

ONLINE AGENDA INFORMATION

The online Agenda is not the official Agenda for the El Cajon City Council, but is posted and published five days prior to the City Council Meeting for the convenience of the public. Changes may be made up to 72 hours prior to the meeting; therefore added or deleted items may not appear on the City's website at this time. The City Council's official Agenda is prepared and posted outside City Council Chambers in the kiosk 72 hours prior to every regular meeting, and 24 hours prior to every special meeting. You may call the City Clerk's Office at (619) 441-1763 for information about any changes to this Agenda.

AGENDA BINDER, INCLUDING AGENDA REPORTS, IS AVAILABLE FOR VIEWING AFTER 4:00 P.M., THE FRIDAY BEFORE THE COUNCIL MEETING, AT THE EL CAJON BRANCH OF THE PUBLIC LIBRARY, 201 E. DOUGLAS AVENUE, PHONE (619) 588-3718.

LIBRARY HOURS: Monday – Thursday 9:30 a.m. – 8:00 p.m., Friday & Saturday 9:30 a.m. – 5:00 p.m., and Sunday 12:00 – 5:00 p.m.

SUPPLEMENTAL AGENDA ITEM DOCUMENTS AND/OR MATERIALS RECEIVED AFTER POSTING OF THIS AGENDA, IF ANY, MAY BE VIEWED IN THE CITY CLERK'S OFFICE AT 200 CIVIC CENTER WAY, EL CAJON, MONDAY THROUGH THURSDAY, 7:30 A.M. TO 5:30 P.M. AND ON ALTERNATE FRIDAYS FROM 8:00 A.M. TO 5:00 P.M.

FOR A SCHEDULE OF FRIDAY CITY HALL CLOSURES, VISIT WWW.CITYOFELCAJON.US OR CALL THE CITY CLERK'S OFFICE AT (619) 441-1763.

CITY OF EL CAJON

*City Council/Housing Authority/
Successor Agency to the Redevelopment Agency*

AGENDA



April 25, 2017

**Honoring
and celebrating
the people
who make
El Cajon**

*The Valley
of
Opportunity*

Bill Wells
Mayor

Bob McClellan
Mayor Pro Tem

Steve Goble
Councilmember

Ben Kalasho
Councilmember

Gary Kendrick
Councilmember

Douglas Williford
City Manager

Morgan Foley
City Attorney

Graham Mitchell
Assistant City Manager

Belinda Hawley
City Clerk



AGENDA



April 25, 2017
3:00 p.m.

The Agenda contains a brief general description of each item to be considered and most items have a *RECOMMENDATION* from Staff or a Commission, which Council will consider when making a final decision.

Copies of written documentation relating to each item of business on the Agenda are on file in the City Clerk's Office and in the Agenda Book next to the podium in the Council Chambers.

PLEASE COMPLETE A "REQUEST TO SPEAK" FORM FOR EACH ITEM PRIOR TO THE COMMENCEMENT OF THE MEETING AND SUBMIT IT TO THE CITY CLERK if you wish to speak about an Item on the Agenda or under Public Comment.

- **CALL TO ORDER:** Mayor Bill Wells
- **ROLL CALL:** City Clerk Belinda Hawley



PLEDGE OF ALLEGIANCE TO FLAG AND MOMENT OF SILENCE

- **POSTINGS:** The City Clerk posted Orders of Adjournment of the April 11, 2017, Meeting and the Agenda of the April 25, 2017, Meeting in accordance to State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.

PRESENTATIONS:

- **RECOGNITION:** Police Officer Louie Michael
- **PROCLAMATION:** Fair Housing Month
- **PROCLAMATION:** Administrative Professionals Day
- **America on Main Street Overview**

AGENDA CHANGES:

*Backup Information Available – Housing Authority and Successor Agency Items are identified.

CONSENT ITEMS: (1.1 – 1.10)

Consent Items are routine matters enacted by one motion according to the RECOMMENDATION listed below. With the concurrence of the City Council, a Council Member or person in attendance may request discussion of a *Consent Item* at this time.

***1.1 MINUTES OF CITY COUNCIL/HOUSING AUTHORITY/SUCCESSOR AGENCY TO THE EL CAJON REDEVELOPMENT AGENCY MEETINGS**

RECOMMENDATION: That the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency approves Minutes of the April 11, 2017 Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

1.2 WARRANTS

RECOMMENDATION: That the City Council approves payment of Warrants as submitted by the Finance Department.

1.3 APPROVAL OF READING BY TITLE AND WAIVER OF READING IN FULL OF ORDINANCES ON AGENDA

RECOMMENDATION: That the City Council approves the reading by title and waive the reading in full of all Ordinances on the Agenda.

***1.4 ACCEPTANCE OF INSTALLATION OF STREET LIGHTS (LED RETROFIT PROGRAM 2017) PROJECT, PW3577, RFQ No. 400220 (Report: Yazmin Arellano, City Engineer/Deputy Director of Public Works)**

RECOMMENDATION: That the City Council accepts the Installation of Street Lights (LED Retrofit Program) Project, PW3577, RFQ Number 400220, and authorizes the City Clerk to record a Notice of Completion and release the bonds in accordance with the contract terms.

***1.5 COMMUNITY EVENT IN THE RIGHT-OF-WAY – AMERICA ON MAIN STREET (Report: Sara Ramirez, Director of Recreation)**

RECOMMENDATION: That the City Council approve the use of the public right-of-way for America on Main Street.

CONSENT ITEMS: (Continued)

- *1.6 PROGRESS REPORT – DECLARATION OF EMERGENCY FOR STORM DAMAGE (Report: Dennis Davies, Deputy Director of Public Works)**

RECOMMENDATION: That the City Council:

- Determines that there continues to be a State of Emergency to facilitate repairs at various locations throughout the City; and
- Waives bid requirements for emergency repairs in accordance with El Cajon Municipal Code Section 3.20.010 (C).

- *1.7 RESOLUTIONS: APPROVAL OF PLANS AND SPECIFICATIONS FOR ADA PEDESTRIAN CURB RAMPS AND SIDEWALKS 2018, JOB NO. PW3575, BID NO. 005-18 (Report: Yazmin Arellano, City Engineer/Deputy Director of Public Works)**

RECOMMENDATION: That the City Council adopts the next RESOLUTIONS in order to:

- Approve Plans and Specifications for ADA Pedestrian Curb Ramps and Sidewalks 2018, PW3575, Bid No. 005-18; and
- Direct a Notice Inviting Sealed Bids to be opened.

- *1.8 RESOLUTIONS: APPROVAL OF PLANS AND SPECIFICATIONS FOR PAVEMENT PRESERVATION 2017, JOB NO. PW3578, BID NO. 003-18 (Report: Yazmin Arellano, City Engineer/Deputy Director of Public Works)**

RECOMMENDATION: That the City Council adopts the next RESOLUTIONS in order to:

- Approve Plans and Specifications for Pavement Preservation 2017, PW3578, Bid No. 003-18; and
- Direct a Notice Inviting Sealed Bids to be opened on May 25, 2017

(Remainder of this page intentionally left blank)

CONSENT ITEMS: (Continued)

***1.9 RESOLUTIONS: ESTABLISH A NEW CAPITAL IMPROVEMENT PROJECT, FISCAL YEAR 2016-2017, APPROVAL OF PLANS AND SPECIFICATIONS FOR WELLS PARK FENCING, PK3603 BID NO. 004-18 (Report: Yazmin Arellano, City Engineer/Deputy Director of Public Works)**

RECOMMENDATION: That the City Council:

- Establishes a new Capital Improvement Project titled Wells Park Fencing Project No. PK3603;
- Authorizes the transfer of \$100,000.00 in funds from the Van Zanten Park Lighting Improvement Project No. PK3584 to the Wells Park Fencing Project No. PK3603 and establishes a new Project Budget of \$100,000.00 for the Wells park Fencing Project No. PK3603;
- Adopts the next RESOLUTIONS in order to approve Plans and Specifications for the Wells Park Fencing Project, and directs a Notice Inviting Sealed Bids to be opened on May 30, 2017.

***1.10 EL CAJON ANIMAL SHELTER PROFESSIONAL SERVICES CONTRACT FOR ENVIRONMENTAL MONITORING AND REPORTING SERVICES, HELIX ENVIRONMENTAL PLANNING INC. (Report: Yazmin Arellano, City Engineer/Deputy Director of Public Works)**

RECOMMENDATION: That the City Council authorizes the City Manager to negotiate and execute a Professional Services Agreement (PSA) with Helix Environmental Planning Inc. (Helix-EPI) for environmental monitoring of construction activities for the new El Cajon Animal Shelter (ECAS).

PUBLIC COMMENT

At this time, any person may address a matter within the jurisdiction of the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency that is not on the Agenda. Comments relating to items on today’s agenda are to be taken at the time the item is heard. State law prohibits discussion or action on items not on the Agenda; however, Council, Authority and Agency Members may briefly respond to statements or questions. An item may be placed on a future Agenda.

2. WRITTEN COMMUNICATIONS: None

3. PUBLIC HEARINGS:

- *3.1 RESOLUTION: FY 2017-2018 ONE YEAR ACTION PLAN (CDBG and HOME)
(Report: Anthony Shute, Deputy Director of Community Development)**

RECOMMENDATION: That the City Council:

- Opens the Public Hearing and accepts public testimony for the One Year Action Plan;
- Closes the Public Hearing;
- Finalizes the allocations of CDBG and HOME funds as a part of the FY 2017-2018 One Year Action Plan; and
- Adopts the next RESOLUTION in order approving and adopting the FY 2017-2018 One Year Action Plan in substantially the form presented, with such non-monetary changes as approved by the City Manager, and authorizing the City Manager or designee to submit the Plan to HUD and to execute all affiliated documents.

- *3.2 RESOLUTIONS: DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN SAN DIEGO HABITAT FOR HUMANITY, INC. AND THE EL CAJON HOUSING AUTHORITY
(Report: Anthony Shute, Deputy Director of Community Development)**

RECOMMENDATION: That the City Council, on behalf of the City and in its capacity as the El Cajon Housing Authority:

- Opens the Public Hearing and receives testimony;
- Closes the Public Hearing;
- Acting as the City Council, adopts the next RESOLUTION in order authorizing the sale of El Cajon Housing Authority-owned property at 812-816 Grossmont Avenue, APN 492-643-09-00;
- Acting as the El Cajon Housing Authority, adopts the next RESOLUTION in order approving the proposed Disposition and Development Agreement (DDA) between San Diego Habitat for Humanity, Inc. and the El Cajon Housing Authority for the sale of the property at 812-816 Grossmont Avenue, APN 492-643-09-00, with such changes as may be approved by the Executive Director;
- Authorizes the Executive Director or designee to execute all documents necessary to implement approved terms and conditions and complete the sale; and
- Appropriates Low and Moderate Income Housing Asset Funds received from the sale of 812-816 Grossmont Avenue to additional First Time Homebuyer activities as budgeted in 298900-LM0702H, as needed to ensure affordability of the homes developed.

4. ADMINISTRATIVE REPORTS:

- *4.1 RESOLUTION: DONATION TO THE SALVATION ARMY FOR EL CAJON SENIOR CITIZENS**
(Report: Douglas Williford, City Manager)

RECOMMENDATION: That the City Council adopts the next RESOLUTION in order authorizing the allocation of a \$5,000.00 donation to the Salvation Army.

- *4.2 RESOLUTION: AFFIRMING THE VALUE, CONTRIBUTION, AND IMPORTANCE OF CASA EL CAJON**
(Report: Douglas Williford, City Manager)

RECOMMENDATION: That the City Council adopts the next RESOLUTION in order affirming the value, contribution, and importance of CASA Neighborhoods El Cajon and that the City presents CASA with a Certificate of Appreciation.

- *4.3 RESOLUTION: AFFIRMING THE VALUE, CONTRIBUTION, AND IMPORTANCE OF THE EL CAJON COLLABORATIVE**
(Report: Douglas Williford, City Manager)

RECOMMENDATION: That the City Council adopts the next RESOLUTION in order affirming the value, contribution, and importance of El Cajon Collaborative and that the City presents the El Cajon Collaborative with a Certificate of Appreciation.

- *4.4 RESOLUTION: 225 S. IVORY AVENUE – LINA DEWEY**
(Report: Morgan Foley, City Attorney)

RECOMMENDATION: That the City Council adopts the next Resolution, in order, removing the San Diego County property tax lien against the subject property for the defaulted amount of \$25,713.52 as a result of civil penalties incurred in a code enforcement matter, and approving placement of a lien on the property in favor of the City by means of a promissory note secured by deed of trust in the amount of \$1,133.53, reflecting the City's staff and administrative costs, effective April 25, 2017.

5. COMMISSION REPORTS: None

6. ACTIVITIES REPORTS OF MAYOR WELLS/COMMENTS

SANDAG (San Diego Association of Governments); SANDAG Public Safety Committee; League of California Cities, San Diego Division; Heartland Fire Training JPA – Alternate; Indian Gaming Local Community Benefit Committee.

***6.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

***6.2 LEGISLATIVE REPORT**

ACTIVITIES REPORTS OF COUNCILMEMBERS

7.

COUNCILMEMBER GARY KENDRICK

Heartland Communications JPA; Heartland Fire Training JPA.

***7.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

8.

MAYOR PRO TEM BOB MCCLELLAN

MTS (Metropolitan Transit System Board); Harry Griffen Park Joint Steering Committee; Heartland Communications JPA – Alternate.

***8.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

9.

COUNCILMEMBER BEN KALASHO

East County Economic Development Council – Alternate; METRO Commission/Wastewater JPA; Indian Gaming Local Community Benefit Committee – Alternate.

***9.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

10.

COUNCILMEMBER STEVE GOBLE

SANDAG – Alternate; SANDAG Public Safety Committee – Alternate; Chamber of Commerce – Government Affairs; MTS (Metropolitan Transit System Board) – Alternate; East County Economic Development Council; METRO Commission/Wastewater JPA - Alternate.

***10.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

11. JOINT COUNCILMEMBER REPORTS – None

12. GENERAL INFORMATION ITEMS FOR DISCUSSION – None

13. ORDINANCES: FIRST READING – None

14. ORDINANCES: SECOND READING AND ADOPTION – None

15. CLOSED SESSIONS:

RECOMMENDATION: That the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency adjourns to Closed Sessions as follows:

15.1 CONFERENCE WITH LABOR NEGOTIATORS pursuant to Government Code Section 54957.6.

Agency Designated Jim Lynch, Director of Administrative Services
Representatives: Steve Berliner, Esq., Liebert Cassidy Whitmore
 Brett Channing, Deputy Director of Administrative Services

Employee Organization: El Cajon Professional Firefighters Association - Local 4603
 (ECPFF)
 El Cajon Police Officers’ Association Management Group

16. RECONVENE TO OPEN SESSION:

City Attorney or Representative reports on action taken in Closed Session.

ADJOURNMENT: The Adjourned Regular Joint Meeting of the El Cajon City Council/El Cajon Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 25th day of April 2017, is adjourned to Tuesday, May 9, 2017, at 3:00 p.m.



Upcoming Events in El Cajon City Council Meeting For April 25, 2017



April 27 - The El Cajon Farmers' Market continues every Thursday in Downtown El Cajon, from 3:00 p.m. to 6:00 p.m. at the Prescott Promenade, 201 East Main Street. Enjoy fresh fruit, vegetables, vendors, music, and more! Visit www.elcajonfarmersmarket.org for more information.

April 28 - "April Pools Day" at Fletcher Hills Pool. The City of El Cajon Recreation Department will be hosting an afternoon of pool safety and fun called "April Pools Day!" This free family event will be from 3:30 p.m. to 5:30 p.m. at Fletcher Hills Pool, 2345 Center Place in El Cajon. All ages are welcome, however ages 7 and under must be accompanied by an adult within arm's reach at all times while on the pool deck or in the water. Highlights include a free lifejacket give-away, sun safety information, CPR mini lessons, water safety tips, crafts, and FREE open swim. No registration is required. For more information, call (619) 441-1672.

April 29 - National Prescription Drug Take-Back Day. The El Cajon Police Department, working in conjunction with the Drug Enforcement Administration, will be hosting a prescription drug drop-off site from 10:00 a.m. to 2:00 p.m. in the parking lot of the police station, at 100 Civic Center Way. This effort is designed to prevent pill abuse and theft by getting rid of potentially dangerous, expired, unused or unwanted prescription drugs in a safe manner. Bring your outdated, unused or unwanted prescription pills, ointments, or liquids; no questions asked! To find a collection site nearest you, visit www.deadiversion.usdoj.gov.

May 5 - The 28th Annual El Cajon Police Officer's Awards Ceremony, 6:00 p.m. at the Elks Lodge 1812, at 1400 E. Washington Avenue in El Cajon. This annual event will recognize officers, non-sworn personnel and citizens of El Cajon who have made significant contributions to the Police Department.

May 5 and 19 - Alternate Friday closures for El Cajon City offices. For a full calendar of hours for City offices during 2017, visit www.cityofelcajon.us.

May 9 and 23 - El Cajon City Council Meetings are at 3:00 p.m. and 7:00 p.m., as needed. Meetings are held in the Council Chamber at 200 Civic Center Way. For more information, and to view the full agenda online, please visit www.cityofelcajon.us.

May 20 - America on Main Street - "Come Play for the Day" is the theme of the fourth annual America on Main Street (AMS) City event, scheduled for Saturday, May 20, 12:00 p.m. to 8:00 p.m. in Downtown El Cajon! This exciting event coincides with Armed Forces Day and celebrates the American spirit, through appreciation and respect of the many diverse ethnic and historical groups located in the community. AMS is a full day of free activities and attractions with three stages of live entertainment, food booths, a chili cook-off, exciting rides, arts & crafts, petting zoo, and so much more! It all takes place on East Main Street and Rea Avenue, between Magnolia Avenue and Ballantyne Street, with free admission and parking. For business sponsorship and volunteer opportunities, visit www.americaonmainstreet.org, or call (619) 441-1762.

