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

As defined by the City’s Consolidated Plan, the highest priorities are:

- Homeless services, prevention and shelter
- Low-income renters and homeowners assistance

- Seniors housing and services
- Fair housing
- Affordable Housing
- Planning and Administration

During FY 2015-16, a total of \$56,466 in CDBG funds was allocated and expended for Planning and Administration, \$19,982 was allocated and expended for homeless services, \$5,275 was allocated and expended for senior services, and \$11,240 allocated and expended for fair housing activities. No CDBG funds were directed to low-income homeowners and renters assistance, although a total of six households were assisted through the Residential Rehabilitation Program during the year with prior year funding. Of which, two were funded through the CDBG program and four were funded through the HOME program. No funding was directed towards affordable housing activities. A total of \$957,791 in Section 8 Housing Assistance payments were made to assist approximately 109 households.

As defined by the City's Consolidated Plan, the medium-level priorities are:

- Youth Services
- Public Facilities
- Public Improvements

During FY 2015-16, a total of \$6,038 in CDBG funds was allocated and \$3,019 expended for youth services, \$98,960 was allocated and \$96,469 expended for facility improvements, and \$196,000 was allocated and \$29,872 expended for public improvements.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	6306
Black or African American	350
Asian	58
American Indian or American Native	36
Native Hawaiian or Other Pacific Islander	24
Other & Multi-Racial	304
<b>Total</b>	<b>7,147</b>
Hispanic	2,319
Not Hispanic	4,830

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

### Narrative

A total of 7,147 individuals/households were assisted with Encinitas CDBG funded public services and facility improvements during the year. Approximately 97 percent of those households were low-income. Of the total assisted households, 1,580 were Encinitas residents, and were 99 percent low-income and 55 percent fell into the extremely low-income category.

According to the current ACS estimates, 77 percent of Encinitas residents are white, 15 percent are Hispanic, and four percent are Asian. Approximately 2.5 percent are two or more races, 0.5 percent are Black, 0.3 percent are Other, 0.2 percent are American Indian, and 0.1 percent are Pacific Islander.

Of the total households assisted with CDBG-funded facility improvements and public services, approximately 88 were white, five percent were black, two percent were Asian, and four percent were Other/Multi-racial. Approximately 32 percent of the assisted were Hispanic. Of the Encinitas assisted residents, approximately 89 percent were White, four percent were Black, one percent was Pacific Islander, and five percent was Other/Multi-racial. Approximately 29 percent of the Encinitas assisted households were Hispanic.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	HUD	\$282,231	\$282,231

Table 3 – Resources Made Available

### Narrative

A total of \$393,741 was available during the year for CDBG activities. \$282,231 was the annual entitlement, and \$111,510 was reallocated from prior year activities.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Old Encinitas	49%	49%	Two capital improvement projects were approved and are currently underway.

Table 4 – Identify the geographic distribution and location of investments

### Narrative

A total of \$196,000 (or 69% of the FY 2015-16 entitlement) was allocated to activities in a Target Area. These two projects are for sidewalks, ADA, and pedestrian improvements to support safe routes to school project area.

Census Tract 175.02 is located in the Community of Old Encinitas and is bounded by Santa Fe Drive to the south, Encinitas Boulevard to the north, west by Interstate 5 and on the eastern side by Balour Dr. As 2008-2012 ACS data shows, renters in this area account for 58 percent of all occupied units with approximately 670 rental households in the area, compared with the overall City percentage of renters at 35 percent. According to 2008-2012 ACS, median rent was \$1,573, with two-bedroom units being the largest (56 percent) size of rental units. Additionally, renters in this area are severely cost burdened, with 59 percent of households paying more than 50 percent of their income towards rent (2008-2012 ACS).

Census Tract 175.02 is a primarily residential neighborhood, with a commercial corridor along Santa Fe Drive and Encinitas Blvd. Several public schools are located within the area, including San Dieguito High School Academy, Sunset High School, Oak Crest Junior High School, and Ocean Knoll Elementary school. The two capital improvement projects on Santa Fe Drive and Regal Road support Safe Routes to School. Additionally, the Santa Fe Drive project has been identified as a compliance measure within the City's ADA Self-Evaluation and Transition Plan.

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

The CDBG program does not have a match requirement. However, funds were leveraged for most of the CDBG funded projects and programs. Approximately \$561,000 was leveraged for CDBG projects and activities during FY 2015-16. The leveraged funds are from a combination of public and private sources.

Additionally, any costs related to the administration of the CDBG Program, in excess of the amount provided through the CDBG grant are covered by the approved Planning and Building Department operational budget.

The two sidewalk/ADA improvements funded during FY 2015-16 are utilizing City-owned property.

DRAFT

## **CR-20 - Affordable Housing 91.520(b)**

**Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.**

The need for affordable housing for Encinitas low to moderate income residents is great, and far exceeds the resources to meet that need. Household incomes have not kept pace with the rising cost of housing. Encinitas is a high cost community with median home prices well above county, state and national averages. According to CoreLogic sales data, the median home sales price for the County of San Diego was \$490,000 in May 2016. During the same time, the City of Encinitas had a median home sales price at \$975,000. Due to the City's desirable location and limited land supply, land is expensive, which makes the development of affordable housing costly. In sum, despite cooperation from the community and City, with limited resources and the high cost of housing and service provisions, the dollars available to address needs are small relative to overall needs. While CDBG may be used to leverage affordable housing development, it is not a sufficient tool to solve the complex issue of providing affordable housing. However, the City of Encinitas does have the following resources for the creation and maintenance of affordable housing.

*Housing Element.* The City of Encinitas is currently in the process of updating its Housing Element. Many of the goals and policies identified within the draft plan are geared toward assisting low to moderate income households find, and keep decent and affordable housing.

*Density Bonus State Law.* The City of Encinitas is currently in the process of revising its Density Bonus Ordinance. It is anticipated that this will be completed in 2016. The Density Bonus State law provides new affordable rental and for-sale housing through the development of new residential projects, when the developer seeks an increase in density above what the property's underlying zoning would allow. A total of one affordable unit was constructed during FY 2015-16. Several more affordable units are in the planning stages and are expected to be completed in 2017.

*Affordable Unit Policy.* The City of Encinitas offers an amnesty program for homeowners of accessory units that were created without building permits. Once the unit has been authorized through the application process, a covenant is placed on the property reserving the unit as a low-income rental. The City has seen approximately 35 affordable units created through this program, and it is anticipated to continue with the direction and support of the City Council. Additionally, six units were authorized through to the City's Affordable Unit Policy and are currently in the process of completing the building permit process.

*Local Inclusionary Housing Policy.* The City of Encinitas' Inclusionary Ordinance requires that developers provide 10 percent of new housing construction (over 10 units) for very-low income households or pay an in-lieu fee. The affordable units can be offered as a rental or

homeownership opportunity and are restricted in perpetuity.

*HOME Program.* The County of San Diego, as the lead agency in the HOME Consortium, offers a Down payment and Assistance Program for low-income first-time homebuyers. The program provides simple interest loans, up to \$70,000 to qualified households. The program has home value restrictions (currently \$390,000), which is typically lower than market prices in Encinitas, making it a challenge for eligible homebuyers to find a home. However, eligible Encinitas Households are encouraged to participate in this program.

The County of San Diego also offers two types of HOME tenant-based rental assistance programs; a family reunification program and emancipated foster youth program. The City of Encinitas will coordinate with local social service providers to ensure that whenever possible, these regional housing resources are made available to eligible Encinitas households.

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	0	0
Number of non-homeless households to be provided affordable housing units	0	0
Number of special-needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

Table 5- Number of Households

	One-Year Goal	Actual
Number of households supported through rental assistance	0	0
Number of households supported through the production of new units	0	0
Number of households supported through the rehab of existing units	0	2
Number of households supported through the acquisition of existing units	0	0
<b>Total</b>	<b>0</b>	<b>2</b>

Table 6 - Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

Due to the limited CDBG annual resources, lack of direct HOME funding, and very high land costs, the City did not include the production of new affordable housing in its Consolidated Plan or Annual Action Plan. Although, whenever possible, CDBG will be utilized to leverage funding for eligible new affordable housing construction or acquisition and rehabilitation projects. The City of Encinitas does have local affordable housing funds and such funds may be combined as a leveraging tool for new housing development.

The City of Encinitas is currently in the process of updating its Housing Element. It is anticipated that the Housing Element will be considered for voter approval in November 2016 and subsequently certified by the State’s Housing and Community Development Department shortly thereafter. Included in the Housing Element is the identification and rezoning of sites in order to accommodate the RHNA share as identified in the table below. The State of California Housing and Community Development Department utilizes zoning as a proxy for affordability. Therefore, in order for the City to demonstrate that they have the planned capacity to accommodate the RHNA allocation in the extremely low- to low-income categories, (development that may typically be more affordable); specific sites must be identified at a density of 30 units per acre. The State does not require jurisdictions to build the number of units identified through the RHNA process.

<b>Extremely Low Income and Very Low</b>	<b>Low Income</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
587	466	413	907	2,373

**Discuss how these outcomes will impact future annual action plans.**

Should the Housing Element be successfully approved, the underlying zoning will become available for more affordable housing types.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Persons Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	3,662	2
Low-income	2,758	1
Moderate-income	554	1
Above	173	
<b>Total</b>	<b>7,147</b>	<b>4</b>

**Table 7 – Number of Persons Served**

**Narrative Information**

During FY 2015-16 7,147 low-moderate income residents were assisted with CDBG funded public service programs and activities. Roughly 97 percent were in the extremely low-income category. Of the total assisted households, 1,580 were Encinitas residents. Additionally, two low-income homeowner households were assisted through the Residential Rehabilitation Program, utilizing prior year CDBG funds, and four low-income households were assisted through HOME funded activities.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through: Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

During FY 2015-16, the Encinitas City Council awarded \$107,905 from the General Fund to support the local implementation of the national *Opening Doors Strategy to End Veteran and Chronic Homelessness*. A part of the scope of work includes outreach to Encinitas homeless and the completion of standardized assessments for 100% of Encinitas homeless.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City of Encinitas does not have an emergency or transitional shelter. However, CDBG funds were allocated in FY 2015-16 to an emergency shelter in the neighboring City of Carlsbad to provide Encinitas homeless shelter and services.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

**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 of Encinitas does not directly receive HOME funding or Emergency Shelter Grant funding.

During FY 2015-16 a total of \$19,982 in CDBG funds was awarded to homeless programs and services. These funds went to support programs to aid in the prevention and elimination of homelessness. The Community Resource Center's Homeless Prevention and Intervention Program includes case management, food assistance, employment preparation, motel vouchers, and emergency shelter support. An additional \$63,960 was awarded for a facility improvement project to support the Community Resource Center.

Additionally, \$107,905 was awarded from the General Fund to support the local implementation of the national *Opening Doors Strategy to End Veteran and Chronic Homelessness*.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The City of Encinitas has a Public Housing Authority (PHA). The Encinitas PHA administers Section 8 Housing Choice Voucher Program, and does not have any public housing.

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

This does not apply as the City of Encinitas does not have Public Housing.

### **Actions taken to provide assistance to troubled PHAs**

The City of Encinitas Housing Authority is not a troubled PHA.

DRAFT

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

The City of Encinitas is updating its Housing Element. It is anticipated that the Housing Element will be considered for voter approval in November 2016 and subsequently certified by the State's Housing and Community Development Department shortly thereafter.

Additionally, the Encinitas City Council took action during FY 2015-16 to incentive participation in the Affordable Unit Policy (AUP). The AUP offers amnesty for homeowners of accessory units that were created without building permits. Once the unit has been authorized through the application process, a covenant is placed on the property reserving the unit as a low-income rental. The City has seen approximately 35 affordable units created through this program. A total of six units were authorized through to the City's Affordable Unit Policy during FY 2015-16 and are currently in the process of completing the building permit process.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The City participates in a regional Analysis of Impediments to Fair Housing Choice (AI). The impediments identified as part of the AI are obstacles the City must overcome to provide for its residents. The City has reported progress towards the impediments addressed in the FY 2015 AI in the attached Fair Housing Progress Report.

The CBDG program limits 15 percent of annual funding to public services, the City is not able to fully fund the entire request for projects during FY 2015-16. The City will work with the service agencies to ensure that the program specific goals will be met and assist the groups in identifying additional funding opportunities as available and appropriate.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

HUD requires that all CDBG and HOME funded activities be in compliance with HUD's regulations regarding lead-based paint. In accordance with program requirements, the City of Encinitas' Residential Rehabilitation Program requires that each home assisted and built prior to 1978 must undergo lead based paint testing. If deteriorated lead-based paint surfaces are found, it must be stabilized during the rehabilitation of the property. Abatement must be performed by a certified lead-based paint professional with a certified lead-based paint assessor issuing a Clearance Inspection prior to the issuance of the Notice of Completion.

### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

Based on 2007-2011 ACS data, approximately 8.7 percent of Encinitas residents are living at or below the federal poverty level. All communities share the goal of eradicating poverty, however, accomplishing

the challenge of ending poverty is great, and involves many social, economic and institutional factors. Unfortunately many of these issues are outside of the City's reach, however, the City can utilize the resources and tools available to assist those residents living at or below the poverty level.

The County administers the CAL WORKS Program, which is designed to move welfare recipients from dependency to self-sufficiency through employment. Job related education and training are provided through the County and the Community College Districts.

The City has outlined a five-point strategy for improving the quality of life for low-income households and neighborhoods. These points include:

*Rental assistance and affordable housing.* The Housing Authority provides rental assistance to approximately 109 households through Section 8 Housing Choice Vouchers.

*Adult education.* Mira Costa College and Adult School provides low-cost education, including night and online classes for working adults. The college offers academic degrees and certifications in many fields, which can enable graduates to find new careers and better job opportunities.

*Job training and employment preparation.* The County's Regional Occupational Program provides job training in specialized and technical vocations. The San Diego Workforce Partnership offers free job training and job placement programs through dozens of organizations countywide. The City of Encinitas supports the Community Resource Center in Encinitas, which includes employment preparation through their Homeless Prevention and Intervention Services programs.