***The El Cajon Gateway - Spring 2017 City News and Guide to Recreation is now available!** The City Guide is available online by visiting www.cityofelcajon.us and going to "In The Spotlight." In addition, copies are available at any of the El Cajon recreation centers, local libraries, and in the lobbies of City Hall and the El Cajon Police Station. For more information, call (619) 441-1516.

Stay Informed on City Events, Services & Meetings - Visit the City of El Cajon's website at www.cityofelcajon.us. See all the exciting events and a variety of meetings planned throughout the year. Register for the "E-NOTIFICATION" system and select the information you would like to receive email notifications about, including news releases. It's easy and it's free. In addition, find links and information for various City departments and services.

**JOINT MEETING OF THE
EL CAJON CITY COUNCIL/HOUSING
AUTHORITY/SUCCESSOR AGENCY
TO THE REDEVELOPMENT AGENCY**



MINUTES

**CITY OF EL CAJON
EL CAJON, CALIFORNIA**

April 11, 2017

A Regular Joint Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the Redevelopment Agency of the City of El Cajon, California held Tuesday, April 11, 2017, was called to order by Mayor/Chair Bill Wells at 3:00 p.m., in the Council Chambers, 200 Civic Center Way, El Cajon, California.

ROLL CALL

Council/Agencymembers present:	Goble, Kalasho and Kendrick
Council/Agencymembers absent:	None
Mayor Pro Tem/Mice Chair absent:	McClellan
Mayor/Chair present:	Wells
Other Officers present:	Hawley, City Clerk/Secretary Foley, City Attorney/General Counsel Mitchell, Assistant City Manager
Other Officers absent:	Williford, City Manager/Executive Director

PLEDGE OF ALLEGIANCE TO FLAG led by Mayor Wells and MOMENT OF SILENCE. (The Courts have concluded that sectarian prayer as part of City Council Meetings is not permitted under the Constitution).

POSTINGS: The City Clerk posted Orders of Adjournment of the March 28, 2017, meeting and the Agenda of the April 11, 2017, meeting in accordance with State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.

PRESENTATIONS:

- **California Parks & Recreation, District 12, Staff and Event Recognitions**

AGENDA CHANGES: None

CONSENT ITEMS: (1.1 – 1.5)

City Clerk Hawley stated that a corrected copy of the March 28, 2017 Minutes was submitted to the **Council**.

MOTION BY WELLS, SECOND BY GOBLE, to APPROVE Consent Items 1.1 to 1.4, including the changes to the March 28, 2017 Minutes, and pulling Item 1.5 as requested by GOBLE.

MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (McCLELLAN – Absent).

1.1 MINUTES OF CITY COUNCIL/REDEVELOPMENT AGENCY MEETINGS

Approve Minutes of the March 28, 2017 Meetings of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

1.2 WARRANTS

Approve payment of Warrants as submitted by the Finance Department.

1.3 APPROVAL OF READING BY TITLE AND WAIVER OF READING IN FULL OF ORDINANCES ON AGENDA

Approve the reading by title and waive the reading in full of all Ordinances on the Agenda.

CONSENT ITEMS: (Continued)

1.4 PROGRESS REPORT – DECLARATION OF EMERGENCY FOR STORM DAMAGE (Report: Dennis Davies, Deputy Director of Public Works)

RECOMMENDATION: That the City Council:

- Determines that there continues to be a State of Emergency to facilitate repairs at various locations throughout the City; and
- Waives bid requirements for emergency repairs in accordance with El Cajon Municipal Code Section 3.20.010 (C).

1.5 PULLED FOR DISCUSSION:

CONSENT ITEMS PULLED FOR DISCUSSION:

1.5 RESOLUTION: AWARD OF REQUEST FOR PROPOSAL (RFP) No. 015-17, MOBILE CAR WASH SERVICES (Report: Nahid Razi, Purchasing Agent)

RECOMMENDATION: That the City Council adopts the next RESOLUTION in order to enter into a purchase agreement for mobile car wash services with Detail Systems Services, in the estimated amount of \$30,000.00 for the first year with the option to renew for four (4) additional one-year periods.

DISCUSSION

Assistant City Manager Mitchell gave a summary of the Item.

Councilmember Goble stated that his concerns had been clarified by the information given by **Assistant City Manager Mitchell**.

In answer to a question by **Councilmember Kalasho, Purchasing Agent, Nahid Razi** explained that a car washing and polishing registration bond is not required, as the vendor does not have employees. However, the vendor is of the understanding that if they were to hire employees, they would have to comply with the Department of Industrial Relations requirements.

CONSENT ITEMS PULLED FOR DISCUSSION: (Item 1.5 – Continued)

MOTION BY GOBLE, SECOND BY KENDRICK, to ADOPT RESOLUTION NO. 025-17 to enter into a purchase agreement for mobile car wash services with Detail Systems Services, in the estimated amount of \$30,000.00 for the first year with the option to renew for four (4) additional one-year periods.

**MOTION CARRIED BY UNANIMOUS VOTE
OF THOSE PRESENT (McCLELLAN – Absent).**

PUBLIC COMMENT:

Stanley Sexton expressed his concern about the homeless and drug problems at Wells Park. He added that many people sleep in their cars at the park, and they are a nuisance.

Mayor Wells explained to **Mr. Sexton** that staff is aware of the situation, and they are working on solving the problem.

Lina Dewey spoke about the liens placed on her home, which will be sold on auction soon. She asked for help from the Council.

City Attorney Foley stated that an assessment was placed on **Ms. Dewey's** property to cover civil penalties about 5 years ago. He asked **Ms. Dewey** to contact his office, and stated a report will be brought to Council to determine what help can be provided to her.

Samantha Harper, Miss El Cajon, invited the Council to the upcoming pageant and thanked them for their continued support.

Kyle Dewey, Marine Corps Veteran, spoke about the drug activity problem near his home, which is near Greenfield Middle School. He commends the Police Department for their prompt response when they are called, and asked City Council for help with this problem.

Mayor Wells suggested having a meeting with the neighbors, and **Chief Davis** for solutions. **Mayor Wells** asked **Mr. Dewey** to contact him for further discussion.

Robert Clark asked for clarification of how many districts will be voted on, and the percentage of citizens voting on the following elections.

Mayor Wells and **City Attorney Foley** clarified that after the map has been drawn, only one district will be up for election in 2018; therefore, approximately 25% of the citizens will be voting to elect their Council representative. 100% of the citizens will vote to elect a Mayor.

2. **WRITTEN COMMUNICATIONS:** None

3. **PUBLIC HEARINGS:**

3.1 **RESOLUTION: PUBLIC HEARING FOR CONSIDERATION OF A FEE ADJUSTMENT FOR THE TRANSPORTATION UNIFORM MITIGATION FEE PROGRAM (Report: Dennis Davies, Deputy Director of Public Works)**

RECOMMENDATION: That the City Council

- Opens the Public Hearing and receives testimony;
- Closes the Public Hearing; and
- Adopts the next RESOLUTION in order, approving an adjustment to the Regional Transportation Congestion Improvement Program (RTCIP) Fee to the new amount of \$2,405.00, for each newly-constructed residential unit. The new fee amount will take effect on July 1, 2017.

DISCUSSION

Deputy Director Dennis Davies gave a summary of the Item.

Mayor Wells opened the public hearing.

No one came forward to speak.

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

MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (McCLELLAN – Absent).

MOTION BY GOBLE, SECOND BY KENDRICK, to ADOPT RESOLUTION NO. 026-17 approving an adjustment to the Regional Transportation Congestion Improvement Program (RTCIP) Fee to the new amount of \$2,405.00, for each newly-constructed residential unit. The new fee amount will take effect on July 1, 2017.

MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (McCLELLAN – Absent).

4. **ADMINISTRATIVE REPORTS:** None

5. COMMISSION REPORTS: None

6. ACTIVITIES REPORTS OF MAYOR WELLS/COMMENTS

SANDAG (San Diego Association of Governments); SANDAG Public Safety Committee – Chair; League of California Cities, San Diego Division; Heartland Fire Training JPA – Alternate; Indian Gaming Local Community Benefit Committee.

6.1 Council Activities Report/Comments

REPORT AS STATED.

6.2 LEGISLATIVE REPORT:

Mayor Wells gave update on SB 54, regarding Law Enforcement sharing data.

ACTIVITIES REPORTS OF COUNCILMEMBERS

7.

COUNCILMEMBER GARY KENDRICK

Heartland Communications JPA; Heartland Fire Training JPA.

7.1 Council Activities Report/Comments

In addition to the submitted report, **Councilmember Kendrick**, stated he attended a meeting with **Santee Mayor, John Minto**, to discuss the City of El Cajon Deemed Approved Ordinance.

8.

MAYOR PRO TEM BOB MCCLELLAN

MTS (Metropolitan Transit System Board); Harry Griffen Park Joint Steering Committee; Heartland Communications JPA – Alternate.

8.1 Council Activities Report/Comments

REPORT AS STATED.

9.

COUNCILMEMBER BEN KALASHO

East County Economic Development Council – Alternate; METRO Commission/Wastewater JPA; Indian Gaming Local Community Benefit Committee – Alternate.

9.1 Council Activities Report/Comments

REPORT AS STATED.

9.2 PLEDGE OF ALLEGIANCE

RECOMMENDATION: That the City Council directs the City Manager to place this item on a future agenda for discussion and decision.

DISCUSSION

Councilmember Kalasho gave a summary of the Item.

MOTION BY KALASHO, to DIRECT the City Manager to place this item on a future agenda for discussion and decision.

MOTION FAILED DUE TO LACK OF A SECOND.

Discussion ensued amongst **Councilmembers Goble** and **Kalasho** regarding placing items on the agenda, and utilizing staff time and resources.

Mayor Wells stated he does not object to the idea of someone else leading the Pledge of Allegiance. He invited **Councilmember Kalasho** to lead in the Pledge of Allegiance at the next Council meeting.

10.

COUNCILMEMBER STEVE GOBLE

SANDAG – Alternate; SANDAG Public Safety Committee – Alternate; Chamber of Commerce – Government Affairs; MTS (Metropolitan Transit System Board) – Alternate; East County Economic Development Council; METRO Commission/Wastewater JPA - Alternate.

10.1 Council Activities Report/Comments

REPORT AS STATED.

11. JOINT COUNCILMEMBER REPORTS:

11.1 PROPOSED DONATION TO THE SALVATION ARMY FOR EL CAJON SENIOR CITIZENS (Report: Councilmembers Goble and Kendrick)

RECOMMENDATION: That the City Council directs the City Manager to place this item on the April 25, 2017 agenda for discussion and decision.

DISCUSSION

Councilmember Goble gave a summary of the Item.

Councilmember Kendrick spoke in support of the Item.

Bonnie Price stated that there are other organizations worthy of support, such as Meals on Wheels.

Mayor Wells clarified that Meals on Wheels is in fact receiving a healthy contribution from CDBG funds.

City Attorney Foley reminded the Council that this item is to add to next the agenda, and that discussion will be more appropriate at that time.

Councilmember Kalasho stated that some of the questions asked about the El Cajon Elves, from the March 28, 2017 meeting, could also be applied for this Item. He also spoke against the idea of providing funds to the Salvation Army, as he does not see the money being of benefit for only the senior population.

MOTION BY KENDRICK, SECOND BY GOBLE, to DIRECT the City Manager to place this item on the April 25, 2017 agenda for discussion and decision.

MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (McCLELLAN – Absent).

11.2 RESOLUTION: AFFIRMING THE VALUE, CONTRIBUTION, AND IMPORTANCE OF CASA EL CAJON (Report: Councilmembers Goble and Kendrick)

RECOMMENDATION: That the City Council directs the City Manager to agendize the draft RESOLUTION for the April 25, 2017 City Council meeting, affirming the value, contribution, and importance of CASA El Cajon, and that the City Manager prepare a Certificate of Appreciation for presentation at the April 25, 2017 City Council meeting.

JOINT COUNCILMEMBER REPORTS: (Item 11.2 – Continued)

DISCUSSION

Councilmember Goble gave a summary of the Item.

Councilmember Kendrick stated it is important to honor the groups and organizations that have helped the City to become a better place for the citizens.

Bonnie Price asked what the process is to choose an organization to receive recognition from the Council. She withdrew her comment card for the next item.

Councilmember Kalasho stated he is not opposed to the Item, but recommends a presentation by the proposed organizations or recipients who have received their help. He made reference to his You Tube video shown on March 28th, and clarified that he wants others to be aware of where he stands.

MOTION BY KENDRICK, SECOND BY GOBLE, to DIRECT the City Manager to agendize the draft RESOLUTION for the April 25, 2017 City Council meeting, affirming the value, contribution, and importance of CASA El Cajon, and that the City Manager prepare a Certificate of Appreciation for presentation at the April 25, 2017 City Council meeting.

MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT (McCLELLAN – Absent).

11.3 RESOLUTION: AFFIRMING THE VALUE, CONTRIBUTION, AND IMPORTANCE OF THE EL CAJON COLLABORATIVE (Report: Councilmembers Goble and Kendrick)

RECOMMENDATION: That the City Council directs the City Manager to agendize the draft RESOLUTION for the April 25, 2017 City Council meeting, affirming the value, contribution, and importance of the El Cajon Collaborative, and that the City Manager prepare a Certificate of Appreciation for presentation at the April 25, 2017 City Council meeting.

DISCUSSION

Councilmember Kendrick stated he would like to make a Motion. **Mayor Wells** asked **City Clerk Hawley** for any speaker cards.

The speaker card for **Bonnie Price** for this Item was withdrawn during discussion of Item 11.2.

JOINT COUNCILMEMBER REPORTS: (Item 11.3 – Continued)

MOTION BY KENDRICK, SECOND BY GOBLE, to DIRECT the City Manager to agendize the draft RESOLUTION for the April 25, 2017 City Council meeting, affirming the value, contribution, and importance of the El Cajon Collaborative, and that the City Manager prepare a Certificate of Appreciation for presentation at the April 25, 2017 City Council meeting.

**MOTION CARRIED BY UNANIMOUS VOTE
OF THOSE PRESENT (McCLELLAN – Absent).**

12. GENERAL INFORMATION ITEMS FOR DISCUSSION: None

13. ORDINANCES: FIRST READING - None

14. ORDINANCES: SECOND READING AND ADOPTION - None

15. CLOSED SESSION: None

Adjournment: Mayor Wells adjourned the Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency held this 11th day of April 2017, at 3:59 p.m. to Tuesday, April 25, 2017, at 3:00 p.m.

**BELINDA A. HAWLEY, CMC
City Clerk/Secretary**

**APPROVAL OF READING BY TITLE AND WAIVER OF READING
OF ORDINANCES ON THIS AGENDA**

The City Council waives the reading of the full text of every ordinance contained in this agenda and approves the reading of the ordinance title only.

City Clerk Date Stamp
CITY CLERK
EL CAJON CA
2017 APR -4 A 7:34

City of El Cajon Agenda Report

MEETING: April 25, 2017

ITEM NO: 1.4



TO: Mayor Wells, Mayor Pro Tem McClellan,
Councilmembers Goble, Kalasho and Kendrick

FROM: Yazmin Arellano, City Engineer/Deputy Director of Public Works

SUBJECT: Acceptance of Installation of Street Lights (LED Retrofit Program 2017) Project, PW3577, RFQ Number 400220

RECOMMENDATION: That the City Council accepts the Installation of Street Lights (LED Retrofit Program) Project, PW3577, RFQ Number 400220, and authorizes the City Clerk to record a Notice of Completion and release the bonds in accordance with the contract terms.

BACKGROUND: On November 15, 2016, the contract for the Installation of Street Lights (LED Retrofit Program 2017) was awarded by City Council Resolution No. 099-16 to C.T.E., Incorporated. The project involved the retrofit of 213 high-pressure sodium (HPS) street lights with energy-efficient LED street lights within the City. After completion of this project, sixty-seven percent (67%) or 1,582 street lights from the City-owned inventory of 2,374 street lights have been retrofitted with energy-efficient LED fixtures. Staff anticipates to have one hundred percent (100%) of the City-owned street light inventory retrofitted with energy-efficient LED street lights within the next five (5) years.

This project was completed on March 20, 2017. Quantities and payments have been finalized and there are no pending claims.

FISCAL IMPACT: The total construction expenditure on this project is \$13,845.00, funded with local TransNet funds. There is no fiscal impact to the general fund as a result of this action.