*Health and human services.* The County of San Diego funds various non-profit organizations and provides health care and social services, including North County Health Services. This agency operates a clinic in Encinitas that provides health care for impoverished people, as well as a maternity healthcare clinic. The City of Encinitas will also continue to support organizations that offer health and social services to Encinitas low-income residents, such as drug abuse counseling and food programs.

*Childcare.* Encinitas has several low-cost childcare centers, as well as many small and large family day care homes. Quality Children's Services operates a preschool program in Encinitas. Additionally, two Head Start centers for children under five years of age operate in Encinitas.

#### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The CDBG program is managed by the Advanced Planning and Housing Division within the Planning and Building Department. The Advanced Planning and Housing Division is the responsible department for coordinating efforts with the San Diego HOME consortium and monitoring of existing HOME programs. The Advanced Planning and Housing division also monitors all of the deed restricted units within the City and works very closely with property managers and developers to ensure that compliance with affordability restrictions is maintained.

The Planning and Building Department offers the opportunity to meet with City Staff to help citizens become more familiar with the City programs and processes, prior to application submittal. These meetings are referred to as Staff Advisory Committee meetings, and are provided free of charge. Developers of housing with affordability requirements are provided with all of the necessary information and technical assistance prior to application submittal.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The Encinitas Housing Authority and the City CDBG Staff worked together to participate in fair housing efforts during FY 2015-16. Two workshops were held during the year; one was specifically aimed towards landlords and the other was focused on tenants.

The City participates in the County of San Diego HOME Consortium, which includes the County of San Diego, and five other cities (San Marcos, Vista, Carlsbad, Santee and La Mesa). Members of the consortium meet to plan strategies and coordinate funding. However, with the new HOME rule changes in 2013, the City of Encinitas will no longer directly receive annual funding for its HOME Programs. The City will continue to participate in the San Diego HOME Consortium during successive qualification periods (FY2015-16 – FY2017-18), which will enable Encinitas residents to utilize the HOME programs administered by San Diego County.

Throughout the duration of the Action Plan, the City will continue to participate in the following regional committees:

- SANDAG Regional Housing Workforce Group
- Regional Task Force on the Homeless
- San Diego Regional Alliance For Fair Housing (SDRAFFH)
- Community Development Block Group Administers Meeting
- North County Winter Shelter Collaborative

The City will continue to maintain partnerships with other local public and private agencies on regional solutions to long-term housing and community development problems. The City will continue to provide technical assistance to developers and community-based organizations that assist the City in the provision of affordable housing and facilities, as these are invaluable partnerships. The City will also encourage coordination and collaboration between non-profit agencies, housing providers and government agencies. Lastly, the City will maintain contact with trade organizations, such as the Building Industry Association (BIA), San Diego Apartment Association (SDAA) and the San Diego Housing Federation. The City will use these partnerships to help achieve the goals and objectives in the FY 2015-20 Consolidated Plan.

The City's Housing Authority is a part of the Advanced Planning and Housing Division; therefore, the City CDBG staff can easily coordinate with the Housing Authority to help fulfill the Division's overall housing goals and objectives.

Finally, the City will continue to network and share information with other Housing Authorities through participation in the National Association of Housing and Redevelopment Officials (NAHRO), the Housing Authority Association of Southern California, Southern California Housing Finance Officers Association and the San Diego Regional Housing Authorities.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

Entitlement Jurisdictions receiving CDBG funding are required to take actions to affirmatively further fair housing. Fair housing is achieved by ensuring that people are not denied access to housing opportunities because of their race, ethnicity, religion, disability, familial status, or other protected class. Entitlement cities report on their efforts to affirmatively further housing choice by completing the Analysis of Impediments to Fair Housing Choice (AI). The AI is a review of impediments or barriers that affect the rights of fair housing choice. The report provides a demographic profile of the County, assesses housing needs of specific income groups, and evaluates housing opportunities available for residents. The AI also analyzes both private market and public sector conditions that may limit or impede access and availability of housing for all segments of the population. While this report assesses the nature and extent of housing discrimination, it also focuses on developing solutions to mitigate or remove such impediments. The City of Encinitas has participated in a regional effort to create the previous two AIs. Encinitas participated in the completion of a regional AI for FY 2015-2020 as one of thirteen jurisdictional members of the San Diego Regional Alliance for Fair Housing (SDRAFFH). The Regional Alliance for Fair Housing is a coalition of fair housing organizations, community based groups, concerned citizens, representatives of the housing industry, and government agencies working toward the goal of affirmatively furthering fair housing. The FY 2015-20 AI was completed and sent to HUD in June 2015.

The City of Encinitas affirmatively furthers fair housing by contracting for the provision of fair housing services and testing to determine the level of fair housing discrimination in Encinitas. The fair housing services include outreach and education to residents, property managers, lenders, and housing developers, legal assistance or referrals, tenant/landlord mediation, and assistance with filing complaints to HUD. The City's reported progress towards the impediments addressed in the FY 2015-20 AI in the attached Fair Housing Progress Report (Appendix B).

## **CR-40 - Monitoring 91.220 and 91.230**

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

The overall purpose of the monitoring is to maximize grant performance through identifying efficiencies, developing partnerships with stakeholders, collaboration with various service providers and providing the greatest amount of services to the citizens of Encinitas. All federally funded programs are monitored on a regular basis to ensure compliance with all applicable federal regulations. Monitoring is directed toward the program goals, and financial and regulatory performances. Each organization receiving CDBG grant money is visited, at least, once during the fiscal year by staff. In addition, staff collects quarterly reports and invoices to ensure program goals are on target to ensure the timeliness of expenditures. The primary objectives of these visits, as well as the overall monitoring process are to identify deficiencies and promote corrections in order to improve, reinforce or augment grant recipients' performance. The City also ensures that sub-recipients comply with all regulations related to administrative, financial and programmatic operations including Davis-Bacon prevailing wage regulations, and to ensure sub-recipients achieve their performance objectives within the project schedule and budget.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

### **Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

For the FY 2015-156CAPER, the City provided residents and stakeholders with an opportunity to provide written comment during the 30-day period, August 11, 2016 – September 12, 2016. The public was notified of the public review and comment period through a publication in a local newspaper, on the City's website, and a posting at City Hall. The draft was available on the City's website, City Hall, the Encinitas Branch Library, Cardiff Branch Library, and the Encinitas Community/Senior Center. The City Council is scheduled to consider approval of the CAPER at a public meeting on September 14, 2016. Proof of notice publication is provided in Appendix A, as well as any comments that are received during the review and comment period.

The City of Encinitas held other public meetings during FY 2015-16, and provided the public with the opportunity to participate through a variety of methods. Below is a summary of the other citizen participation efforts undertaken during FY 2015-16.

March 16, 2016 City Council Public Hearing: The City Council held a public hearing to authorize funding recommendations for CDBG projects and activities for incorporation in the draft FY 2016-17 Action Plan. Seven (7) individuals spoke in favor of the recommended action to fund six (6) public service activities and two (2) facility improvement projects. Residents and stakeholders were notified of the public hearing through a publication in a local newspaper, direct email notification, and posting on the City's Website.

April 20, 2016 City Council Public Hearing: The draft Action Plan was available for public review and comment from March 18, 2016 - April 18 2016. The draft Action Plan was available on the City's website, City Hall, the Encinitas Branch Library, Cardiff Branch Library, and the Encinitas Community/Senior Center. The City Council approved the FY 2016-17 Action Plan at the April 20, 2016 public hearing.

April 14, 2016 Fair Housing Annual Public Meeting: The City of Encinitas participated in the annual public meeting held by the San Diego Regional Alliance for Fair Housing.

December 16, 2016 CDBG Applicant workshop: The City conducted an applicant workshop in December 2015. A total of seven (7) people were in attendance. The purpose of the workshop was to provide an overview of the CDBG program, the City's Consolidated Plan, and application process.

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

The City of Encinitas has not made any programmatic changes during the program year. It is anticipated that staff will update the CDBG Policies and Procedures document, as well as the City’s Citizen Participation Plan to reflect updated federal regulations and also include current outreach practices, such as internet and online mediums.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No. The City of Encinitas does not have any Brownfield Economic Development Initiatives.

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

The City of Encinitas does not have any Brownfield Economic Development Initiatives.

DRAFT

**NOT APPLICABLE FOR ENCINITAS- CR-60 - ESG 91.520(g) (ESG Recipients only)**

**ESG Supplement to the CAPER in *e-snaps***

**For Paperwork Reduction Act**

**1. Recipient Information—All Recipients Complete**

**Basic Grant Information**

<b>Recipient Name</b>	ENCINITAS
<b>Organizational DUNS Number</b>	789638095
<b>EIN/TIN Number</b>	330197843
<b>Identify the Field Office</b>	LOS ANGELES
<b>Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance</b>	

**ESG Contact Name**

**Prefix**  
**First Name**  
**Middle Name**  
**Last Name**  
**Suffix**  
**Title**

**ESG Contact Address**

**Street Address 1**  
**Street Address 2**  
**City**  
**State**  
**ZIP Code**  
**Phone Number**  
**Extension**  
**Fax Number**  
**Email Address**

**ESG Secondary Contact**

**Prefix**  
**First Name**  
**Last Name**  
**Suffix**  
**Title**  
**Phone Number**  
**Extension**  
**Email Address**

**2. Reporting Period—All Recipients Complete**

Program Year Start Date  
Program Year End Date

07/01/2015  
06/30/2016

**3a. Subrecipient Form – Complete one form for each subrecipient**

Subrecipient or Contractor Name  
City  
State  
Zip Code  
DUNS Number  
Is subrecipient a victim services provider  
Subrecipient Organization Type  
ESG Subgrant or Contract Award Amount

DRAFT

## CR-65 - Persons Assisted

### 4. Persons Served

#### 4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

Table 8 – Household Information for Homeless Prevention Activities

#### 4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

Table 9 – Household Information for Rapid Re-Housing Activities

#### 4c. Complete for Shelter

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

Table 10 – Shelter Information

**4d. Street Outreach**

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 11 – Household Information for Street Outreach**

**4e. Totals for all Persons Served with ESG**

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 12 – Household Information for Persons Served with ESG**

**5. Gender—Complete for All Activities**

	<b>Total</b>
Male	
Female	
Transgender	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 13 – Gender Information**

**6. Age—Complete for All Activities**

	<b>Total</b>
Under 18	
18-24	
25 and over	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 14 – Age Information**

**7. Special Populations Served—Complete for All Activities**

**Number of Persons in Households**

<b>Subpopulation</b>	<b>Total</b>	<b>Total Persons Served – Prevention</b>	<b>Total Persons Served – RRH</b>	<b>Total Persons Served in Emergency Shelters</b>
Veterans				
Victims of Domestic Violence				
Elderly				
HIV/AIDS				
Chronically Homeless				
<b>Persons with Disabilities:</b>				
Severely Mentally Ill				
Chronic Substance Abuse				
Other Disability				
Total (unduplicated if possible)				

**Table 15 – Special Population Served**

## CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

### 10. Shelter Utilization

Number of New Units – Rehabbed	
Number of New Units – Conversion	
Total Number of bed - nighths available	
Total Number of bed - nights provided	
Capacity Utilization	

Table 16 – Shelter Capacity

### 11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

DRAFT

## CR-75 – Expenditures

### 11. Expenditures

#### 11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Prevention under Emergency Shelter Grants Program			
<b>Subtotal Homelessness Prevention</b>			

Table 17 – ESG Expenditures for Homelessness Prevention

#### 11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Assistance under Emergency Shelter Grants Program			
<b>Subtotal Rapid Re-Housing</b>			

Table 18 – ESG Expenditures for Rapid Re-Housing

#### 11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Essential Services			
Operations			
Renovation			
Major Rehab			
Conversion			
<b>Subtotal</b>			

Table 19 – ESG Expenditures for Emergency Shelter

**11d. Other Grant Expenditures**

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Street Outreach			
HMIS			
Administration			

Table 20 - Other Grant Expenditures

**11e. Total ESG Grant Funds**

Total ESG Funds Expended	2013	2014	2015

Table 21 - Total ESG Funds Expended

**11f. Match Source**

	2013	2014	2015
Other Non-ESG HUD Funds			
Other Federal Funds			
State Government			
Local Government			
Private Funds			
Other			
Fees			
Program Income			
<b>Total Match Amount</b>			

Table 22 - Other Funds Expended on Eligible ESG Activities

**11g. Total**

Total Amount of Funds Expended on ESG Activities	2013	2014	2015

Table 23 - Total Amount of Funds Expended on ESG Activities

**Appendix A**  
**Citizen Participation Materials**



## **NOTICE OF AVAILABILITY FOR PUBLIC REVIEW CITY OF ENCINITAS**

### **DRAFT CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT For Housing and Community Development Activities for FY 2015-16**

The City of Encinitas' draft FY 2015-16 Consolidated Annual Performance and Evaluation Report (CAPER) will be available for public review and comment beginning on August 11, 2016. The CAPER summarizes the expenditure of funds and accomplishments for activities funded under the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) programs during the FY 2015-16 program year (July 1, 2015 – June 30, 2016).

The CDBG program is funded by the U.S. Department of Housing and Urban Development (HUD). The draft CAPER is available for comment and review during a 30-day period, from August 11, 2016 - September 12, 2016. The draft CAPER can be found at the City of Encinitas' Planning & Building Department at 505 S. Vulcan Avenue during business hours, on the City's website at [www.encinitasca.gov](http://www.encinitasca.gov), at the Encinitas and Cardiff Libraries, and at the Encinitas Community Center.

Please submit comments in writing no later than September 12, 2016, to: Nicole Piano-Jones, Management Analyst, at City of Encinitas, 505 S. Vulcan Avenue, Encinitas, CA 92024 or [npiano@encinitasca.gov](mailto:npiano@encinitasca.gov). The City Council will hold a public meeting on Wednesday, September 14, 2016, at 6:00 p.m. at City Hall Council Chambers, 505 S. Vulcan Ave., Encinitas, CA. You may also provide comments on the draft CAPER at that meeting. For questions or additional information, contact Nicole Piano-Jones at (760) 943-2237.