PREPARED BY:

Yazmin Arellano
CITY ENGINEER/
DEPUTY DIRECTOR
PUBLIC WORKS

APPROVED BY:

Douglas Williford
CITY MANAGER

Installation of Street Light
(LED Retrofit Program 2017)
Replacement List

Count	STREET LIGHT	Map Page	LEOTEK LED Street Light Replacement	Location	Date of Installation
1	1568	2	EC7-20M-530	MURRAY DR @ GROSSMONT HIGH SCH ENT NWW	2/28/2017
2	1569	2	EC7-20M-530	MURRAY DR @ GROSSMONT HIGH SCH ENT SWW	2/28/2017
3	1570	2	EC7-20M-530	MURRAY DR @ WATER ST NEN	2/28/2017
4	1571	2	EC7-20M-530	MURRAY DR @ WATER ST SEE	2/28/2017
5	594	3	EC3-10M-530	MURRAY DR E/O EL CAJON BL 360' W/S	2/14/2017
6	595	13	EC1-6M-700	MURRAY DR W/O DENNSTEDT PL 240' E/S	2/14/2017
7	1577	13	EC1-6M-700	MURRAY DR @ DENNSTEDT PL N/S	2/14/2017
8	1338	17	EC3-10M-530	ANZA ST N/O CHASE AV 190' W/S	2/22/2017
9	1339	17	EC3-10M-530	S ANZA ST N/O CHASE AV 529' W/S	2/22/2017
10	1340	17	EC3-10M-530	ANZA ST S/O WASHINGTON AV 740' E/S	2/22/2017
11	1341	17	EC3-10M-530	ANZA ST S/O WASHINGTON AV 480' E/S	2/22/2017
12	1342	17	EC3-10M-530	ANZA ST S/O WASHINGTON AV 300'	2/22/2017
13	810	18	EC3-10M-700	WASHINGTON AV W/O WASH HTS RD 220' S/S	2/22/2017
14	1677	18	EC3-10M-700	WASHINGTON HEIGHTS RD @ WASHINGTON AV SW	2/22/2017
15	596	24	EC3-10M-530	TRAVELODGE DR S/O W MAIN ST 600' W/S	2/14/2017
16	597	24	EC3-10M-530	TRAVELODGE DR S/O W MAIN ST 375' W/S	2/14/2017
17	934	30	EC3-10M-530	LEXINGTON AV @ STEPHANIE LN S/S	2/22/2017
18	933	30	EC3-10M-530	LEXINGTON AV W/O GINA AV 200' N/S	2/28/2017
19	937	31	EC3-10M-530	LEXINGTON @ THIRD ST NEE	2/22/2017
20	938	31	EC3-10M-530	BEARING @ LEXINGTON	2/22/2017
21	1479	31	EC3-10M-530	3RD ST N/O DUMAR AV 390' E/S	2/22/2017
22	1480	31	EC3-10M-530	3RD ST S/O MARKERRY AV 350' W/S	2/22/2017
23	1482	31	EC3-10M-530	THIRD ST S/O CONSTANCIA WY 200' E	2/22/2017
24	1483	31	EC3-10M-530	CONSTANCIA WY @ THIRD ST NEN	2/22/2017
25	1481	31	EC3-10M-530	THIRD ST N/O LEXINGTON 150' E	2/22/2017
26	936	31	EC3-10M-530	3RD ST @ LEXINGTON AV SW	2/22/2017
27	1478	31	EC3-10M-530	3RD ST S/O DUMAR AV 330' W/S	2/28/2017
28	1530	34	EC3-10M-530	GREENFIELD DR N/O ORCHARD AV 400' W/S	2/22/2017
29	314	36	EC7-20M-530	CHATHAM ST @ FLETCHER PKWY NEN	2/21/2017
30	315	36	EC7-20M-530	CHATHAM ST @ FLETCHER PKWY NWW	2/21/2017
31	316	36	EC7-20M-530	CHATHAM ST @ FLETCHER PKWY SEE	2/21/2017
32	317	36	EC7-20M-530	CHATHAM ST @ FLETCHER PKWY SWS	2/21/2017
33	332	36	EC7-20M-530	FLETCHER PKWY @ NAVAJO RD SEE	2/21/2017
34	333	36	EC7-20M-530	FLETCHER PKWY @ NAVAJO RD NWW	2/21/2017
35	334	36	EC7-20M-530	FLETCHER PKWY @ NAVAJO RD SWS	2/21/2017
36	335	36	EC7-20M-530	FLETCHER PKWY @ NAVAJO RD NEN/ISLAND	2/21/2017
37	598	38	EC1-6M-700	DEWANE DR S/O HEMPDEN CT. 350' E	2/21/2017
38	599	38	EC1-6M-700	DEWANE DR @ HEMPDEN CT. SW	2/21/2017
39	600	38	EC1-6M-700	DEWANE DR N/O HEMPDEN CT 285'	2/21/2017
40	601	38	EC1-6M-700	DEWANE DR N/O HEMPDEN CT 625'	2/21/2017
41	72	38	EC7-20M-530	MAIN ST @ TRAVELODGE DR NEN	2/21/2017
42	73	38	EC7-20M-530	MAIN ST @ TRAVELODGE DR NWW	2/21/2017
43	74	38	EC7-20M-530	MAIN ST @ TRAVELODGE DR SEE	2/21/2017
44	75	38	EC7-20M-530	MAIN ST @ TRAVELODGE DR SWS	2/21/2017
45	1003	44	EC3-10M-530	MADISON AV E/O MAIN ST 450' N/S	2/22/2017
46	1495	44	EC3-10M-530	IVORY AV @ MELODY LN N/S	2/22/2017
47	1496	44	EC3-10M-530	COMET LN @ MELODY LN S/S	2/22/2017
48	1866	44	EC3-10M-530	OAKDALE AV E/O 2ND ST 240' N/S	2/22/2017
49	1867	44	EC3-10M-530	OAKDALE AV E/O 2ND ST 1000' S/S	2/22/2017
50	1868	44	EC3-10M-530	OAKDALE ST W/O GRAPE ST 225' N/S	2/22/2017
51	1869	44	EC3-10M-530	GRAPE ST @ OAKDALE AV NW	2/22/2017
52	1872	44	EC3-10M-530	OAKDALE AV E/O GRAPE AV 265' N/S	2/22/2017
53	1873	44	EC3-10M-530	OAKDALE AV W/O MAIN ST 220' N/S	2/22/2017
54	1005	45	EC3-10M-530	3RD ST @ MADISON AV NW	2/22/2017
55	1484	45	EC3-10M-530	ROBBIEJEAN PL @ THIRD ST NEN	2/22/2017
56	1501	45	EC3-10M-530	MELODY LN. E/O GULL PL. 450' N	2/22/2017
57	1502	45	EC3-10M-530	MELODY LN. E/O GULL PL. 700' N	2/22/2017
58	1504	45	EC3-10M-530	MELODY LN. W/O GRANITE HILLS DR 430' N	2/22/2017
59	1505	45	EC3-10M-530	MELODY LN. W/O GRANITE HILLS DR 170' N	2/22/2017
60	1506	45	EC3-10M-530	MELODY LN. @ GRANITE HILLS DR	2/22/2017

Installation of Street Light
(LED Retrofit Program 2017)
Replacement List

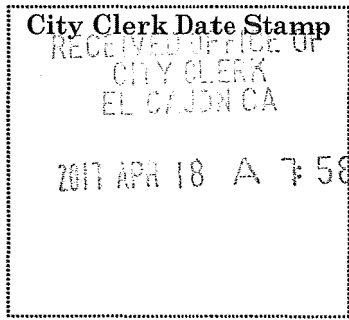
Count	STREET LIGHT	Map Page	LEOTEK LED Street Light Replacement	Location	Date of Installation
61	1509	45	EC3-10M-530	GRANITE HILLS DR E/O MELODY LN. 280' N	2/22/2017
62	1874	45	EC3-10M-530	OAKDALE AV E/O MAIN ST 255' N/S	2/22/2017
63	1875	45	EC3-10M-530	3RD ST @ OAKDALE AV SW	2/22/2017
64	1006	45	EC3-10M-530	MADISON AV E/O VERDIN ST N/S	2/22/2017
65	1007	45	EC3-10M-530	MADISON AVE W/O TERRA 200' N/S	2/22/2017
66	1507	45	EC7-20M-530	GRANITE HILLS @ MELODY S	2/22/2017
67	1508	45	EC7-20M-530	GRANITE HILLS @ MELODY N	2/22/2017
68	1510	46	EC3-10M-530	GRANITE HILLS DR E/O MELODY LN. 620' N	2/22/2017
69	1008	46	EC3-10M-530	MADISON AV E/O EL RANCHO DR 100' N/S	2/22/2017
70	1517	46	EC3-10M-530	GRANITE HILLS DR @ VALLEY VIEW BL SE	2/22/2017
71	1511	46	EC3-10M-530	4TH ST @ GRANITE HILLS DR SE	2/22/2017
72	1515	46	EC3-10M-530	GRANITE HILLS DR @ SADDLEBROOK WY SE	2/22/2017
73	1516	46	EC3-10M-530	GRANITE HILLS DR E/O SADDLEBROOK WY 220' S/S	2/22/2017
74	1009	47	EC3-10M-530	GRANITE HILLS DR @ MADISON AV NW	2/22/2017
75	1519	47	EC3-10M-530	GRANITE HILLS DR @ WILLOWBROOK CT NE	2/22/2017
76	1533	47	EC3-10M-530	GREENFIELD DR @ VISTA DE ESCUELA	2/22/2017
77	1535	47	EC3-10M-530	GREENFIELD DR NW/O SHADOW GLEN 137' W/S	2/22/2017
78	1536	47	EC3-10M-530	SHADOWBROOK @ GREENFIELD	2/22/2017
79	1518	47	EC3-10M-530	GRANITE HILLS DR NE/O VALLEY VIEW BL 500' S/S	2/22/2017
80	1548	47	EC3-10M-530	GREENFIELD DR N/O MADISON AV 400' E/S	2/22/2017
81	1010	47	EC3-10M-530	MADISON AV E/O GRANITE HILLS DR 60' S/S	2/22/2017
82	1011	47	EC3-10M-530	MADISON AV E/O GRANITE HILLS DR 555' S/S	2/22/2017
83	1520	47	EC3-10M-530	GRANITE HILLS DR N/O BROOKHURST 60' E/S	2/22/2017
84	1538	47	EC3-10M-530	GREENFIELD DR N/O SHADOWBROOK LN 325' W/S	2/22/2017
85	1543	47	EC3-10M-530	GREENFIELD DR S/O MADISON AV 450' E/S	2/22/2017
86	1544	47	EC7-20M-530	GREENFIELD DR @ MADISON AV NEN	2/22/2017
87	1545	47	EC7-20M-530	GREENFIELD DR @ MADISON AV NWW	2/22/2017
88	1546	47	EC7-20M-530	GREENFIELD DR @ MADISON AV SEE	2/22/2017
89	1547	47	EC7-20M-530	GREENFIELD DR @ MADISON AV SWS	2/22/2017
90	1539	47	EC7-20M-530	GREENFIELD DR @ SHADOW MOUNTAIN NE	2/22/2017
91	1540	47	EC7-20M-530	GREENFIELD DR @ SHADOW MOUNTAIN NW	2/22/2017
92	1541	47	EC7-20M-530	GREENFIELD DR @ SHADOW MOUNTAIN SE	2/22/2017
93	1542	47	EC7-20M-530	GREENFIELD DR @ SHADOW MOUNTAIN SW	2/22/2017
94	1531	48	EC3-10M-530	EL CAMINO PEQUENO @ GREENFIELD DR NE	2/22/2017
95	1532	48	EC3-10M-530	GREENFIELD DR N/O ORCHARD AV 800' W/S	2/22/2017
96	1985	50	EC1-6M-700	MEDFORD ST N/O NAVAJO RD 785' W/S	2/21/2017
97	336	50	EC7-20M-530	FLETCHER PKWY @ NAVAJO RD N/SIDE	2/21/2017
98	344	50	EC7-20M-530	MEDFORD @ NAVAJO RD NW	2/21/2017
99	345	50	EC7-20M-530	MEDFORD @ NAVAJO RD SE	2/21/2017
100	359	50	EC7-20M-530	FLETCHER PKWY @ GARFIELD AV NEN	2/21/2017
101	360	50	EC7-20M-530	FLETCHER PKWY @ GARFIELD AV NWW	2/21/2017
102	361	50	EC7-20M-530	FLETCHER PKWY @ GARFIELD AV SEE	2/21/2017
103	362	50	EC7-20M-530	FLETCHER PKWY @ GARFIELD AV SWS	2/21/2017
104	343	50	EC7-20M-530	MEDFORD @ NAVAJO RD NE	2/21/2017
105	346	50	EC7-20M-530	MEDFORD @ NAVAJO RD SW	2/21/2017
106	373	51	EC7-20M-530	FLETCHER PKWY @ HACIENDA DR NEN	2/21/2017
107	374	51	EC7-20M-530	FLETCHER PKWY @ HACIENDA DR NWW	2/21/2017
108	375	51	EC7-20M-530	FLETCHER PKWY @ HACIENDA DR SEE	2/21/2017
109	376	51	EC7-20M-530	FLETCHER PKWY @ HACIENDA DR SWS	2/21/2017
110	607	52	EC1-6M-700	DEWANE DR @ WAGNER DR NW	2/14/2017
111	608	52	EC1-6M-700	DEWANE DR @ YOUNG ST W/S	2/14/2017
112	609	52	EC1-6M-700	CHANEY ST @ DEWANE DR W/S	2/14/2017
113	610	52	EC1-6M-700	DEWANE DR @ WEERS ST W/S	2/14/2017
114	611	52	EC1-6M-700	DEWANE DR @ HARTMAN DR W/S	2/14/2017
115	1919	52	EC3-10M-530	PETREE ST E/O BUENA TERRACE 400'	2/14/2017
116	1920	52	EC3-10M-530	BUENA TERRACE @ PETREE ST SES	2/14/2017
117	1921	52	EC3-10M-530	BUENA TERRACE @ FLETCHER PKWY SE	2/14/2017
118	1922	52	EC3-10M-530	PETREE ST W/O HILLSVIEW RD 400'	2/14/2017
119	1923	52	EC3-10M-530	HILLSVIEW RD @ PETREE ST	2/14/2017
120	1877	59	EC1-6M-700	TERRA LN N/O NARANCA AV 670' W/S	2/14/2017

**Installation of Street Light
(LED Retrofit Program 2017)
Replacement List**

Count	STREET LIGHT	Map Page	LEOTEK LED Street Light Replacement	Location	Date of Installation
121	1489	59	EC3-10M-530	3RD ST @ LUKE LN NW	2/28/2017
122	1490	59	EC3-10M-530	3RD ST N/O LUKE LN 200' W	2/28/2017
123	1488	59	EC3-10M-530	THIRD ST N/O BROADWAY 260' W/S	2/28/2017
124	1878	60	EC1-6M-700	TERRA LN N/O NARANCA AV @ CDS	2/28/2017
125	1013	62	EC1-6M-700	CAMELOT PY @ MADISON AV	2/28/2017
126	1012	62	EC1-6M-700	EULA AV @ E MADISON AV NW	2/28/2017
127	1014	62	EC1-6M-700	MADISON AV E @ SANDRA LN SE	2/28/2017
128	1015	62	EC1-6M-700	MADISON AV E/O SANDRA LN 240' S/S	2/28/2017
129	2002	63	EC3-10M-700	GROSSMONT CLG DR E/O HIGHWOOD DR 203' S/S	2/28/2017
130	2003	63	EC3-10M-700	GROSSMONT CLG DR E/O HIGHWOOD DR 123' S/S	2/28/2017
131	2004	63	EC7-20M-530	GROSSMONT COLLEGE @ HIGHWOOD SEC	2/28/2017
132	2005	63	EC7-20M-530	GROSSMONT COLLEGE @ HIGHWOOD SWC-EAST	2/28/2017
133	2006	63	EC7-20M-530	GROSSMONT COLLEGE @ HIGHWOOD SWC-NORTH	2/28/2017
134	2007	63	EC7-20M-530	GROSSMONT COLLEGE @ HIGHWOOD NWC-SOUTH	2/28/2017
135	2008	63	EC7-20M-530	GROSSMONT COLLEGE @ HIGHWOOD NWC-EAST	2/28/2017
136	2009	63	EC7-20M-530	GROSSMONT COLLEGE @ HIGHWOOD NEC	2/28/2017
137	566	64	EC3-10M-530	SLADON RD FANITA E/O GROSSMONT COLL DR 220 S/S	2/14/2017
138	567	64	EC3-10M-530	KILDARE WY @ SLADON RD FANITA NEN	2/14/2017
139	568	64	EC3-10M-530	FANITA RD N/O KILDARE WY 125' W/S	2/14/2017
140	569	64	EC3-10M-530	FANITA RD N/O KILDARE WY 225' E/S	2/14/2017
141	570	64	EC3-10M-530	FANITA RD N/O KILDARE WY 325' W/S	2/14/2017
142	571	64	EC3-10M-530	FANITA RD N/O KILDARE WY 425' E/S	2/14/2017
143	572	64	EC3-10M-530	FANITA RD N/O KILDARE WY 525' W/S	2/14/2017
144	573	64	EC3-10M-530	FANITA RD S/O GIBBONS ST 550' E/S	2/14/2017
145	574	64	EC3-10M-530	FANITA RD S/O GIBBONS ST 450' W/S	2/14/2017
146	575	64	EC3-10M-530	FANITA RD S/O GIBBONS ST 350' E/S	2/14/2017
147	576	64	EC3-10M-530	FANITA RD S/O GIBBONS ST 250' W/S	2/14/2017
148	577	64	EC3-10M-530	FANITA RD S/O GIBBONS ST 150' E/S	2/14/2017
149	1998	64	EC3-10M-530	GROSSMONT COLLEGE DR @ SLADON RD FANITA W/S	2/14/2017
150	1999	64	EC3-10M-530	GROSSMONT COLLEGE DR @ NUGENT CT E/S	2/14/2017
151	657	65	EC1-6M-700	WINDMILL VIEW RD W/O VISTA CAPITAN	2/14/2017
152	658	65	EC1-6M-700	WINDMILL VIEW RD @ WOODGLEN	2/14/2017
153	659	65	EC1-6M-700	LAKERIDGE @ WINDMILL VIEW	2/14/2017
154	660	65	EC1-6M-700	WINDMILL VIEW RD NW/O LAKERIDGE 430	2/14/2017
155	661	65	EC1-6M-700	WINDMILL VIEW RD S/O VALLEY LAKE 1800	2/14/2017
156	2077	66	EC1-6M-700	HERON AV @ LOMA PORTAL DR NW	2/14/2017
157	2087	66	EC1-6M-700	HERON AV @ PFEIFER LN NW	2/14/2017
158	2093	66	EC1-6M-700	EASTSIDE ROAD @ HERON AVE	2/14/2017
159	2098	66	EC1-6M-700	AV LADERA @ SWALLOW DR N	2/14/2017
160	2099	66	EC1-6M-700	SWALLOW W/O HONEY HILL 400 NS	2/14/2017
161	2100	66	EC1-6M-700	HONEY HILL @ SWALLOW	2/14/2017
162	2101	66	EC1-6M-700	SWALLOW @ EASTSIDE NWC	2/14/2017
163	2102	66	EC1-6M-700	SWALLOW DR W/O CUYAMACA ST 130' S/S	2/14/2017
164	2068	66	EC1-6M-700	AUSTRALIA ST @ HERON AV NW	2/14/2017
165	2083	66	EC1-6M-700	HERON AV @ YERBA VERDE DR NE	2/14/2017
166	1326	69	EC7-20M-530	GREENFIELD DR @ VICTOR ST SEE	2/28/2017
167	1327	69	EC7-20M-530	GREENFIELD DR @ VICTOR ST SWS	2/28/2017
168	2162	72	EC3-10M-530	GREENFIELD DR E/O 2ND ST 465' S/S	2/28/2017
169	2163	72	EC3-10M-530	BOSTONIA ST @ GREENFIELD DR N/S	2/28/2017
170	2164	72	EC3-10M-530	GREENFIELD DR @ NAVELLO ST	2/28/2017
171	2165	72	EC3-10M-530	GREENFIELD DR @ GROVELAND TER NEE	2/28/2017
172	2200	74	EC3-10M-530	PEPPER DR W/O MAIN ST 260' S/S	2/28/2017
173	2201	74	EC3-10M-530	PEPPER DR N/O E MAIN ST 425'	2/28/2017
174	2202	74	EC3-10M-530	JASMINE ST @ PEPPER DR NE	2/28/2017
175	2203	74	EC3-10M-530	JASMINE ST @ PEPPER DR NE	2/28/2017
176	2188	74	EC3-10M-700	GREENFIELD DR @ VIA LOMA VISTA SW	2/28/2017
177	664	77	EC1-6M-700	WINDMILL VIEW RD S/O VALLEY LAKE 600	2/14/2017
178	578	77	EC3-10M-530	FANITA RD S/O GIBBONS ST 50' W/S	2/14/2017
179	579	77	EC3-10M-530	GIBBONS ST @ SLADDON RD FANITA NE	2/14/2017
180	580	77	EC3-10M-530	FANITA DR S/O VALLEY LK DR 565' W/S	2/14/2017