# The Coast News

Decreed A Legal Newspaper by the Superior Court  
of San Diego County.

Mail all correspondence regarding public  
notice advertising to:  
The Coast News  
P.O. Box 232550  
Encinitas, CA 92023  
(760) 436-9737

## Proof of Publication

STATE OF CALIFORNIA, ss.  
COUNTY OF SAN DIEGO,

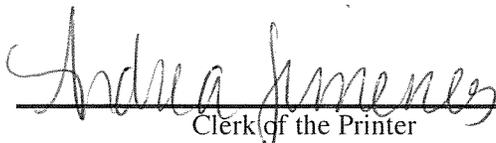
I am a citizen of the United States and a resident of the  
county aforesaid;

I am over the age of eighteen years, and not a party to or  
interested in the above entitled matter.

I am principal clerk of the printer of The Coast News, a  
newspaper printed and published weekly and which newspaper has  
been adjudged a newspaper of general circulation for the cities of  
Carmel Valley, Del Mar, Solana Beach, Encinitas/Cardiff,  
Carlsbad, Oceanside, Vista, San Marcos, Escondido, the County of  
San Diego and the County Judicial District by the Superior Court  
of the State of California, County of San Diego (8/4/94, #677114,  
B2393, P396); and that 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:

December 11, 2015

I certify under penalty of perjury that the  
foregoing is true and correct. Executed at  
Encinitas, County of San Diego, State of  
California on this 11<sup>th</sup> of December, 2015.

  
Clerk of the Printer

Space above for County Clerk's Filing Stamp



**PUBLIC NOTICE  
CITY OF ENCINITAS**

**AVAILABILITY OF REQUESTS FOR  
FUNDING PROPOSALS FY2016-17**

Beginning on **December 17, 2015**, the City of Encinitas will be soliciting proposals for projects, activities and programs under the federal Community Development Block Grant (CDBG) for the Fiscal Year (FY) 2016-17 (July 1, 2016 – June 30, 2017). The CDBG program is funded by the U.S. Department of Housing and Urban Development (HUD). Applications are available on **December 17, 2015** at City Hall, 505 South Vulcan Avenue, Encinitas, CA 92024 or online at the City's website: [www.EncinitasCa.Gov](http://www.EncinitasCa.Gov).

The City Council has approved a five-year Consolidated Plan (FY2015-20), which contains the goals and objectives for affordable housing and community development activities over the five-year period. Proposals will be evaluated subject to the identified goals and objectives. The FY2015-20 Consolidated Plan is available for review at City Hall or on the City's website, to view click on "Departments", "Housing Resources" and "Community Development Block Grant (CDBG) Program".

Completed applications must be submitted to the Planning & Building Department by **5:00 p.m. on January 22, 2016**. The City Council will consider funding of proposed activities and projects for inclusion into the draft Annual Action Plan at a public hearing tentatively scheduled for March 16, 2016 and consider approval of the Annual Action Plan at a public hearing tentatively scheduled for April 20, 2016 for submittal to HUD.

Please submit questions or requests for more information **in writing only** to Nicole Piano-Jones, Management Analyst at [npiano@EncinitasCa.Gov](mailto:npiano@EncinitasCa.Gov).

12/11/15 CN 18005

# The Coast News

Decreed A Legal Newspaper by the Superior Court  
of San Diego County.

Mail all correspondence regarding public  
notice advertising to:  
The Coast News  
P.O. Box 232550  
Encinitas, CA 92023  
(760) 436-9737

## Proof of Publication

STATE OF CALIFORNIA, ss.  
COUNTY OF SAN DIEGO,

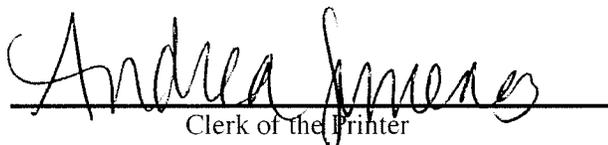
I am a citizen of the United States and a resident of the  
county aforesaid;

I am over the age of eighteen years, and not a party to or  
interested in the above entitled matter.

I am principal clerk of the printer of The Coast News, a  
newspaper printed and published weekly and which newspaper has  
been adjudged a newspaper of general circulation for the cities of  
Carmel Valley, Del Mar, Solana Beach, Encinitas/Cardiff,  
Carlsbad, Oceanside, Vista, San Marcos, Escondido, the County of  
San Diego and the County Judicial District by the Superior Court  
of the State of California, County of San Diego (8/4/94, #677114,  
B2393, P396); and that 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:

December 18, 2015

I certify under penalty of perjury that the  
foregoing is true and correct. Executed at  
Encinitas, County of San Diego, State of  
California on this 18th of December 2015.

  
Clerk of the Printer

Space above for County Clerk's Filing Stamp



PUBLIC NOTICE  
CITY OF ENCINITAS

### AVAILABILITY OF REQUESTS FOR FUNDING PROPOSALS FY2016-17

**Beginning on December 17, 2015, the City of Encinitas** will be soliciting proposals for projects, activities and programs under the federal Community Development Block Grant (CDBG) for the Fiscal Year (FY) 2016-17 (July 1, 2016 – June 30, 2017). The CDBG program is funded by the U.S. Department of Housing and Urban Development (HUD). Applications are available on **December 17, 2015** at City Hall, 505 South Vulcan Avenue, Encinitas, CA 92024 or online at the City's website: [www.EncinitasCa.Gov](http://www.EncinitasCa.Gov).

The City Council has approved a five-year Consolidated Plan (FY2015-20), which contains the goals and objectives for affordable housing and community development activities over the five-year period. Proposals will be evaluated subject to the identified goals and objectives. The FY2015-20 Consolidated Plan is available for review at City Hall or on the City's website, to view click on "Departments", "Housing Resources" and "Community Development Block Grant (CDBG) Program".

Completed applications must be submitted to the Planning & Building Department by **5:00 p.m. on January 22, 2016**. The City Council will consider funding of proposed activities and projects for inclusion into the draft Annual Action Plan at a public hearing tentatively scheduled for March 16, 2016 and consider approval of the Annual Action Plan at a public hearing tentatively scheduled for April 20, 2016 for submittal to HUD.

Please submit questions or requests for more information **in writing only** to Nicole Piano-Jones, Management Analyst at [npiano@EncinitasCa.Gov](mailto:npiano@EncinitasCa.Gov).

12/18/15 CN 18028

NPJ

# The Coast News

Decreed A Legal Newspaper by the Superior Court  
of San Diego County.

Mail all correspondence regarding public  
notice advertising to:  
The Coast News  
P.O. Box 232550  
Encinitas, CA 92023  
(760) 436-9737

## Proof of Publication

STATE OF CALIFORNIA, ss.  
COUNTY OF SAN DIEGO,

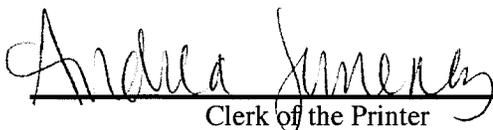
I am a citizen of the United States and a resident of the  
county aforesaid;

I am over the age of eighteen years, and not a party to or  
interested in the above entitled matter.