Installation of Street Light
(LED Retrofit Program 2017)
Replacement List

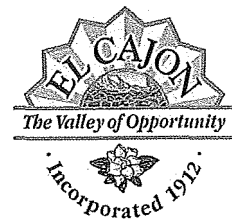
Count	STREET LIGHT	Map Page	LEOTEK LED Street Light Replacement	Location	Date of Installation
181	581	77	EC3-10M-530	FANITA DR S/O VALLEY LK DR 240' W/S	2/14/2017
182	582	77	EC3-10M-530	SLADON RD FANITA N/O GIBBONS ST 400' E	2/14/2017
183	662	78	EC1-6M-700	WINDMILL VIEW RD S/O VALLEY LAKE 1400	2/14/2017
184	663	78	EC1-6M-700	WINDMILL VIEW RD S/O VALLEY LAKE 1100	2/14/2017
185	2097	79	EC1-6M-700	HACIENDA DR S/O SWALLOW DR 450'	2/14/2017
186	2324	79	EC3-10M-530	BILLY MITCHELL DR W/O CUYAMACA ST 240' S/S	2/14/2017
187	2338	79	EC3-10M-530	GILLESPIE CT W/O GILLESPIE WY 360' N/S	2/14/2017
188	2339	79	EC3-10M-530	GILLESPIE CT W/O GILLESPIE WY 620' S/S	2/14/2017
189	2344	79	EC3-10M-530	GILLESPIE WAY N/O BILLY MITCHELL DR 110' W/S	2/14/2017
190	2345	79	EC3-10M-530	GILLESPIE WAY N/O BILLY MITCHELL DR 360' E/S	2/14/2017
191	2346	79	EC3-10M-530	GILLESPIE WAY N/O BILLY MITCHELL DR 660' E/S	2/14/2017
192	2347	79	EC3-10M-530	GILLESPIE WAY N/O BILLY MITCHELL DR 860' W/S	2/14/2017
193	2348	79	EC3-10M-530	GILLESPIE WAY @ CORDELL CT	2/14/2017
194	2349	79	EC3-10M-530	GILLESPIE WAY N/O CORDELL CT 200' W/S	2/14/2017
195	1333	83	EC3-10M-530	BRADLEY AV E/O WOODBURN ST 172' N/S	2/28/2017
196	2204	87	EC3-10M-530	PEPPER DR N/O JASMINE ST 480'	2/28/2017
197	2205	87	EC3-10M-530	PEPPER DR N/O JASMINE ST 1005'	2/28/2017
198	2206	87	EC3-10M-530	CHATS BURY ST @ PEPPER DR NE	2/28/2017
199	2326	91	EC3-10M-530	GILLESPIE WY S/O WELD BL 840' E/S	2/14/2017
200	2327	91	EC3-10M-530	GILLESPIE WY S/O WELD BL 640' W/S	2/14/2017
201	2328	91	EC3-10M-530	GILLESPIE WY S/O WELD BL 400' E/S	2/14/2017
202	2329	91	EC3-10M-530	GILLESPIE WY S/O WELD BL 220' W/S	2/14/2017
203	2330	93	EC3-10M-530	KENNEY ST W/O MAGNOLIA AV 2300' S/S	2/28/2017
204	2331	93	EC3-10M-530	KENNEY ST W/O MAGNOLIA AV 2500' S/S	2/28/2017
205	2332	93	EC3-10M-530	KENNEY ST W/O MAGNOLIA AV 2095' S/S	2/28/2017
206	2333	93	EC3-10M-530	KENNEY ST W/O MAGNOLIA AV 1850' S/S	2/28/2017
207	2334	93	EC3-10M-530	KENNEY ST W/O MAGNOLIA AV 1650' S/S	2/28/2017
208	2335	93	EC3-10M-530	KENNEY ST W/O MAGNOLIA AV 1,230'	2/28/2017
209	2336	93	EC3-10M-530	KENNEY ST W/O MAGNOLIA AV 990' S/S	2/28/2017
210	2337	93	EC3-10M-530	KENNEY ST W/O MAGNOLIA AV 820' S/S	2/28/2017
211	603	38	EC1-6M-700	DEWANE DR S/O HILLSLANE DR 1025'	2/28/2017
212	604	38	EC1-6M-700	DEWANE DR S/O HILLSLANE DR 725'	2/28/2017
213	605	38	EC1-6M-700	DEWANE DR S/O HILLSLANE DR 425'	2/28/2017



City of El Cajon Agenda Report

MEETING: 04/25/17

ITEM NO: 1.5



TO: Mayor Wells, Mayor Pro Tem McClellan
Councilmembers Goble, Kalasho, Kendrick

FROM: Sara Ramirez, Director of Recreation

SUBJECT: Community Event in the Right-of-Way – America on Main Street

RECOMMENDATION: That the City Council approve the use of the public right-of-way for America on Main Street.

BACKGROUND:

The City of El Cajon’s signature event, America on Main Street, is scheduled for Saturday, May 20, 2017, from 12:00 – 8:00 p.m. in downtown El Cajon. This event provides an opportunity to enhance civic pride, attract regional participation and contribute to the economic growth of the downtown district. America on Main Street will brand El Cajon as a place of rich ethnic diversity, shared traditions and community engagement through education, entertainment, arts and food.

City Council members, community partners and City staff have worked together to provide an event that celebrates the American Spirit. The event will include ethnic food and craft displays, historical and educational exhibit booths, a salute to our veterans, interactive crafts and activities, inflatables, a petting zoo, a chili cook-off and a Naturalization Ceremony. Three outdoor stages will host a variety of music and entertainment. This year’s theme is “Come Play for the Day” and will include the Matterhorn inflatable climber, many family games, sports and contests, a new play zone for toddlers and preschoolers, a bubble and character artists.

America on Main Street is a family friendly event, open to the public and expected to draw over 35,000 attendees. Provisions for on-site trash, recycling and portable restroom facilities have been made. Also, vendors and exhibit booth operators are required to retain liability insurance and a business license.

A widespread marketing plan, highlighting El Cajon’s America on Main Street, includes:

- Billboard Displays
- Newspaper Inserts
- Articles
- Flyer Distribution to Local School Districts
- Broadcast
- Promotional Banners Strategically Placed throughout the City
- Social Media
- Staff Presentations to Local Community Groups

This event is not for the sole purpose of advertising products, goods or for private profit. In accordance with El Cajon Municipal Code Chapter 12.24 and in the interest of the public, staff recommends that the City Council approve the use of the public right-of-way for the proposed event, thereby providing a venue for community participation, which stimulates community awareness of the City.

A *Traffic Control Plan*, providing the least amount of impact to the community and neighboring local businesses, has been prepared by the Public Works Traffic Engineering Division and approved by the City's Traffic Engineer. Approval for phased street closures from Friday, May 19, 2017, at 2:00 p.m. through Sunday, May 21 at 1:00 a.m., is requested. Closures include:

Friday, May 19, 2017

- 2:00 p.m.** Rea Avenue, Sulzfeld Way, Alley and Parking Stalls
- 5:30 p.m.** WD Hall Drive (NO Public Parking)
- 8:00 p.m.** Main Street (West Bound Lane Only) from Ballantyne Street to Claydelle Avenue

Saturday, May 20, 2017

- 5:00 a.m.** County Parking Lot
- 6:00 a.m.** Main Street from Ballantyne Street to Magnolia Avenue
- 6:00 a.m.** Arts Alley and Promenade extended Alley
- 6:00 a.m.** Police Department and Promenade Parking Lots

Sunday, May 21, 2017

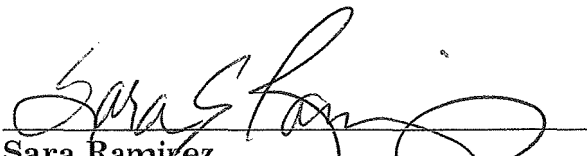
- 1:00 a.m.** Re-open All Streets

The *Traffic Control Plan* will be coordinated with Public Works staff and Police ensuring the effective movement of vehicles and pedestrians, promoting a safe and healthy event.

CEQA: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), according to Section 15061 (b)(3) the "General Rule," which states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The temporary use of the City's right-of-way for a community event and the detouring of other modes of transportation within the City streets will not have a significant effect on the environment.

FISCAL IMPACT: Funding is included in the Fiscal Year 2016-2017, Budget Activities 103000, augmented by donations from sponsors and fees paid by vendors.

PREPARED BY:


Sara Ramirez
DIRECTOR OF RECREATION

APPROVED BY:


Graham Mitchell
ASSISTANT CITY MANAGER

ATTACHMENTS:

- 1. Traffic Plan
- 2. America on Main Street Flyer

GENERAL NOTES

- ① PROVIDE 20' FIRE LANE ON ALL CLOSED STREETS PER CITY OF EL CAJON FIRE MARSHAL.
- ② POST ATTENDANT TO ALLOW EMERGENCY VEHICLE ACCESS DURING EVENT.
- ③ LOCATION OF SPECIAL EVENT PROGRAMMABLE MESSAGE SIGN.
- ④ DESIGNATE TWENTY PARKING SPACES FOR DISABLED PARKING ONLY IN CITY LOT ADJACENT TO MAGNOLIA AVENUE.

WEDNESDAY, MAY 17, 2017

- ⑤ INSTALL SPECIAL EVENT "NO PARKING" SIGNS 48 HOURS PRIOR TO EVENT ON MAIN ST, SULZFELD WAY AND REA AVENUE.

THURSDAY, MAY 18, 2017

- ⑥ CLOSE CENTENNIAL PLAZA AT 9:00 A.M.
- ⑦ CLOSE PRESCOTT PROMENADE AT 8:30 P.M.

FRIDAY, MAY 19, 2017

- ⑧ INSTALL "SPECIAL EVENT AHEAD" SIGNS AT 3:00 P.M.
- ⑨ SECURE PARKING STALLS ON MAIN STREET WITH BARRICADES AT 6:00 A.M FOR RESTROOMS AND GENERATORS.
- ⑩ CLOSE REA AVENUE, SULZFELD WAY AND ALLEY SOUTH OF REA AVENUE FOR EVENT SETUP AT 2:00 P.M.
- ⑪ CLOSE WESTBOUND LANES OF MAIN STREET BETWEEN BALLANTYNE STREET AND CLAYDELLE AVENUE FOR EVENT SETUP AT 8:00 P.M.
- ⑫ CLOSE W.D. HALL DRIVE FOR EVENT SETUP AT 5:30 P.M. AND CLOSE COUNTY PARKING LOT AT 6:00 P.M.

SATURDAY, MAY 20, 2017

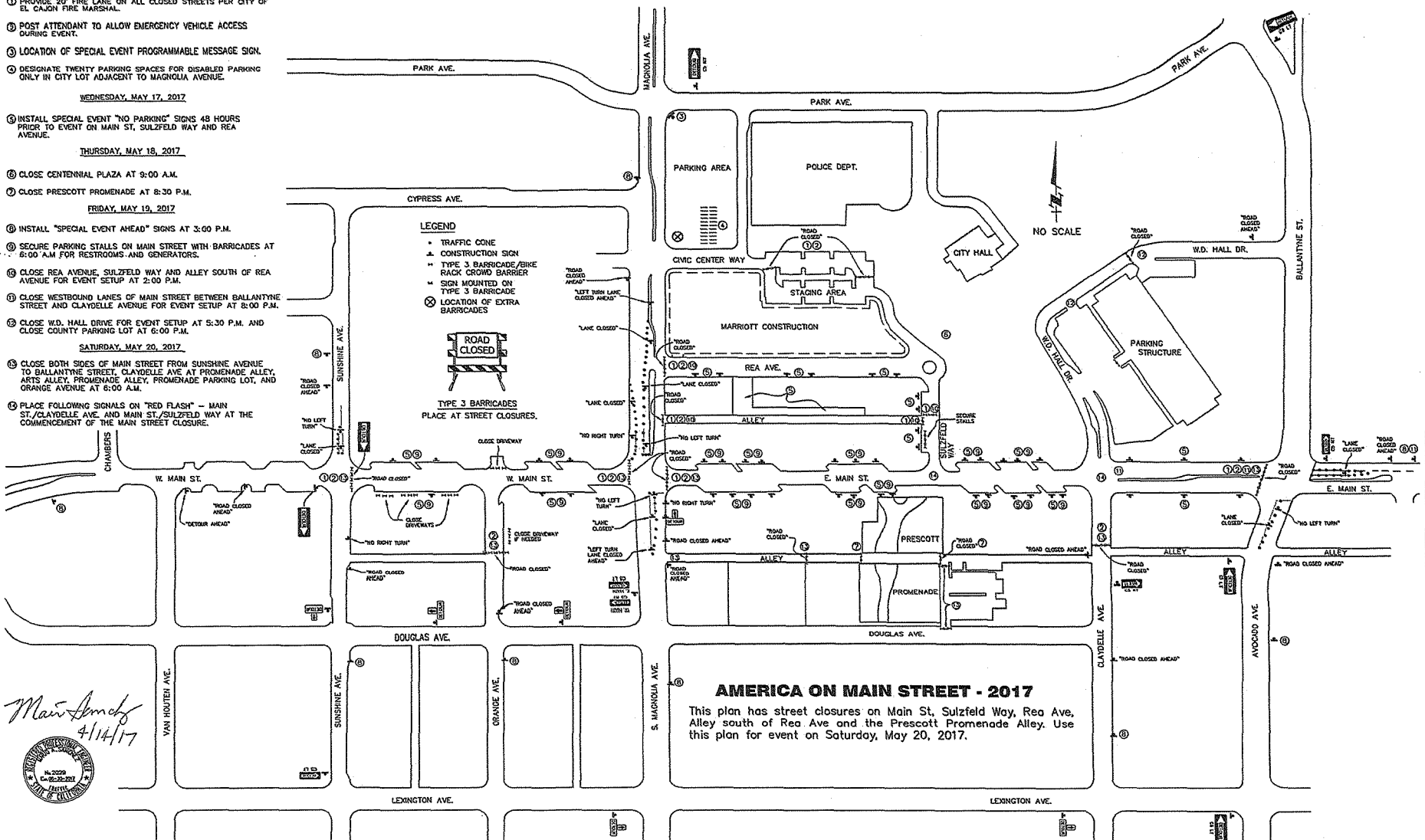
- ⑬ CLOSE BOTH SIDES OF MAIN STREET FROM SUNSHINE AVENUE TO BALLANTYNE STREET, CLAYDELLE AVE AT PROMENADE ALLEY, ARTS ALLEY, PROMENADE ALLEY, PROMENADE PARKING LOT, AND ORANGE AVENUE AT 6:00 A.M.
- ⑭ PLACE FOLLOWING SIGNALS ON "RED FLASH" - MAIN ST./CLAYDELLE AVE. AND MAIN ST./SULZFELD WAY AT THE COMMENCEMENT OF THE MAIN STREET CLOSURE.

LEGEND

- TRAFFIC CONE
- ▲ CONSTRUCTION SIGN
- TYPE 3 BARRICADE/RISK RACK CROWD BARRIER
- ⊥ SIGN MOUNTED ON TYPE 3 BARRICADE
- ⊗ LOCATION OF EXTRA BARRICADES



TYPE 3 BARRICADES PLACE AT STREET CLOSURES.



Main Street
4/14/17

TRAFFIC CONTROL PLAN

© 1997 City of El Cajon, CA. All Rights Reserved. No part of this document may be reproduced without the written permission of the City of El Cajon.

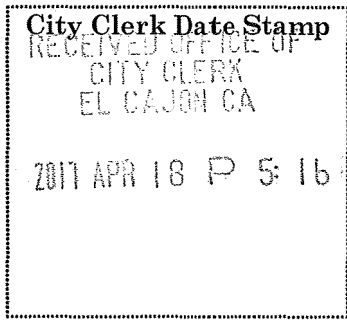


come
PLAY
for the
DAY

EL CAJON'S ★
AMERICA
ON ★ ★ ★ ★ ★ ★ ★ ★ ★ ★
Main Street
★ ★ ★ ★ ★

Saturday May 20
12-8pm

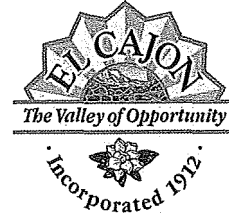
FREE FAMILY FUN
201 E. Main St. El Cajon, CA
www.AmericaOnMainStreet.org
(619) 873-1641



City of El Cajon Agenda Report

MEETING: Apr. 25, 2017

ITEM NO: 1.6



TO: Mayor Wells, Mayor Pro Tem McClellan,
Councilmembers Goble, Kalasho and Kendrick

FROM: Dennis Davies, Deputy Director of Public Works

SUBJECT: Progress Report – Declaration of Emergency for Storm Damage

RECOMMENDATION: That the City Council:

1. Determines that there continues to be a State of Emergency to facilitate repairs at various locations throughout the City; and
2. Waives bid requirements for emergency repairs in accordance with El Cajon Municipal Code Section 3.20.010(C).

BACKGROUND:

This report is to inform the City Council on the status of emergency repairs needed to mitigate damage to City Facilities resulting from storm damage between the weeks of January 21 through February 27, 2017.

The City Council approved Resolutions No. 011-17 and No. 014-17 on February 28, 2017, declaring a State of Emergency and authorizing expenditures to make needed repairs for the following locations:

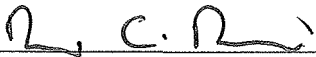
1. **636 Front Street (California Metals):** The contractor has completed approximately 150 linear feet of storm drain pipe replacement which accounts for a significant portion of the work and has also completed surface repairs on-site. In addition, the contractor is replacing approximately 40 linear feet of pipe that runs across Front Street due to the deteriorated conditions of the corrugated metal pipe.
2. **100 Fletcher Parkway:** On March 20, 2017, the contractor completed the spot repair of the 22-inch x 36-inch corrugated metal pipe (CMP) due to the discovery of a sinkhole. This repair has stabilized the pipe and will be scheduled for lining in the upcoming Sewer and Storm Drain Repair and Replacement Project.

3. **1000 block of Petree Street:** The contractor completed work to replace a 10 foot portion of the 60" diameter CMP. This repair has stabilized the pipe and will be scheduled for lining in the upcoming Sewer and Storm Drain Repair and Replacement Project.

4. **1300 block of Hill Street:** The contractor is finalizing the repair on the storm drain culvert across Hill Street. The installation of the elliptical concrete pipe is complete and drainage flows have been restored. Remaining work includes minor asphalt paving repair work which was incidental to the culvert repair.

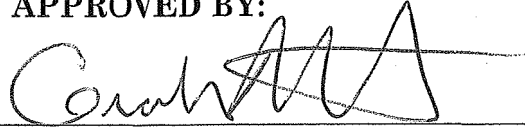
FISCAL IMPACT: An allowance of \$200,000 was appropriated at the February 28, 2017, City Council Meeting for emergency repairs.

PREPARED BY:



Dennis C. Davies
DEPUTY DIRECTOR
OF PUBLIC WORKS

APPROVED BY:



Graham Mitchell
ASSISTANT CITY MANAGER

City Clerk Date Stamp

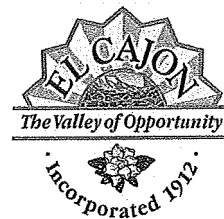
RECEIVED OFFICE OF
CITY CLERK
EL CAJON CA

2017 APR 10 A 8:30

City of El Cajon Agenda Report

MEETING: Apr. 25, 2017

ITEM NO: 1.7



TO: Mayor Wells, Mayor Pro Tem McClellan,
Councilmembers Goble, Kalasho and Kendrick

FROM: Yazmin Arellano, City Engineer/Deputy Director of Public Works

SUBJECT: Approval of Plans and Specifications for ADA Pedestrian Curb Ramps and Sidewalks 2018, Job No. PW 3575, Bid No. 005-18

RECOMMENDATION: That the City Council: Adopts the next RESOLUTIONS in order to:

1. Approve Plans and Specifications for ADA Pedestrian Curb Ramps and Sidewalks 2018, PW3575, Bid Number 005-18; and
2. Direct a Notice Inviting Sealed Bids to be opened.

BACKGROUND: This project will install new pedestrian curb ramps as well as sidewalk, curb and gutter in unimproved areas to provide a safe path of travel for pedestrians. The project locations were selected based on the needs identified in the Community Development Block Grant (CDBG) eligible census tracts and are identified in the hereby attached map. The proposed improvements follow Americans with Disabilities Act (ADA) requirements and also provide improvements overall for the community. Plans and specifications are available for review at the City Clerk's Office.

ENVIRONMENTAL IMPACT: The proposed ADA Pedestrian Curb Ramps and Sidewalks 2018 project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) according to Section 15301 (Class 1) (c) of the CEQA Guidelines. Section 15301 provides an exemption for the maintenance of public facilities.

FISCAL IMPACT: The project funding allocation is included in the proposed Fiscal Year 2017-2018 budget. The Engineer's estimate for this work is \$229,000 funded by CDBG and Transnet funds. General Funds will not be expended for this project.

PREPARED BY:

Yazmin Arellano
CITY ENGINEER/
DEPUTY DIRECTOR
PUBLIC WORKS

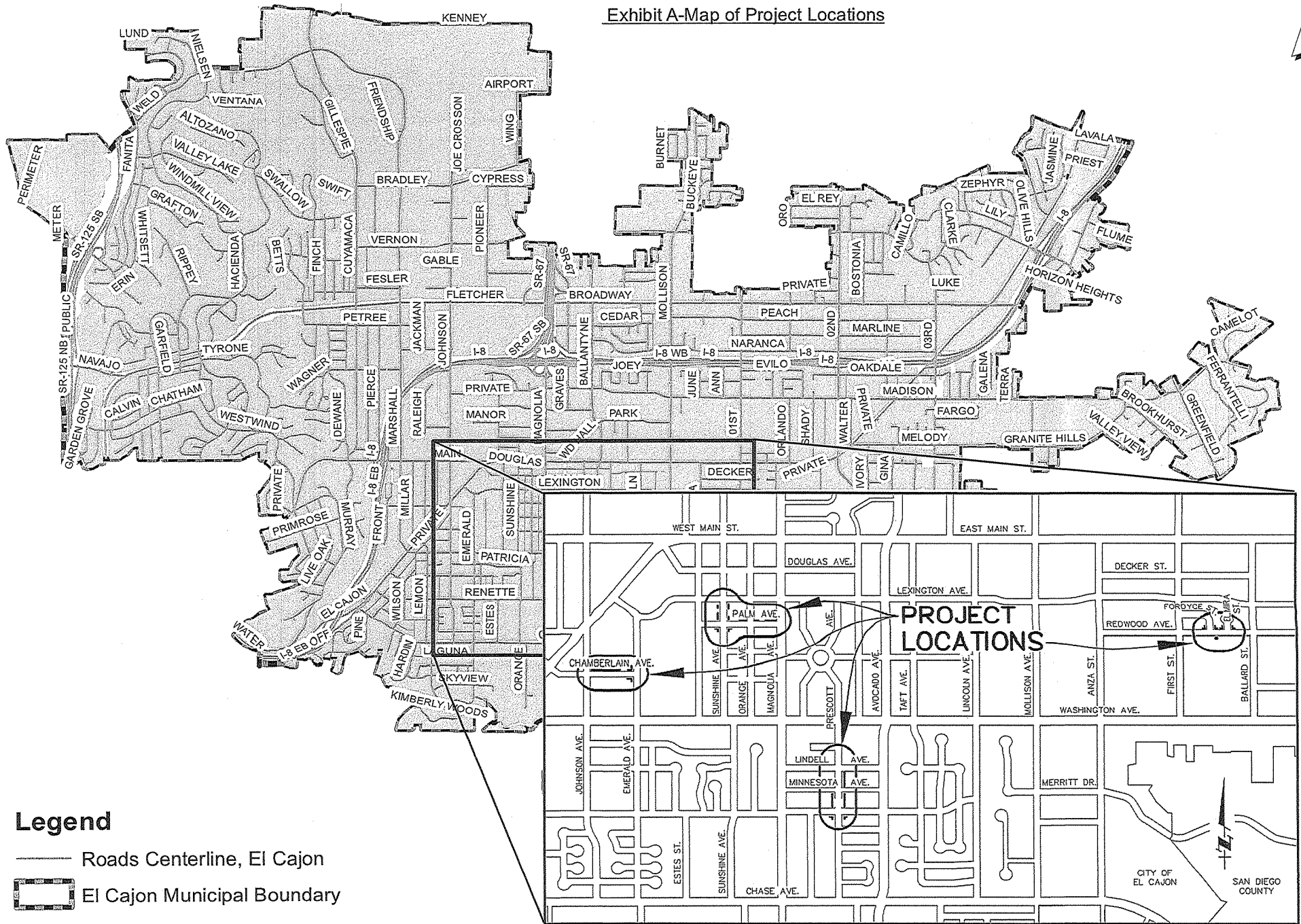
APPROVED BY:

Douglas Williford
CITY MANAGER



Attachment: Exhibit A-Map of Project Locations

PW3575 ADA Pedestrian Curb Ramps and Sidewalk 2017

Exhibit A-Map of Project Locations



Legend

-  Roads Centerline, El Cajon
-  El Cajon Municipal Boundary

RESOLUTION NO. -17

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR
THE ADA PEDESTRIAN CURB RAMPS AND SIDEWALKS 2018 PROJECT
(Bid No. 005-18, Job No. PW 3575)

WHEREAS, the Deputy Director of Public Works has submitted plans and specifications for the ADA Pedestrian Curb Ramps and Sidewalks 2018 project (the "Project"); and

WHEREAS, it appears to be in the best interests of the City of El Cajon that the plans and specifications for said Project should be approved.

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

1. That the plans and specifications submitted by the Deputy Director of Public Works for the Project are hereby approved and adopted as the official plans and specifications for said Project.

2. Said plans and specifications are directed to be filed in the office of the Deputy Director of Public Works of the City of El Cajon.

04/25/17 (Item 1.6)

Bid 005-18 – ADA Ped Curb Ramps & Sidewalks 2018 apr 041717

RESOLUTION NO. -17

RESOLUTION ORDERING THE WORK AND
DIRECTING PUBLICATION OF NOTICE INVITING BIDS FOR THE
ADA PEDESTRIAN CURB RAMPS AND SIDEWALKS 2018 PROJECT
(Bid No. 005-18, Job No. PW 3575)

WHEREAS, plans and specifications have been submitted for the ADA Pedestrian Curb Ramps and Sidewalks 2018 project (the "Project"); and

WHEREAS, it appears to be in the best interests of the City that said work should be performed.

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

1. That the City Council does hereby order that the Project shall be performed.
2. Upon an award of Community Development Block Grant funds, that the Purchasing Agent of the City of El Cajon, 200 Civic Center Way, El Cajon, California, is hereby authorized to fix a time and place for the opening of bids for said Project.
3. The Purchasing Agent of the City of El Cajon is hereby directed to cause a Notice to Bidders to be published in the newspaper, in accordance with the provisions of law.

04/25/17 (Item 1.6)

Bid 005-18 – ADA Ped Curb Ramps & Sidewalks 2018 ntc 041717

City Clerk Date Stamp

RECEIVED OFFICE OF
CITY CLERK
EL CAJON CA

2017 APR -6 P 2:23

City of El Cajon Agenda Report

MEETING: Apr. 25, 2017

ITEM NO: 1.8



TO: Mayor Wells, Mayor Pro Tem McClellan,
Councilmembers Goble, Kalasho and Kendrick

FROM: Yazmin Arellano, City Engineer/Deputy Director of Public Works

SUBJECT: Approval of Plans and Specifications for Pavement Preservation 2017, Job No. PW 3578, Bid No. 003-18

RECOMMENDATION: That the City Council: Adopts the next RESOLUTIONS in order to:

1. Approve Plans and Specifications for Pavement Preservation 2017, PW3578, Bid Number 003-18; and
2. Direct a Notice Inviting Sealed Bids to be opened on May 25, 2017.

BACKGROUND: This project will seal approximately five (5) miles of streets Citywide with Type II Rubber Polymer Modified Slurry to maintain the conditions of the various streets within the project locations (see Exhibit A) and preserve the street surface life expectancy. The streets on this project were selected based on its existing pavement condition with the purpose of sealing the asphalt, filling minor cracks, restoring skid resistance and restoring aesthetic appeal. Application of a slurry seal provides a thin wearing course surface thereby extending the life of the asphalt.

This work is in addition to the annual and much larger major asphalt overlay project that the City does each year with Transnet Funds currently under construction. That project will be before the City Council later this year for acceptance.

ENVIRONMENTAL IMPACT: The proposed Pavement Preservation 2017 project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) according to Section 15301 (Class 1) (c) of the CEQA Guidelines. Section 15301 provides an exemption for the maintenance of public facilities.

FISCAL IMPACT: The project funding allocation is included in the proposed Fiscal Year 2016-2017 budget. The Engineer's estimate for this work is \$389,000 with all funding coming from Transnet.

PREPARED BY:

Yazmin Arellano
CITY ENGINEER/
DEPUTY DIRECTOR
PUBLIC WORKS

APPROVED BY:

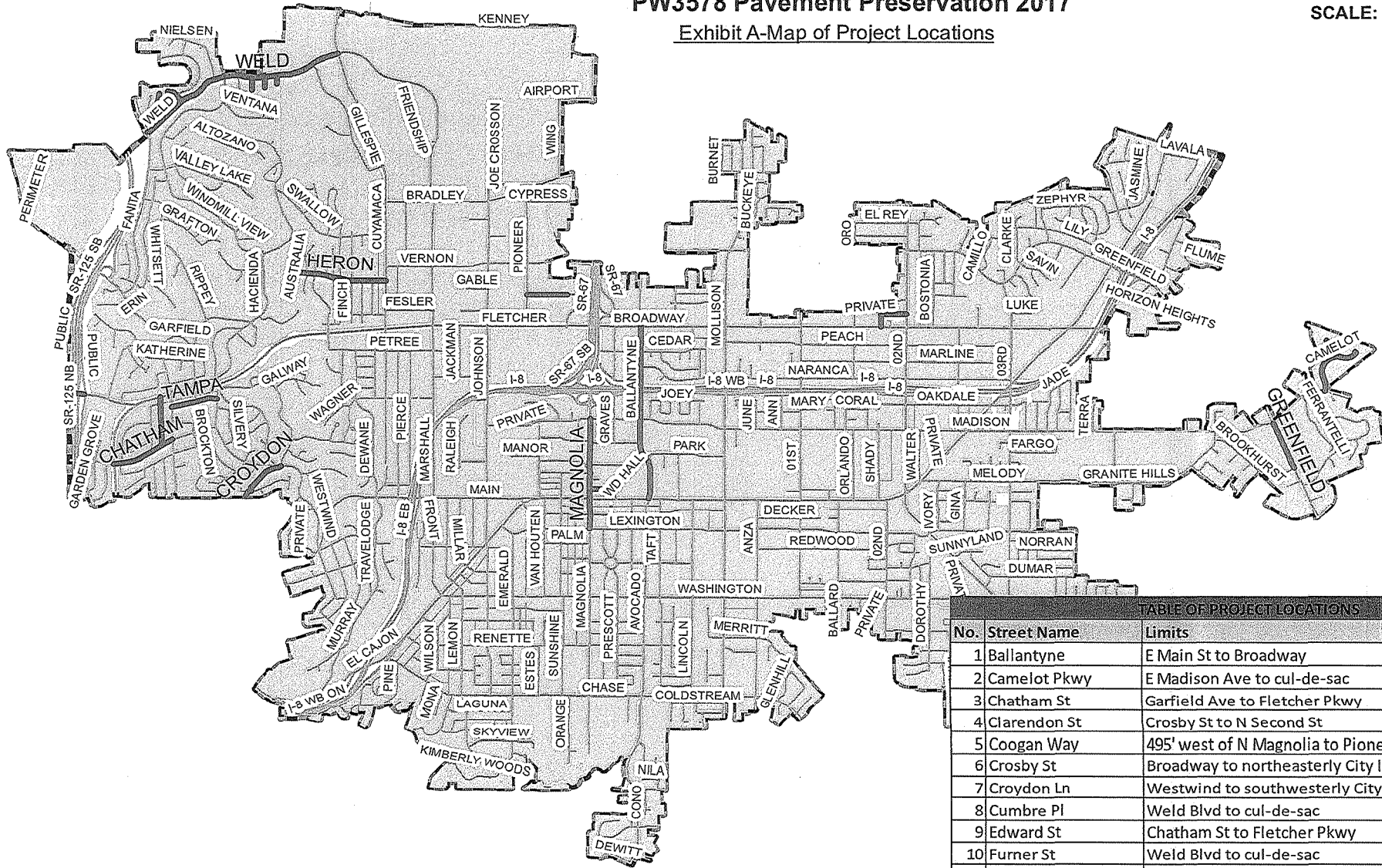
Douglas Williford
CITY MANAGER

Attachment: Exhibit A-Map of Project Locations




PW3578 Pavement Preservation 2017

Exhibit A-Map of Project Locations

SCALE: 1"=100'



Legend

-  Project Road Centerline, PW3578
-  Roads Centerline, El Cajon
-  El Cajon Municipal

4-4-17

TABLE OF PROJECT LOCATIONS		
No.	Street Name	Limits
1	Ballantyne	E Main St to Broadway
2	Camelot Pkwy	E Madison Ave to cul-de-sac
3	Chatham St	Garfield Ave to Fletcher Pkwy
4	Clarendon St	Crosby St to N Second St
5	Coogan Way	495' west of N Magnolia to Pioneer
6	Crosby St	Broadway to northeasterly City limit
7	Croydon Ln	Westwind to southwesterly City limit
8	Cumbre Pl	Weld Blvd to cul-de-sac
9	Edward St	Chatham St to Fletcher Pkwy
10	Furner St	Weld Blvd to cul-de-sac
11	Greenfield Dr	Shadowbrook Ln to Madison Ave
12	Heron Ave	Cuyamaca to Betts St
13	Magnolia Ave	Madison Ave to Lexington Ave
14	Navajo Rd	Westerly City limit to east of Hwy 125
15	Puesta Pl	Weld Blvd to cul-de-sac
16	Rachelle Way	Camelot Pkwy to cul-de-sac
17	Rea Ave	Magnolia Ave to cul-de-sac
18	Renshaw Ct	Farrington Dr to cul-de-sac
19	Rodado Pl	Weld Blvd to cul-de-sac
20	Tampa Ave	Westwind Dr to Garfield Ave
21	Weld Blvd	Fanita Dr to Cuyamaca

RESOLUTION NO. -17

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR
THE PAVEMENT PRESERVATION 2017 PROJECT

(Bid No. 003-18, Job No. PW 3578)

WHEREAS, the Deputy Director of Public Works has submitted plans and specifications for the Pavement Preservation 2017 project (the "Project"); and

WHEREAS, it appears to be in the best interests of the City of El Cajon that the plans and specifications for said Project should be approved.