I am principal clerk of the printer of The Coast News, a  
newspaper printed and published weekly and which newspaper has  
been adjudged a newspaper of general circulation for the cities of  
Carmel Valley, Del Mar, Solana Beach, Encinitas/Cardiff,  
Carlsbad, Oceanside, Vista, San Marcos, Escondido, the County of  
San Diego and the County Judicial District by the Superior Court  
of the State of California, County of San Diego (8/4/94, #677114,  
B2393, P396); and that 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:

March 04, 2016

I certify under penalty of perjury that the  
foregoing is true and correct. Executed at  
Encinitas, County of San Diego, State of  
California on this 4th of March 2016.

  
Clerk of the Printer

Space above for County Clerk's Filing Stamp



### PUBLIC NOTICE CITY OF ENCINITAS

**Housing and Community Development Activities  
FY2016-17 Funding Recommendations**

**PLACE OF MEETING: Council Chambers, City Hall  
505 South Vulcan Avenue  
Encinitas, CA 92024**

Notice is hereby given that City Council will hold a Public  
Hearing on **March 16, 2016 at 6:00 p.m.** to consider and  
approve funding recommendations for proposed FY2016-  
17 Housing and Community Development activities. The  
proposed activities will be funded through the federal  
Community Development Block Grant (CDBG) program.

The City of Encinitas anticipates allocating approximately  
\$279,748 of CDBG funds, including \$5,511 in reallocated  
funds from previous years, for activities in FY2016-17.  
CDBG funds are typically allocated into three categories:  
public services; planning and administration; and, capital  
improvements. Public services include programs such as:  
homeless prevention and shelter, youth outreach and senior  
services. Planning and administration includes: general  
program administration and fair housing activities. Capital  
improvements include: infrastructure and facility  
improvements that benefit lower income households and  
neighborhoods, and a residential rehabilitation program.

The FY2016-17 CDBG funding recommendations will be  
available approximately one week prior to the public  
hearing in the City Council agenda report. The agenda  
report will be available at City Hall during regular business  
hours and on the City's website at [www.EncinitasCA.gov](http://www.EncinitasCA.gov)  
under City Council public meetings.

If you have questions or wish further information, please  
contact Nicole Piano Jones, Management Analyst, by  
phone at (760) 943-2237, by e-mail at [npiano@encinitasca.gov](mailto:npiano@encinitasca.gov)  
or by mail to City of Encinitas, 505 S. Vulcan Ave., En-  
cinitas, CA 92024. You may also provide comments at the  
public hearing on March 16, 2016.

THE ABOVE MENTIONED AGENCY IS AN EQUAL OP-  
PORTUNITY PUBLIC ENTITY AND DOES NOT DIS-  
CRIMINATE ON THE BASIS OF RACE, COLOR, ETHNIC  
ORIGIN, NATIONAL ORIGIN, SEX, RELIGION, AND VET-  
ERAN'S STATUS, PHYSICAL OR MENTAL DISABILITY  
IN EMPLOYMENT OR SERVICE. IN COMPLIANCE WITH  
THE AMERICANS WITH DISABILITY ACT/SECTION 504  
REHABILITATION ACT OF 1973 IF YOU NEED SPECIAL  
ASSISTANCE TO PARTICIPATE IN THESE MEETINGS,  
PLEASE CONTACT THE CITY CLERK AT 760-633-2601.

03/04/16 CN 18330

**Appendix B**  
**Fair Housing Progress Report**



## Analysis of Impediments – Fair Housing Progress Report

### A. Regional Impediments Continued from 2010 AI

#### 1. Education and Outreach

**Impediment #1:** Educational and outreach literature regarding fair housing issues, rights, and services on website or public counters is limited.

**Strategic Objective:** Education and Outreach: Increase availability of media regarding fair housing issues, rights, and services

**Primary Actions:**

- Ensure ease of access to information about fair housing on websites with links between jurisdictions and contracted service providers
- 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: California Department of Fair Employment and Housing (DFEH); U.S. Department of Housing and Urban Development (HUD); U.S. Department of Justice (DOJ)
- Continue to utilize the SDRAFFH to coordinate and promote outreach and education activities in the region.

RESPONSIBLE ENTITIES	ACCOMPLISHMENTS (YTD)
City of Encinitas	<p>The City of Encinitas continues to update it’s website as new information becomes available. The City maintains various links and resources on the website, including the Fair Housing provider and regional San Diego Alliance for Fair Housing links. Also, the City provides Fair Housing information to the public through the City’s social media presence and also the weekly City Manager update. Additionally, brochures for Fair Housing Services are provided in both English and Spanish at the City’s public counters. Fair Housing Posters are also posted at City Hall in both English and Spanish.</p> <p>The City of Encinitas continues participation in the San Diego Regional Alliance for Fair Housing (SDRAFFH). During Fair Housing Month, a number of activities were held throughout the County, including a Proclamation by the Encinitas City Council.</p>

#### 2. Lending and Credit Counseling

**Impediment #2:** Hispanics and Blacks continue to be under-represented in the homebuyer market and experienced large disparities in loan approval rates.

**Strategic Objective:** Lending and Credit Counseling

**Primary Actions:**

- Coordinate with the Reinvestment Task Force to receive annual reporting from the Task Force on progress in outreach and education.

RESPONSIBLE ENTITIES	ACCOMPLISHMENTS (YTD)
City of Encinitas	The City of Encinitas is coordinating with the SDRAFFH on this effort.

### 3. Overconcentration of Housing Choice Vouchers

**Impediment #3:** Due to the geographic disparity in terms of rents, concentrations of Housing Choice Voucher use has occurred.

**Strategic Objective:** Overconcentration of Housing Choice Vouchers

**Primary Actions:**

- Expand the affordable housing inventory, as funding allows.
- Promote the Housing Choice Voucher program to rental property owners, in collaboration with the various housing authorities in the region.
- Increase education of Housing Choice Voucher recipients as to choice and availability, in collaboration with the various housing authorities in the region.
- Work collaboratively with local housing authorities and affordable housing providers to ensure affirmative fair marketing plans and de-concentration policies are implemented.

RESPONSIBLE ENTITIES	ACCOMPLISHMENTS (YTD)
City of Encinitas	<p>During FY 2015-16 one new affordable unit was built in the City of Encinitas. Additionally, six units were authorized through to the City's Affordable Unit Policy and are currently in the process of completing the building permit process.</p> <p>The City of Encinitas Housing Authority collaborated with the Housing Authorities of Carlsbad and Oceanside to host a Rental Property Owners Seminar during the Fiscal Year. The primary purpose of the seminar was to encourage new property owners to participate in the Housing Choice Voucher program.</p> <p>To provide Section 8 Participants with as much choice as possible, the Encinitas Housing Authority includes a listing of landlords that accept the Section 8 program. Although program participants are not limited to the list, they are encouraged to use the list as a starting point and seek out other available units that may suit their family's needs. Additionally, a portion of the program participant briefing is dedicated to searching for available units.</p>

### 4. Housing Options

**Impediment #4:** Housing choices for special needs groups, especially persons with disabilities, are limited.

**Strategic Objective:** Housing Options

**Primary Actions:**

- Increase housing options for special needs populations, including persons with disabilities, senior households, families with children, farmworkers, the homeless, etc.
- Encourage universal design principles in new housing developments.
- Educate city/county building, planning, and housing staff on accessibility requirements.
- Encourage inter-departmental collaboration

RESPONSIBLE ENTITIES	ACCOMPLISHMENTS (YTD)
City of Encinitas	Encinitas is addressing this impediment through the Housing Element Update. It is anticipated that the Housing Element will be considered for voter approval in November 2016 and subsequently certified by the State’s Housing and Community Development Department shortly thereafter.