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

1. That the plans and specifications submitted by the Deputy Director of Public Works for the Project are hereby approved and adopted as the official plans and specifications for said Project.
2. Said plans and specifications are directed to be filed in the office of the Deputy Director of Public Works of the City of El Cajon.

04/25/17 (Item 1.7)

Bid 003-18 – Pavement Preservation 2017 apr 041717

RESOLUTION NO. -17

RESOLUTION ORDERING THE WORK AND
DIRECTING PUBLICATION OF NOTICE INVITING BIDS FOR
THE PAVEMENT PRESERVATION 2017 PROJECT
(Bid No. 003-18, Job No. PW 3578)

WHEREAS, plans and specifications have been submitted for the Pavement Preservation 2017 project (the "Project"); and

WHEREAS, it appears to be in the best interests of the City that said work should be performed.

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

1. That the City Council does hereby order that the Project shall be performed.
2. That May 25, 2017, at 2:00 P.M., in the office designated by the Purchasing Agent of the City of El Cajon, 200 Civic Center Way, El Cajon, California, is hereby fixed as the time and place for the opening of bids for said Project.
3. The Purchasing Agent of the City of El Cajon is hereby directed to cause a Notice to Bidders to be published in the newspaper, in accordance with the provisions of law.

04/25/17 (Item 1.7)

Bid 003-18 – Pavement Preservation 2017 ntc 041717

RECEIVED OFFICE OF
CITY CLERK
EL CAJON CA

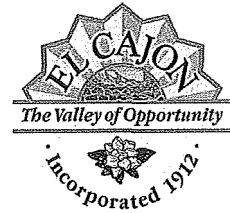
2017 APR 10 A 8:30

City of El Cajon

Agenda Report

MEETING: Apr. 25, 2017

ITEM NO: 1.9



TO: Mayor Wells, Mayor Pro Tem McClellan,
Councilmembers Goble, Kalasho and Kendrick

FROM: Yazmin Arellano, City Engineer/Deputy Director of Public Works

SUBJECT: Establish a New Capital Improvement Project, Fiscal Year 2016-2017
Approval of Plans and Specifications for Wells Park Fencing, PK3603,
Bid Number 004-18

RECOMMENDATION: That the City Council:

- 1) **Establishes** a New Capital Improvement Project titled Wells Park Fencing Project No. PK3603;
- 2) **Authorizes** the Transfer of \$100,000 in funds from the Van Zanten Park Lighting Improvement Project No. PK3584 to the Wells Park Fencing Project No. PK3603 and Establishes a New Project Budget of \$100,000 for the Wells Park Fencing Project No. PK3603;
- 3) **Adopts** the next RESOLUTIONS in order to approve Plans and Specifications for the Wells Park Fencing Project, and directs a Notice Inviting Sealed Bids to be opened on May 30, 2017.

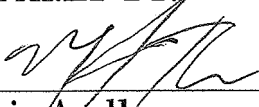
BACKGROUND: Wells Park is located at 1153 East Madison Avenue with 17 acres serving the community. The park features two Boys and Girls Club of East County facilities, three off-leash dog park areas, softball field, playground equipment, adult fitness equipment and several open grass fields. The proposed fencing improvements will enhance these diverse park features, as well as security, by creating designated areas and provide separation from daily park activity. Park visitors will also be able to reserve a private picnic area. The proposed Wells Park Fencing Project will replace a lighting improvement project at Van Zanten Park scheduled for this fiscal year, but was unable to be completed due to additional work identified by Cajon Valley Union School District.

The City Council earlier directed the City Manager to return with options for the comprehensive improvement of the Park and that work is being compiled for presentation to the Council in the near future. In the meantime, the Wells Park Fencing Project has been identified as a priority project that needs immediate attention. The lighting improvement project for Van Zanten Park will be reprogrammed in a future budget. Plans and specifications are available for review in the City Clerk's office.

CEQA: The Wells Park Fencing Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), according to Section 15303 (Class 3) (e) of the CEQA Guidelines. Section 15303 contains an exemption for the installation of new fencing.


FISCAL IMPACT: The Engineer's estimate for the Wells Park Fencing Project is \$80,000 and sufficient funds have been budgeted in the Fiscal Year 2016/2017 Public Works Budget from the Van Zanten Park Lighting Improvement Project.

PREPARED BY:



**Yazmin Arellano
CITY ENGINEER/
DEPUTY DIRECTOR
PUBLIC WORKS**

APPROVED BY:



**Douglas Williford
CITY MANAGER**

RESOLUTION NO. -17

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR
THE WELLS PARK FENCING PROJECT
(Bid No. 004-18, Job No. PK3603)

WHEREAS, the Deputy Director of Public Works has submitted plans and specifications for the Wells Park Fencing Project (the "Project"); and

WHEREAS, it appears to be in the best interests of the City of El Cajon that the plans and specifications for said Project should be approved.

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

1. That the plans and specifications submitted by the Deputy Director of Public Works for the Project are hereby approved and adopted as the official plans and specifications for said Project.

2. Said plans and specifications are directed to be filed in the office of the Deputy Director of Public Works of the City of El Cajon.

04/25/17 (Item 1.9)

Bid 004-18 – Wells Park Fencing apr 041717

RESOLUTION NO. -17

RESOLUTION ORDERING THE WORK AND
DIRECTING PUBLICATION OF NOTICE INVITING BIDS FOR
THE WELLS PARK FENCING PROJECT
(Bid No. 004-18, Job No. PK3603)

WHEREAS, plans and specifications have been submitted for the Wells Park Fencing Project (the "Project"); and

WHEREAS, it appears to be in the best interests of the City that said work should be performed.

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

1. That the City Council does hereby order that the Project shall be performed.
2. That May 30, 2017, at 2:00 P.M., in the office designated by the Purchasing Agent of the City of El Cajon, 200 Civic Center Way, El Cajon, California, is hereby fixed as the time and place for the opening of bids for said Project.
3. The Purchasing Agent of the City of El Cajon is hereby directed to cause a Notice to Bidders to be published in the newspaper, in accordance with the provisions of law.

04/25/17 (Item 1.9)

Bid 004-18 – Wells Park Fencing ntc 041717

City Clerk Date Stamp

RECEIVED OFFICE OF
CITY CLERK
EL CAJON CA

2017 APR 18 A 9 35

City of El Cajon Agenda Report

MEETING: April 25, 2017

ITEM NO: 1.10



TO: Mayor Wells, Mayor Pro Tem McClellan,
Councilmembers Goble, Kalasho and Kendrick

FROM: Yazmin Arellano, Deputy Director of Public Works, City Engineer

SUBJECT: El Cajon Animal Shelter Professional Services Contract for
Environmental Monitoring and Reporting Services, Helix
Environmental Planning, Inc.

RECOMMENDATION: That the City Council authorizes the City Manager to negotiate and execute a Professional Services Agreement (PSA) with Helix Environmental Planning, Inc. (Helix-EPI) for environmental monitoring of construction activities for the new El Cajon Animal Shelter (ECAS).

BACKGROUND: On November 1, 2016, the El Cajon Planning Commission considered Conditional Use Permit No. 2163 (CUP) and adopted Resolutions No. 10865 and No. 10866, approving the CUP and Mitigated Negative Declaration (MND) for the new El Cajon Animal Shelter. With approval of the MND, the Commission also approved the Mitigation, Monitoring and Reporting Program (MMRP) that set forth construction requirements to mitigate biological and cultural impacts below the level of significance. Specially, the MMRP requires compliance with the Migratory Bird Treaty Act, and if cultural resources are present, they are addressed in accordance with the law.

On December 13, 2016, the City Council approved the Guaranteed Maximum Price Proposal submitted by C.W. Driver, Ltd. (Driver) to construct the Animal Shelter and authorized the City Manager to negotiate a Design-Build construction contract with Driver.

On January 3, 2017, the City and Driver entered into a contract to build ECAS for a guaranteed maximum price of \$9,333,807.

The City, Driver and the design professionals are nearing completion and approval of the final construction plans for ECAS.

On July 26, 2016, the City Purchasing Division issued a solicitation for Statements of Qualifications, SOQ NO. 009-17, for Engineering, Architecture, and Related Professional Services on an as-needed basis including environmental planning professionals.


An evaluation committee comprised of City Staff independently reviewed the submitted proposals. Proposals were evaluated based upon personnel experience, project experience, references, technical competence, proposed methodology/approach, and fee schedule. As a result, a prequalification list was established and subsequently approved by the City Manager.

Helix-EPI is the first ranked environmental planning firm from the prequalification list that is capable of providing the needed environmental monitoring services. Staff recommends approval of the proposal submitted by Helix-EPI, attached, on an hourly basis, for a not-to-exceed amount of \$57,000.


FISCAL IMPACT: The estimated not-to-exceed amount for environmental monitoring services is time and materials not-to-exceed \$57,000, and is budgeted for both FY16-17 and FY17-18 in activity 502900-PS0020/8395. These costs are time dependent and are directly related to the time frame for project completion. The estimated construction period is 12 months. The ground disturbing activities are estimated to take 40 days.

PREPARED BY:

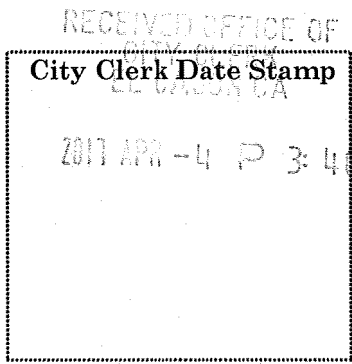
APPROVED BY:



Yazmin Arellano
DEPUTY DIRECTOR
OF PUBLIC WORKS



Graham Mitchell
ASSISTANT CITY MANAGER



City of El Cajon Agenda Report

MEETING: 04/25/17

ITEM NO: 3.1



TO: Mayor Wells, Mayor Pro Tem McClellan
Councilmembers Goble, Kalasho, and Kendrick

FROM: Anthony Shute, Deputy Director of Community Development

SUBJECT: FY 2017-2018 ONE YEAR ACTION PLAN (CDBG and HOME)

RECOMMENDATION: That the City Council:

1. Opens the public hearing and accepts public testimony for the One Year Action Plan;
2. Closes the public hearing;
3. Finalizes the allocations of CDBG and HOME funds as a part of the FY 2017-2018 One Year Action Plan; and
4. Adopts the next resolution in order approving and adopting the FY 2017-2018 One Year Action Plan in substantially the form presented, with such non-monetary changes as approved by the City Manager, and authorizing the City Manager or designee to submit the Plan to HUD and to execute all affiliated documents.

BACKGROUND

The U.S. Department of Housing and Urban Development (HUD) provides funding annually to eligible jurisdictions relative to the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs through the One Year Action Plan process.

In order to receive funding each year, the City must prepare and submit a One Year Action Plan (annually) specifying how the anticipated CDBG and HOME resources will be allocated during the year to address the priorities established in the Five-Year Consolidated Plan. FY 2017-2018 will be the fourth year of the FY 2014-2018 Consolidated Plan period. The CDBG and HOME program allocations form the core of the One Year Action Plan.

On February 28, 2017, the City Council conducted a public hearing and preliminarily allocated CDBG and HOME funds for the FY 2017-2018 program year. Attachments 2 and 3 herein list the applicant requests and Council's preliminary allocations for FY 2017-2018 CDBG and HOME projects.

A draft copy of the One Year Action Plan has been made available at the Community Development - Housing public counter, at the two San Diego County Libraries, and on-line for

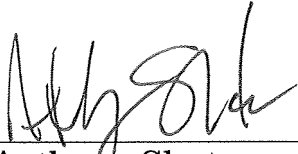
a minimum 30-day public review period from March 16, 2017 to April 18, 2017. A summary of the One Year Action Plan was published twice in the East County Gazette in accordance with Federal regulations. A draft copy of the One Year Action Plan is provided here as Attachment 4. Please note that the One Year Action Plan is a HUD-formatted document.

Any comments received as a result of the public review period and this public hearing will be incorporated into the final document. Once the Plan is submitted and approved by HUD, funds will become available after July 1, 2017.

FISCAL IMPACT

All CDBG and HOME grant allocations will be used to fund project and program costs pursuant to Federal law. There is no impact to the General Fund.

PREPARED BY:



Anthony Shute
DEPUTY DIRECTOR OF
COMMUNITY
DEVELOPMENT

APPROVED BY:



Douglas Williford
CITY MANAGER

ATTACHMENTS

1. Proposed City Council Resolution APPROVING FY 2017-18 One Year Action Plan
2. FY 2017-2018 CDBG Grant Allocations worksheet
3. FY 2017-2018 HOME Grant Allocations worksheet
4. Draft FY 2017-2018 One Year Action Plan

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL CAJON
ADOPTING THE ONE YEAR ACTION PLAN
AND ALLOCATING CDBG AND HOME FUNDS FOR FY 2017-2018

WHEREAS, the City of El Cajon anticipates receiving approximately \$1,200,000 of Community Development Block Grant ("CDBG") and \$435,000 of HOME Investment Partnership Program ("HOME") entitlement grant funds from the U.S. Department of Housing and Urban Development ("HUD") for FY 2017-2018; and

WHEREAS, the City has identified an additional \$80,000 in excess CDBG funds from prior years available for re-allocation to FY 2017-2018 projects and programs; and

WHEREAS, the City duly advertised and held two public hearings on February 28, 2017, and April 25, 2017, respectively, during which it considered the priorities, goals and objectives of the Five Year Consolidated Plan and the funding priorities within the 2017-2018 One Year Action Plan (the "One Year Action Plan"); and

WHEREAS, the City has made the One Year Action Plan available to the public for public review for a minimum 30-day period between March 16, 2017 and April 25, 2017; and

WHEREAS, the City has met the requirements of HUD set forth at 24 CFR 91, and found the CDBG and HOME allocations presented in the One Year Action Plan to be consistent with the Five Year Consolidated Plan.

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

1. The City Council of the City of El Cajon does hereby allocate CDBG and HOME funds for FY 2017-2018 as follows:

<u>CDBG FUNDS</u>			
City Project No.	Agency	Project/Program	2017-2018 ALLOCATION
CADMIN	City - Housing	CDBG Administration	\$ 215,000
C0715	CSA San Diego County	Fair Housing Services	\$ 25,000
NEW	City – Public Works	Wells Park Improvements – Phase I	\$ 500,000
C0919	City – Public Works	East County Performing Arts Center ADA	\$ 150,000
C0923	City - Public Works	Stoney's Kids Park Improvements (formerly Neighborhood Park adj to Ronald Reagan)	\$ 135,000

<u>CDBG FUNDS</u>			
City Project No.	Agency	Project/Program	2017-2018 ALLOCATION
C0916	City - Public Works	ADA Curb Ramps & Sidewalks Program (2017)	\$ 30,000
C0732	Home of Guiding Hands	Facility Improvements at 518 Roberta Ave Group Home serving Disabled Adults (2017)	\$ 20,000
NEW	Cajon Valley Union School District	Expanding Wi-Fi Access for Students	\$ 25,000
C0911	City - Police Services	Crime-Free Multi-Housing Program	\$ 50,915
NEW	Crisis House	Coordinated Assessment & Housing Placement (CAHP) Coordinator	\$ 7,085
C0713	ECTLC	Emergency Shelter Program	\$ 100,000
C0712	Meals on Wheels Greater San Diego	Meals on Wheels El Cajon	\$ 15,000
NEW	Interfaith Shelter Network	Rotational Shelter Program	\$ 7,000
TOTAL CDBG ALLOCATIONS:			\$ 1,280,000

<u>HOME FUNDS</u>			
City Project No.	Agency	Project/Program	2017-2018 ALLOCATION
HADMIN	City - Housing Division	HOME Administration	\$ 38,500
H0715	CSA San Diego County	Fair Housing Services	\$ 5,000
NEW	TBD	CHDO Set Aside Funds (2017)	\$ 65,250
H0720	City - Housing Division	Housing Programs Pool of Funds	\$ 326,250
TOTAL HOME ALLOCATIONS:			\$ 435,000

2. Although the actual allocation of CDBG funds may have been announced by HUD, should HUD modify the final allocation of CDBG funds from the total amount allocated above, the following activities and allocations shall be increased (if higher) or decreased (if lower) accordingly: the CDBG Administration Account shall be adjusted to the maximum allowed by the regulations (20%); the public service projects shall be increased or decreased in equal proportion (with the exception of the Crime-Free Multi-Housing program which allocation amount shall remain unchanged) to the maximum allowed for public service projects (15%); and the ADA Pedestrian Curb Ramps Project (CDBG-C0916) shall be increased or decreased the remaining amount. These actions are consistent with goals and objectives of the Consolidated Plan.