**5. Enforcement**

**Impediment #5:** Enforcement activities are limited.

**Strategic Objective:** Enforcement

**Primary Actions:**

- Provide press releases to local medias on outcomes of fair housing complaints and litigation.
- Support stronger and more persistent enforcement activity by fair housing service providers.
- Conduct random testing on a regular basis to identify issues, trends, and problem properties. Expand testing to investigate emerging trends of suspected discriminatory practices.

RESPONSIBLE ENTITIES	ACCOMPLISHMENTS (YTD)
City of Encinitas	Paired testing is included in the City’s annual contract for fair housing services. The variable for FY 2015-16 testing was national origin. Follow-up letters were sent to locations where disparate impacts were detected. The follow-up letter contained information about available fair housing resources and education.

**B. Jurisdiction-Specific Impediments Continued from 2010 AI**

**1. Public Policies**

**Impediment #6:** Various land use policies, zoning provisions, and development regulations may affect the range of housing choice available.

**Strategic Objective:** Zoning Amendments

**Primary Actions:**

- Amend zoning ordinances to reflect recent changes to Density Bonus Law
- Ensure definition of Family is not considered discriminatory
- Large Residential Care Facilities (for Seven or More Persons)
- Adequate provisions for Emergency Shelters in their zoning ordinances

- Zoning ordinances that support transitional and supportive housing consistent with the requirements of SB2
- Zoning ordinances provisions for farm worker or employee housing

RESPONSIBLE ENTITIES	ACCOMPLISHMENTS (YTD)
City of Encinitas	This impediment is being addressed through the Housing Element Update. It is anticipated that the Housing Element will be considered for voter approval in November 2016 and subsequently certified by the State’s Housing and Community Development Department shortly thereafter.

## C. New Regional Impediments

### 1. Outreach and Education

**Impediment #7:** Today, people obtain information through many media forms, not limited to traditional newspaper noticing or other print forms.

**Strategic Objective:** Outreach and Education

**Primary Actions:**

- Education and outreach activities need to be expanded to have a multi-media coverage, including social media such as Facebook, Twitter, and Instagram, as well as other meeting/discussion forums such as chat rooms and webinars

RESPONSIBLE ENTITIES	ACCOMPLISHMENTS (YTD)
City of Encinitas	The City of Encinitas continues to update it’s website as new information becomes available. Also, the City provides Fair Housing information to the public through the City’s Social Media presence and also via the weekly City Manager update. Additionally, brochures for Fair Housing Services are provided in both English and Spanish at City Hall public counters. Fair Housing Posters are also posted at City Hall in both English and Spanish.

### 2. Racial Segregation and Linguistic Isolation

**Impediment #8:** Patterns of racial and ethnic concentration are present within particular areas of the San Diego region

**Strategic Objective:**

**Primary Actions:**

- Diversify and expand the housing stock to accommodate the aired housing needs of different groups
- Promote equal access to information for all residents. Update LEP plan to reflect demographic changes in community per Executive Order 13166 of August 11, 2000
- Work collaboratively with local housing authorities and affordable housing providers to ensure affirmative fair marketing plans and de-concentration policies are implemented.

RESPONSIBLE ENTITIES	ACCOMPLISHMENTS (YTD)
City of Encinitas	Affordable housing Information on the City’s website can be automatically translated in dozens of languages. Additionally, the City translates documents and other materials in accordance with its Limited English Proficiency Plan (LEP) and as resources are available. The LEP plan will be updated periodically to capture any demographic or language changes in the City. During routine annual monitoring visits, the City of Encinitas staff also monitors for compliance with federal and state Fair Housing Laws and affirmative fair marketing plans.

DRAFT

## **Attachment 2**

### **Summary of FY 2015-16 CDBG Funding and Accomplishments**

## FY 2015-16 CDBG Funding and Accomplishments

	FY 2015-16 Allocated	FY 2015-16 Expended	FY 2015-16 Accomplishments
<b>Public Services</b>			
Community Resource Center	\$16,557	\$16,557	1,433 Encinitas households assisted
La Posada de Guadalupe	\$3,225	\$3,225	19 Encinitas men assisted
Meals on Wheels	\$5,275	\$5,275	60 Encinitas seniors assisted
San Dieguito Alliance	\$3,019	\$3,019	13 Encinitas youth assisted
Phoenix House	\$3,019	\$0	Program cancelled
North County Lifeline	\$11,240	\$11,240	23 Encinitas residents assisted
<b>Total</b>	<b>\$42,335</b>	<b>\$39,316</b>	<b>1,548 Encinitas residents/households assisted</b>
<b>Capital Improvements and Other Projects</b>			
	FY 2015-16 Allocated	FY 2015-16 Expended	FY 2015-16 Accomplishments
Capital Improvements	\$196,000	\$29,872	Two sidewalk improvement projects currently underway
Facility Improvements	\$98,960	\$96,469	Two facility improvement completed – 32 households assisted
<b>Total</b>	<b>\$294,960</b>	<b>\$125,741</b>	<b>32 Encinitas households assisted</b>
<b>Planning and Administration</b>			
	FY 2015-16 Allocated	FY 2015-16 Expended	FY 2015-16 Accomplishments
Administration	\$56,446	\$56,446	Overall program administration
<b>TOTAL</b>	<b>\$393,741</b>	<b>\$221,503</b>	<b>1,580 Encinitas residents/households assisted</b>

### Prior Year Expenditures

	Prior Year Allocated	Prior Year Expended	Prior Year Accomplishments	FY 2015-16 Expended	FY 2015-16 Accomplishments
Residential Rehabilitation Program	\$345,562*	\$120,555	Six homeowners assisted	\$38,900	Two homeowners assisted

\* Includes FY 2013-14 allocation (\$191,366) and FY 2014-15 allocation (\$154,196)

**Appendix B**

**Fair Housing Progress Report**

## Analysis of Impediments – Fair Housing Progress Report

### A. Regional Impediments Continued from 2010 AI

#### 1. Education and Outreach

**Impediment #1:** Educational and outreach literature regarding fair housing issues, rights, and services on website or public counters is limited.

**Strategic Objective:** Education and Outreach: Increase availability of media regarding fair housing issues, rights, and services

**Primary Actions:**

- Ensure ease of access to information about fair housing on websites with links between jurisdictions and contracted service providers
- 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: California Department of Fair Employment and Housing (DFEH); U.S. Department of Housing and Urban Development (HUD); U.S. Department of Justice (DOJ)
- Continue to utilize the SDRAFFH to coordinate and promote outreach and education activities in the region.

RESPONSIBLE ENTITIES	ACCOMPLISHMENTS (YTD)
City of Encinitas	<p>The City of Encinitas continues to update it’s website as new information becomes available. The City maintains various links and resources on the website, including the Fair Housing provider and regional San Diego Alliance for Fair Housing links. Also, the City provides Fair Housing information to the public through the City’s social media presence and also the weekly City Manager update. Additionally, brochures for Fair Housing Services are provided in both English and Spanish at the City’s public counters. Fair Housing Posters are also posted at City Hall in both English and Spanish.</p> <p>The City of Encinitas continues participation in the San Diego Regional Alliance for Fair Housing (SDRAFFH). During Fair Housing Month, a number of activities were held throughout the County, including a Proclamation by the Encinitas City Council.</p>

#### 2. Lending and Credit Counseling

**Impediment #2:** Hispanics and Blacks continue to be under-represented in the homebuyer market and experienced large disparities in loan approval rates.

**Strategic Objective:** Lending and Credit Counseling

**Primary Actions:**

- Coordinate with the Reinvestment Task Force to receive annual reporting from the Task Force on progress in outreach and education.

RESPONSIBLE ENTITIES	ACCOMPLISHMENTS (YTD)
City of Encinitas	The City of Encinitas is coordinating with the SDRAFFH on this effort.

**3. Overconcentration of Housing Choice Vouchers**

**Impediment #3:** Due to the geographic disparity in terms of rents, concentrations of Housing Choice Voucher use has occurred.

**Strategic Objective:** Overconcentration of Housing Choice Vouchers

**Primary Actions:**

- Expand the affordable housing inventory, as funding allows.
- Promote the Housing Choice Voucher program to rental property owners, in collaboration with the various housing authorities in the region.
- Increase education of Housing Choice Voucher recipients as to choice and availability, in collaboration with the various housing authorities in the region.
- Work collaboratively with local housing authorities and affordable housing providers to ensure affirmative fair marketing plans and de-concentration policies are implemented.

RESPONSIBLE ENTITIES	ACCOMPLISHMENTS (YTD)
City of Encinitas	<p>During FY 2015-16 one new affordable unit was built in the City of Encinitas. Additionally, six units were authorized through to the City’s Affordable Unit Policy and are currently in the process of completing the building permit process.</p> <p>The City of Encinitas Housing Authority collaborated with the Housing Authorities of Carlsbad and Oceanside to host a Rental Property Owners Seminar during the Fiscal Year. The primary purpose of the seminar was to encourage new property owners to participate in the Housing Choice Voucher program.</p> <p>To provide Section 8 Participants with as much choice as possible, the Encinitas Housing Authority includes a listing of landlords that accept the Section 8 program. Although program participants are not limited to the list, they are encouraged to use the list as a starting point and seek out other available units that may suit their family’s needs. Additionally, a portion of the program participant briefing is dedicated to searching for available units.</p>

**4. Housing Options**

**Impediment #4:** Housing choices for special needs groups, especially persons with disabilities, are limited.

**Strategic Objective:** Housing Options

**Primary Actions:**

- Increase housing options for special needs populations, including persons with disabilities, senior households, families with children, farmworkers, the homeless, etc.
- Encourage universal design principles in new housing developments.
- Educate city/county building, planning, and housing staff on accessibility requirements.
- Encourage inter-departmental collaboration

RESPONSIBLE ENTITIES	ACCOMPLISHMENTS (YTD)
City of Encinitas	Encinitas is addressing this impediment through the Housing Element Update. It is anticipated that the Housing Element will be considered for voter approval in November 2016 and subsequently certified by the State’s Housing and Community Development Department shortly thereafter.

## 5. Enforcement

**Impediment #5:** Enforcement activities are limited.

**Strategic Objective:** Enforcement

### Primary Actions:

- Provide press releases to local medias on outcomes of fair housing complaints and litigation.
- Support stronger and more persistent enforcement activity by fair housing service providers.
- Conduct random testing on a regular basis to identify issues, trends, and problem properties. Expand testing to investigate emerging trends of suspected discriminatory practices.

RESPONSIBLE ENTITIES	ACCOMPLISHMENTS (YTD)
City of Encinitas	Paired testing is included in the City’s annual contract for fair housing services. The variable for FY 2015-16 testing was national origin. Follow-up letters were sent to locations where disparate impacts were detected. The follow-up letter contained information about available fair housing resources and education.

## B. Jurisdiction-Specific Impediments Continued from 2010 AI

### 1. Public Policies

**Impediment #6:** Various land use policies, zoning provisions, and development regulations may affect the range of housing choice available.

**Strategic Objective:** Zoning Amendments

### Primary Actions:

- Amend zoning ordinances to reflect recent changes to Density Bonus Law
- Ensure definition of Family is not considered discriminatory
- Large Residential Care Facilities (for Seven or More Persons)
- Adequate provisions for Emergency Shelters in their zoning ordinances

- Zoning ordinances that support transitional and supportive housing consistent with the requirements of SB2
- Zoning ordinances provisions for farm worker or employee housing

RESPONSIBLE ENTITIES	ACCOMPLISHMENTS (YTD)
City of Encinitas	This impediment is being addressed through the Housing Element Update. It is anticipated that the Housing Element will be considered for voter approval in November 2016 and subsequently certified by the State’s Housing and Community Development Department shortly thereafter.

## C. New Regional Impediments

### 1. Outreach and Education

**Impediment #7:** Today, people obtain information through many media forms, not limited to traditional newspaper noticing or other print forms.

**Strategic Objective:** Outreach and Education

**Primary Actions:**

- Education and outreach activities need to be expanded to have a multi-media coverage, including social media such as Facebook, Twitter, and Instagram, as well as other meeting/discussion forums such as chat rooms and webinars

RESPONSIBLE ENTITIES	ACCOMPLISHMENTS (YTD)
City of Encinitas	The City of Encinitas continues to update it’s website as new information becomes available. Also, the City provides Fair Housing information to the public through the City’s Social Media presence and also via the weekly City Manager update. Additionally, brochures for Fair Housing Services are provided in both English and Spanish at City Hall public counters. Fair Housing Posters are also posted at City Hall in both English and Spanish.

### 2. Racial Segregation and Linguistic Isolation

**Impediment #8:** Patterns of racial and ethnic concentration are present within particular areas of the San Diego region

**Strategic Objective:**

**Primary Actions:**

- Diversify and expand the housing stock to accommodate the aired housing needs of different groups
- Promote equal access to information for all residents. Update LEP plan to reflect demographic changes in community per Executive Order 13166 of August 11, 2000
- Work collaboratively with local housing authorities and affordable housing providers to ensure affirmative fair marketing plans and de-concentration policies are implemented.

RESPONSIBLE ENTITIES	ACCOMPLISHMENTS (YTD)
City of Encinitas	Affordable housing Information on the City’s website can be automatically translated in dozens of languages. Additionally, the City translates documents and other materials in accordance with its Limited English Proficiency Plan (LEP) and as resources are available. The LEP plan will be updated periodically to capture any demographic or language changes in the City. During routine annual monitoring visits, the City of Encinitas staff also monitors for compliance with federal and state Fair Housing Laws and affirmative fair marketing plans.