3. Although the actual allocation of HOME funds may have been announced by HUD, should HUD modify the final allocation of HOME funds from the total amounts allocated above, the following activities and allocations shall be increased (if higher) or decreased (if lower) accordingly: the HOME Administration Account shall be adjusted to

the maximum allowed by the regulations (10%); the CHDO Reserve Fund shall be adjusted to equal 15% of the HOME allocation; and the Housing Programs Pool of Funds shall be increased or decreased the remaining amount. These actions are consistent with goals and objectives of the Consolidated Plan.

4. The HOME and CDBG Administration budgets are authorized to receive the maximum percentages of Program Income received during the year as allowed by the regulations adopted by HUD (10% of eligible Program Income for HOME Administration and 20% for CDBG Administration). Further, the Housing Program Pool of Funds (H0720) and the Housing Rehabilitation Program (C0704) are authorized to receive all other program income received during the year that is generated from prior activities under these programs for continuation of program services and activities.

5. The City Manager is hereby authorized to transfer HOME funds from the Housing Programs Pool of Funds to/between the Single-Family, Mobile Home and Multi-Family Rehabilitation Loan Programs, and/or the First-Time Homebuyer program, on an as-needed basis due to market conditions and demands.

6. The City Manager or such person designated by the City Manager is hereby authorized to execute appropriate contracts and agreements for the use of the CDBG and HOME funds with the agencies as listed above consistent with City and federal policies and guidelines.

7. The City Council hereby adopts the One Year Action Plan, with funding allocations and contingencies as presented above, and authorizes the City Manager or designee to submit the FY 2017-2018 One Year Action Plan to the HUD, to make any necessary or needed corrections or adjustments required by HUD, and to execute all affiliated documents.

04/25/17 (Item 3.1)

Adopt FY 17-18 One Year Action Plan CDBG & HOME funds 041417

ESTIMATED CDBG FUNDS AVAILABLE on 7/1/17:	
Est FY 2017-18 CDBG Grant Allocation:*	\$ 1,200,000
Less 20% (MAX) for ADMIN:	\$ (240,000)
Less 15% (MAX) for PUBLIC SERVICES:	\$ (180,000)
EXCESS FUNDS AVAILABLE FROM FY 2016-17 HRLP:	\$ 80,000
CDBG Funds Available for Capital projects:	\$ 860,000

*Assumes level funding over current year

ADMINISTRATION - 20% CAP (estimated \$240,000 available)								
HUD Project No.	Agency	Project/Program	Grant	Type	FUNDED PRIOR YEAR	AMOUNT REQUESTED	STAFF RECOMMENDATIONS	
1	City - Housing	CDBG Administration (1)	CDBG	Admin	\$ 232,887	\$ 215,000	\$ 215,000	
2	CSA San Diego County	Fair Housing Services	CDBG	Admin or PS	\$ 15,000	\$ 47,000	\$ 25,000	
						sub-total:	\$ 262,000	\$ 240,000

(1) When the actual final allocation from HUD is determined, CDBG Administration is authorized to be allocated any excesses or decreases in CDBG funds for Planning/Administration, to the maximum allowed (20%).

PUBLIC FACILITIES/CAPITAL/OTHER - NO CAP (estimated \$860,000 available)								
HUD Project No.	Agency	Project/Program	Grant	Type	FUNDED PRIOR YEAR(S)	AMOUNT REQUESTED	STAFF RECOMMENDATIONS	
3	City - Public Works	Wells Park - Phase 1	CDBG	Capital	\$ -	\$ 500,000	\$ 500,000	
4	City - Public Works	East County Performing Arts Center (ECPAC) ADA Improvements	CDBG	Capital	\$ 549,770	\$ 150,000	\$ 150,000	
5	City - Public Works	Stoney's Kids Park Improvements (adjacent to Ronald Reagan Community Center)	CDBG	Capital	\$ 350,000	\$ 135,000	\$ 135,000	
6	City - Public Works	ADA Pedestrian Curb Ramps & Sidewalks Program (2)	CDBG	Capital	\$ 200,000	\$ 30,000	\$ 30,000	
7	Home of Guiding Hands	Facility Improvements at 518 Roberta Ave.	CDBG	Capital	\$ 38,230	\$ 23,000	\$ 20,000	
8	Cajon Valley School District	Expanding Wi-Fi Access for Students (installation of Wi-Fi equipment at School District offices)	CDBG	Capital	\$ -	\$ 50,000	\$ 25,000	
						sub-total:	\$ 888,000	\$ 860,000

(2) When the actual final allocation from HUD is determined, and after adjusting for the maximum Planning/Admin and Public Services allocations, the ADA Pedestrian Curb Ramps & Sidewalks Program is authorized to receive any excesses or decreases in CDBG funds awarded by HUD.

PUBLIC SERVICES - 15% CAP (estimated \$180,000 available) (3)							
HUD Project No.	Agency	Project/Program	Grant	Type	FUNDED PRIOR YEAR	AMOUNT REQUESTED	STAFF RECOMMENDATIONS
9	City - Police Services	Community Policing (Crime-Free Multi-Housing Program)	CDBG	Pub Svc	\$ 50,915	\$ 50,915	\$ 50,915
10	Crisis House	CAHP (Coordinated Assessment & Housing Placement Coordinator) (3)	CDBG	Pub Svc	\$ -	\$ 49,013	\$ 7,085
11	ECTLC	Emergency Shelter Program for Homeless	CDBG	Pub Svc	\$ 100,000	\$ 100,000	\$ 100,000
12	Meals on Wheels Greater San Diego	Food Delivery Program for Seniors	CDBG	Pub Svc	\$ 15,000	\$ 15,000	\$ 15,000
13	Interfaith Shelter Network	Rotational Shelter Program	CDBG	Pub Svc	\$ -	\$ 10,000	\$ 7,000
subtotal:						\$ 224,928	\$ 180,000

(3) When the actual final allocation from HUD is determined, and whether it is higher or lower than anticipated herein, the projects funded herein are to be adjusted higher or lower in equal proportion (with the exception of the Crime-Free Multi-Housing program which amount shall remain unchanged), to the maximum allowed (15%).

FY 2017-18 HOME ALLOCATIONS WORKSHEET

ATTACHMENT "3"

ESTIMATED HOME FUNDS AVAILABLE on 7/1/17:	
Est. FY 2017-18 HOME Grant Allocation:	\$ 435,000
Less 10% Reserved for Admin:	\$ (43,500)
Less 15% Required for CHDO Set-Aside:	\$ (65,250)
Total HOME available to allocate:	\$ 326,250

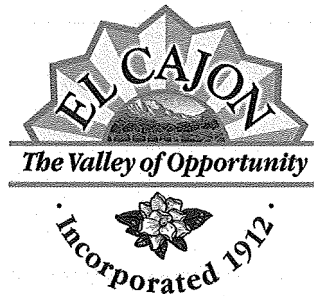
HUD Project No.	Agency	Project/Program	Grant	Type	FUNDED PRIOR YEAR	REQUESTED NEXT YEAR	STAFF RECOMMENDATIONS
ADMINISTRATION - 10% CAP (estimated \$43,500 available)							
14	City - Housing	HOME Administration (1)	HOME	Admin	\$ 39,644	\$ 38,500	\$ 38,500
2	CSA San Diego County	Fair Housing Services	HOME	Admin	\$ 5,000	\$ 5,000	\$ 5,000
(1) HOME Administration is authorized to be allocated excesses or decreases in HOME funds when the actual final allocation from HUD is determined, to the maximum allowed (10%).						sub-total:	\$ 43,500
							\$ 43,500

REQUIRED CHDO RESERVE - 15% MINIMUM (estimated \$65,250 available)							
15	TBD	CHDO Set Aside Funds (2)	HOME	CHDO Set-aside	\$ 66,966	\$ 65,250	\$ 65,250
(2) CHDO Reserve amount is authorized to be adjusted automatically to 15% of the total HOME allocation when the actual final allocation of HOME funds from HUD is determined.						sub-total:	\$ 65,250
							\$ 65,250

ENTITLEMENT PROGRAMS - NO CAP (estimated \$326,250 available) (3)							
16	City - Housing Division	American Dream First-Time Homebuyer	HOME	Entitlement	\$ -	\$ -	\$ -
	City - Housing Division	Single-Family Rehabilitation Program	HOME	Entitlement	\$ -	\$ -	\$ -
	City - Housing Division	Mobilehome Rehab/Replacement Program	HOME	Entitlement	\$ -	\$ -	\$ -
	City - Housing Division	Housing Programs Pool of Funds	HOME	Entitlement	\$ 334,835	\$ 326,250	\$ 326,250
(3) The City Manager is authorized to move funds between the Housing Programs Pool of Funds (H0720) and the City Council-authorized HOME Entitlement programs (H0719, H0722, H0721) on an as-needed basis, based on market conditions and demand.						sub-total:	\$ 326,250
							\$ 326,250

FY 2017-18 Grand Totals:	\$ 435,000	\$ 435,000
---------------------------------	-------------------	-------------------

DUE TO ITS SIZE, THE FULL TEXT OF
ONE YEAR ACTION PLAN IS
AVAILABLE AT THE CITY CLERK'S
COUNTER OR UPON REQUEST



Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)5630

1. Introduction

The City's process for development of the FY 2017-2018 Action Plan included coordinating with local non-profit service providers, other City departments, the Regional Task Force on the Homeless (merged with the former Regional Continuum of Care Council), non-profit housing developers, and adjacent governmental agencies to identify emerging trends and needs, and to seek information about services that are available to East County residents that address the priority needs of the Consolidated Plan.

In addition, the City published a "Notice of Funding Availability and Request for Comments" (as well as mailing out the Notice and Request to more than 100 interested parties) seeking applications for community development projects and comments for FY 2017-2018. Technical assistance was offered and provided to agencies and individuals with questions about the application and the Action Plan process. Two public meetings were held at which citizen input was sought and a 30-day public comment period was available. The Notice of the Funding Availability, the notice of the public hearings and the comment period were advertised multiple times in local newspapers, and all Notices of the hearings and other activities were placed on the City's website, posted in the kiosk at City Hall, and posted at the City's two public libraries. The Notices included the contact information of staff available to answer questions.

The City also met with representatives from other CDBG and HOME entitlement jurisdictions in San Diego on a regular basis to share resources, and to identify and address common issues.

As part of this Action Plan development, the City conducted outreach to nonprofit agencies, affordable housing providers, and government agencies. The outreach program has been summarized in the Executive Summary and Citizen Participation sections of this Consolidated Plan.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

In alignment with the national objectives of the CDBG and HOME programs and specific program regulations, the City intends to use CDBG and HOME funds to coordinate programs, services, and projects to create a decent and suitable living environment to benefit low and moderate income households and those with special needs. Use of CDBG and HOME funds will focus on some of most critical needs in El Cajon, based on the following goals and priority needs:

Goal: Provide Decent and Affordable Housing

*** Priority: Conserve and Improve Existing Affordable Housing**

- Assistance to aid in the rehabilitation of single-family and multi-family housing units.
- Acquisition, with or without rehabilitation of multi-family projects.
- Conservation of affordable housing at risk of converting to market-rate housing.

*** Priority: Provide Homeownership Assistance**

- Assistance to low and moderate income households to achieve homeownership.
- Assistance to developers for the acquisition and re-sale of housing units to low and moderate income homebuyers.

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

- Assistance to developers in the development of affordable housing, including acquisition, land assemblage, construction, conversion, purchase of affordability covenants, or other mechanisms.

Goal: Promote Equal Housing Opportunity

*** Priority: Promote Equal Housing Opportunity**

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

Goal: Support Continuum of Care System for the Homeless

*** Priority: Support Continuum of Care for the Homeless.**

- Participate in the San Diego County Regional Task Force on the Homeless (RTFH) to assess needs and coordinate efforts to address needs.

Goal: Provide Community Facilities and Infrastructure

* Priority: Provide for Community Facilities and Infrastructure

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

Goal: Provide Community and Supportive Services

* Priority: Provide Community and Supportive Services

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

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

A comprehensive review of the FY 2015-2016 CDBG and HOME programs and performance is included in the City's Consolidated Annual Performance and Evaluation Report (CAPER) for that year which is available for public review at the Community Development - Housing public counter on the third floor of City Hall, as well as on the City's web page, located at <http://www.cityofelcajon.us/your-government/departments/community-development/housing-division>. Programs and projects are currently underway for FY 2016-2017 Action Plan period.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Citizen participation is one of the most important components of the Consolidated Plan process. To solicit public input during the development of the Consolidated Plan, the City conducted a published Application/Notice of Funding Availability process and two public hearings.

Applications for Funding: A public notice of “Notice of Funding Availability and Request for Comments” was published two times in the newspaper (November 17 and December 1, 2016), mailed to an outreach list of over 100 agencies and interested parties (November 19, 2016), posted in the City’s public notices kiosk outside of City Council Chambers, mailed to two El Cajon libraries for posting and posted on the City’s website (November 17, 2016). Applications for FY 2017-2018 CDBG funding were made available from November 17, 2016 to December 22, 2016.

Public Hearings: A public hearing before the City Council was held on February 28, 2017 to review applications for funding for the FY 2017-2018 Action Plan and to accept public input on the proposed Action Plan. A second public hearing was held on April 25, 2017 before the City Council to review and adopt the Final Action Plan. Public notices for these hearings were published at least twice beginning at least 14 days prior to the Public Hearings in the East County Gazette.

Public Review of Draft Documents: A summary of the One Year Action Plan with a full listing of the activities tentatively approved at the public hearing of February 28, 2017 were published in the East County Gazette on March 16, 2017 and March 30, 2017. These documents were also posted on the City’s website and made available at the Community Development – Housing public counter beginning on March 31, 2016. The public review period began on March 16, 2017 for a minimum 30-day period, to and including April 18, 2016. Copies of the draft One-Year Action Plan were made available for the public at the following locations for comments during the same period:

- City Hall (Community Development Department, 200 Civic Center Way, El Cajon)
- County Libraries (201 E. Douglas, El Cajon and 576 Garfield, El Cajon)

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

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

In response to the Notice of Funds Available published widely, 18 applications for assistance were received. Comments about key issues in the City were identified in the application submittals through questions asking applicants to describe the need for their program or project. A summary of all other

comments received is provided in Table 2 and Table 4 below, and in the minutes of the public hearings attached in **Appendix A**.

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

All comments were received and accepted.

7. Summary

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

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
CDBG Administrator	El Cajon	Community Development - Housing
HOME Administrator	El Cajon	Community Development - Housing

Table 1 – Responsible Agencies

Narrative (optional)

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

Consolidated Plan Public Contact Information

For matters concerning the City of El Cajon's CDBG and HOME programs, please contact: Anthony Shute, Deputy Director of Community Development, or Jamie Kasvikis, Senior Management Analyst, City of El Cajon Housing Division, 200 Civic Center Way, El Cajon, CA 92020, (619) 441-1786.

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The City's process for development of the FY 2017-2018 One Year Action Plan included coordinating with local non-profit service providers, other City departments, the Regional Task Force on the Homeless (merged with the Regional Continuum of Care Council), the East County Regional Homeless Task Force, non-profit housing developers, and adjacent governmental agencies to identify emerging trends and needs, and to seek information about services that are available to East County residents that address the priority needs of the Consolidated Plan.

In addition, the City published a "Notice of Funding Availability and Request for Comments" (as well as mailing out the Notice and Request to more than 100 interested parties) seeking applications for community development projects and comments on the development of the Action Plan for FY 2017-2018. Technical assistance was offered and was provided to agencies and individuals with questions about the application and Action Plan process. Two public meetings were held during at which citizen input was sought and a minimum 30-day public comment period was available. The Notice of the Funding Availability, the notice of the public hearings and the comment period were advertised multiple times in local newspapers, and all Notices of the hearings and other activities were placed on the City's website, posted in kiosks at City Hall and posted at the City's two public libraries. The Notices included the contact information of staff available to answer questions.

Throughout FY 2016-2017, the City consulted with housing developers for potential development opportunities (including affordable housing opportunities). The City also met with representatives from other CDBG and HOME entitlement jurisdictions and the San Diego Regional Alliance for Fair Housing (SDRAFFH) in San Diego on a regular basis to share resources, and to identify and address common issues.

As part of this Action Plan development, the City conducted outreach to nonprofit agencies, affordable housing providers, and government agencies. The outreach program has been summarized in the Executive Summary and Citizen Participation sections of this Consolidated Plan.

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

To outreach to various agencies and organizations, the City compiled an outreach list consisting of more than 100 agencies, including:

- Nonprofit service providers that serve the needs of low and moderate income households and persons with special needs, including persons with disabilities;
- Affordable housing providers;
- Housing advocates;
- Housing professionals;
- Public agencies (such as school districts, health services, public works, the County of San Diego); and
- Economic development and employment organizations.

The complete outreach list is included in Appendix A. These agencies were mailed Notice of Funding Availability and Request for Comments which included links to the City's CDBG Program Guidelines and FY 2017-2018 applications. Notices of the public hearings and 30-day comment period seeking public and agency input were advertised multiple times in local newspapers, and all Notices of the hearings and other activities were placed on the City's website, posted in kiosks at City Hall and posted at the City's two public libraries. The Notices also included the contact information of staff available to answer questions.

In FY 2016-2017, City staff met with the County of San Diego's Housing and Community Development Department staff to coordinate a strategy to enhance the County's strategic initiative entitled "Project One For All" which seeks to target resources to address the needs of homeless mentally ill persons. As a result, the City Council tentatively allocated FY 2017-2018 CDBG funds to Crisis House, a non-profit agency, for a Housing Placement Coordinator position here in the East County. In addition, the City awarded an increased level of CDBG funding in FY 2017-2018 to CSA San Diego County, a non-profit service agency, for new housing placement services targeting low-income families, especially newcomers.

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

The outreach list includes homeless service agencies who are members of the San Diego Regional Task Force on the Homeless (merged with the Regional Continuum of Care Council). The Continuum of Care strategy was consulted to provide information on homelessness and resources available. Several agencies that provide housing and supportive services for the homeless and those at risk of becoming homeless are included on the outreach list and several submitted applications and/or provided comments. These include the Crisis House, East County Transitional Living Facility, and Interfaith Shelter Network.

In FY 2016-2017, the City of El Cajon became an active member of the San Diego Regional Task Force on the Homeless, attending regular membership meetings and coordinating with East County agencies to address the needs of homeless persons. As a result, the City Council tentatively allocated FY 2017-2018 CDBG funds to Crisis House, a non-profit agency, for a Housing Placement Coordinator position here in

the East County. In addition, the City awarded an increased level of CDBG funding in FY 2017-2018 to CSA San Diego County, a non-profit service agency, for new housing placement services targeting low-income families, especially newcomers.

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

Not applicable. The City's HUD allocation for entitlement grants currently does not include ESG funds. However, the City does coordinate with and support agencies located within its jurisdiction that seek a portion of the County's ESG funds in support of their applications for those funds.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	CSA San Diego County
	Agency/Group/Organization Type	Service-Fair Housing Housing Needs of Low-income Immigrants
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Fair Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attends San Diego Regional Alliance for Fair Housing (SDRAFFH) regularly and provides input on needs for fair housing services. Agency received technical assistance and provided input on housing needs. Agency submitted application for CDBG funding which included new housing placement services for low-income immigrant families.
2	Agency/Group/Organization	HOME OF GUIDING HANDS
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency received technical assistance and provided input on housing needs for disabled adults.
3	Agency/Group/Organization	SAN DIEGO HABITAT FOR HUMANITY, INC.
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency received technical assistance and provided input on housing needs.

4	Agency/Group/Organization	East County Transitional Living Center
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency received technical assistance and provided input on needs for homeless services and funding for homeless shelters.
5	Agency/Group/Organization	MEALS ON WHEELS GREATER SAN DIEGO
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Food needs of the Elderly & Disabled
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency regularly provides input on needs through discussions with staff.
6	Agency/Group/Organization	COUNTY OF SAN DIEGO HCD
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-homeless Services-Health Service-Fair Housing Health Agency Other government - County

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homelessness Strategy Housing Choice Voucher programs needs for affordable housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency provided input on the need for affordable housing for low-income families through the provision of the Housing Choice Voucher program. El Cajon is home to more than 3,000 persons receiving this assistance with more than 10,000 on the waiting list. Agency provided input on the needs of mentally ill homeless persons.
7	Agency/Group/Organization	Crisis House, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency received technical assistance and provided input on housing placement needs for the homeless.
8	Agency/Group/Organization	SAN YSIDRO HEALTH CENTER
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency received technical assistance and provided input on the health needs for low-income individuals and families.
9	Agency/Group/Organization	San Diego Workforce Partnership
	Agency/Group/Organization Type	Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency received technical assistance and provided input on employment needs for youth in East County.
10	Agency/Group/Organization	FAMILY HEALTH CENTERS OF SAN DIEGO
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency received technical assistance and provided input on health needs for low-income families and individuals.
11	Agency/Group/Organization	Cajon Valley Union School District
	Agency/Group/Organization Type	Services-Children Local school district
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Technology Needs of Low-Income Children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency received technical assistance and provided input on education/technology needs for low-income children in the school district.

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

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

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

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

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

Refer to **Appendix A** for a complete outreach list, proofs of publication and minutes of public hearings. No other written comments were received.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

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

- Funding Application Process;
- Public Hearings; and
- Public Review of Draft Documents

Results of these outreach activities were carefully considered by the City to affirm or adjust priorities and objectives in the One Year Action Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
------------	------------------	--------------------	--------------------------------	------------------------------	--	---------------------

1	Newspaper Ad	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Non-profit agencies serving low-income persons</p>	<p>18 applications for CDBG funding were received. Key issues were identified in the application submittals and included the need for: 1) fair housing services, 2) improved park features in heavily-used public parks, 3) ADA improvements to streets and public facilities; 4) improvements to residential and public facilities serving the disabled; 5) homeowner rehabilitation for neighborhood revitalization; 6) outreach, education and training in crime-reduction strategies for multi-family property owners, managers and residents, 7) the provision of emergency shelter for homeless individuals/families , 8) the provision of food for homebound and low-income elderly families, 8) the provision of meal preparation and delivery services for those persons afflicted with HIV and/or cancer, 9) the provision of Wi-Fi access for low-income school</p>	<p>18 applications for CDBG funding were received. No other comments were received.</p>	<p>All comments were accepted.</p>	
---	--------------	--	--	---	------------------------------------	--

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
			children, 10) the provision of employment services for low-income youth, 11) the provision of a housing placement coordinator for homeless persons in East County, and 12) the provision of employment services for disabled adults.			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Non-profit agencies serving low-income persons</p>	See Minutes of February 28, 2017 public hearing before El Cajon City Council (Appendix A).	Key issues were identified as listed above. _____ persons spoke at the Public Hearing relative to the One Year Action Plan, _____ of whom spoke in favor of programs seeking funding. See Minutes of February 28, 2017 public hearing before El Cajon City Council (Appendix A).	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing All citizens, business organizations, interested parties	Notice of public hearing and notice of 30-day public comment period, with full listing of projects and programs tentatively approved by City Council, were published on March 16 and March 23, 2017. No comments were received.	No comments were received.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
4	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Non-profit agencies serving low-income persons	Draft Minutes of April 25, 2017 public hearing before El Cajon City Council are included in Appendix A.	No comments were received. See Minutes of April 25, 2017 public hearing before El Cajon City Council (Appendix A.)	All comments were accepted.	

Expected Resources

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

Introduction

The City of El Cajon is a CDBG entitlement and HOME participating jurisdiction, and anticipates receiving approximately \$1,200,000 in CDBG funds and \$435,000 in HOME funds for FY 2017-2018. In addition, \$80,000 in CDBG funds from prior years has been re-allocated in the FY 2017-2018 Action Plan for public facility/capital projects. El Cajon does not receive funding under the Emergency Solutions Grant (ESG) or Housing Opportunities for Persons with AIDS (HOPWA) programs.

For FY 2017-2018, the CDBG allocation is nearly _____% higher than the previous year, while the HOME allocation is nearly ____% higher. In recent years, the levels of CDBG and HOME funds for El Cajon have been primarily trending downward. In estimating the amounts of funding available over this Action Plan period, the City often takes the conservative approach and assumes an annual reduction of five percent. However, this year the allocations have been announced and there is no need to estimate.

Prior year resources are estimated at \$_____ for CDBG and \$_____ for HOME. These are projects awarded funding in prior years that are still underway at year-end. Since these projects are attached to previous Action Plans, they are not re-listed here.

The City does not anticipate a steady stream of program income over the course of the Five Year Consolidated Plan. During the past five years, the level of CDBG program income received has varied widely, from \$1 in one year to over \$25,000 in another, while the HOME program income has varied from \$3,500 in one year to over \$800,000 in another. In both programs, program income received during the year from the repayment of prior rehabilitation and First-Time Homebuyer loans is authorized by City Council to automatically be re-programmed for housing program loan activities in those same or similar programs from which the funds were originally provided to the extent possible (C0704-Housing Rehabilitation Loan Program for CDBG and H0720-Housing Programs Pool of Funds for HOME).

If and when additional program income funds are received that are not automatically re-programmed for continuing housing activities, a project or projects will be identified and/or a Request for Proposals issued. Any proposed allocations to eligible projects will be brought for public review in a public hearing and a substantial amendment to the Action Plan following the City's Citizen Participation Plan. Taking a conservative approach, the City anticipates no program income in the HOME or CDBG programs in FY 2017-2018.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,200,000	0	80,000	1,280,000	1,000,000	A total of \$5,000,000 in CDBG funds are estimated to be available during the five years of the Con Plan. As this is the fourth year of the Five Year Con Plan, the remainder is estimated at \$1,000,000 over next year.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	435,000	0	0	435,000	360,000	A total of \$1,800,000 in new HOME funds was estimated to be available during the five years of the Con Plan. As this is the fourth year of the Five Year Con Plan, the remainder is estimated at \$360,000 over the next year.

Table 5 - Expected Resources – Priority Table

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

The extent of needs in El Cajon far exceeds the available funding from the CDBG and HOME programs. Most activities to be pursued by the City with CDBG and HOME funds will be leveraged with a variety of funding sources, including: grants from State, Federal, and local governments; private

foundations; capital development funds; general funds; private donations of funds or services; and other various funding sources. For example, the City actively pursues funding under the CalHome program to expand affordable homeownership for low and moderate income households and in FY 2014 was awarded \$634,000. For new construction, substantial rehabilitation, and acquisition of affordable housing, the City encourages the use of Low Income Housing Tax Credits.

Federal match requirements apply to the City's HOME funds. The HOME program requires that for every HOME dollar spent, the City must provide a 25 percent match with non-federal dollars. However, in FY 2015-16 and again in FY 2016-2017, the City was granted a 100 percent match reduction such that its match requirement is now 0 percent. In the past, redevelopment Low and Moderate Income Housing Funds (LMIHF) were the City's primary source for leveraging or providing matching funds for the City's housing programs. With the dissolution of redevelopment in California, the City no longer has access to this funding source. Currently, the City still maintains an excess in match requirements from previous fiscal years of almost \$6 million. This excess match will fulfill the City's HOME match requirements for many years.

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

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

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

Discussion

See discussions above.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide Decent and Affordable Housing	2014	2018	Affordable Housing		Conserve and Improve Existing Affordable Housing Provide Homeownership Assistance Assist in the Development of Affordable Housing	CDBG: \$20,000 HOME: \$391,500	Rental units rehabilitated: 1 Household Housing Unit Homeowner Housing Rehabilitated: 5 Household Housing Unit Direct Financial Assistance to Homebuyers: 4 Households Assisted
2	Promote Equal Housing Opportunity	2014	2018	Fair Housing		Promote Equal Housing Opportunity	CDBG: \$25,000 HOME: \$5,000	Public service activities for Low/Moderate Income Housing Benefit: 400 Households Assisted
3	Support Continuum of Care System for the Homeless	2014	2018	Homeless		Support Continuum of Care for the Homeless	CDBG: \$114,085	Homeless Person Overnight Shelter: 320 Persons Assisted
4	Provide Community and Supportive Services	2014	2018	Non-Homeless Special Needs Non-Housing Community Development		Provide Needed Community and Supportive Services	CDBG: \$65,915	Public service activities other than Low/Moderate Income Housing Benefit: 2655 Persons Assisted
5	Provide Community Facilities & Infrastructure	2014	2018	Non-Housing Community Development		Provide for Community Facilities & Infrastructure	CDBG: \$840,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10500 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Provide Decent and Affordable Housing
	Goal Description	<p>For FY 2017-2018, HOME funds (\$326,250) will be used to support affordable housing activities to be identified during the year based on market conditions and demand, including the First Time Homebuyer (FTHB) program and the Housing Rehabilitation Loan program activities authorized by the City Council. Annual goals for completion include 4 FTHB loans, and 1 single-family rehabilitation project. In addition, CHDO funds (\$65,250) will be reserved for future CHDO activities to be determined.</p> <p>CDBG funds will be used to support rehabilitation of a residential rental facility serving developmentally disabled adults (\$20,000). Prior year CDBG funds will be used to continue supporting preservation and rehabilitation of mobile home units. Annual completion goal includes the rehabilitation of 1 residential facility which houses 6 developmentally disabled individuals/households, and 4 mobile home rehabilitation projects.</p>
2	Goal Name	Promote Equal Housing Opportunity
	Goal Description	<p>For FY 2017-2018, CDBG and HOME funds (\$25,000 and \$5,000, respectively) will be used to support fair housing services to be provided by CSA San Diego County. Although this activity is carried out under the Administration category of funding (rather than under the public service category), annual goals will include the provision of fair housing services to approximately 400 individuals.</p>
3	Goal Name	Support Continuum of Care System for the Homeless
	Goal Description	<p>For FY 2017-2018, the City plans to utilize CDBG funds to provide emergency shelter through the East County Transitional Living Center in the amount of \$100,000 and the program proposes to serve 270 persons. The City has also allocated \$7,085 in CDBG funds to Crisis House for the provision of a Housing Assessment and Placement Coordinator, connecting homeless individuals with housing placement agencies throughout the County. This program proposes to serve 30 homeless persons. Lastly, the City has allocated \$7,000 to Interfaith Shelter Network for the provision of emergency shelter beds for the homeless. This rotational shelter program proposes to serve 20 persons from the City of El Cajon.</p>

4	Goal Name	Provide Community and Supportive Services
	Goal Description	For FY 2017-2018, the City intends to support services for seniors through the Meals on Wheels program (\$15,000) and services that benefit primarily low and moderate income households through community policing programs in multi-family complexes in the amount of \$50,915). Annual goals include 155 seniors, and 2,500 LMI persons in low income census tracts.
5	Goal Name	Provide Community Facilities & Infrastructure
	Goal Description	For FY 2017-2018, the City intends to pursue a variety of public improvement projects, including improvements to a park serving low-income neighborhoods (Wells Park - \$500,000) and the installation of ADA improvements to pedestrian curb ramps and sidewalks along City streets (\$30,000). The City has also increased the level of funding for two public improvement projects awarded funds in prior years (East County Performing Arts Center - \$150,000 [HUD Activity #985] and Stoney's Kids Park formerly Neighborhood Park - \$135,000 [HUD Activity #1020]). The City has also allocated CDBG funds to the Cajon Valley Union School District in the amount of \$25,000 for a project to install Wi-Fi equipment for making access to wi-fi technology available for over 9,000 low-income students.

Table 7 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

For CDBG: 9 Extremely-Low (<30% AMI), 1 Low (<50% AMI) and 0 Moderate (Above 80% AMI)

The City estimates it will assist 4 families with affordable housing through the Mobile Home Rehab Program, 6 individuals/households through the Rental Rehab project with Home of Guiding Hands.

For HOME: 0 Extremely-Low (<30% AMI), 5 Low (<80% AMI) and 0 Moderate (Above 80% AMI)

The City estimates it will assist 1 family through the Single-Family Rehab Program and 4 families through the First-time Homebuyer Program.

AP-35 Projects – 91.220(d)

Introduction

The FY 2017-2018 One-Year Action Plan implements the fourth year of the FY 2014 - FY 2018 Five Year Consolidated Plan and addresses HUD consolidated planning requirements for the Community Development Block Grant (CDBG) and HOME Investment Partnership Act (HOME) programs for the City of El Cajon. This plan outlines the action steps that the City of El Cajon will use to address housing and community development needs in the City. The plan includes a listing of activities that the City will undertake during FY 2017-2018 (July 1, 2017 through June 30, 2018) that utilize CDBG and HOME funds. HUD has not yet released the actual CDBG and HOME allocations for FY 2017-2018. The City of El Cajon anticipates receiving \$1,200,000 in CDBG funds and \$435,000 in HOME funds for FY 2017. In addition, the City has re-allocated \$80,000 in prior year CDBG funds for FY 2017-2018 projects.

A complete listing of all the CDBG and HOME projects awarded funding for FY 2017-2018, along with the related National Objective and Eligibility Citation of each, is attached as **Appendix B**.

#	Project Name
1	CDBG Administration (2017)
2	Fair Housing Services (2017)
3	WELLS PARK COMPREHENSIVE IMPS PHASE I (2017)
4	EAST COUNTY PERFORMING ARTS CENTER ADA (2017)
5	Stoneys Park (formerly Neighborhood Park) (2017)
6	ADA Pedestrian Curb Ramps and Sidewalks (2017)
7	Home of Guiding Hands Facility Improvements at Group Home (2017)
8	EXPANSION OF WI-FI ACCESS FOR LOW-INCOME STUDENTS (2017)
9	Community Policing (Crime Free Multi-Family Housing) (2017)
10	HOMELESS ASSESSMENT COORDINATOR - CAHP PROJECT (2017)
11	East County Transitional Living Center (Emergency Shelter Program) (2017)
12	Meals on Wheels El Cajon (2017)
13	ROTATIONAL SHELTER PROGRAM (2017)
14	HOME Administration (2017)
15	CHDO Reserve (2017)
16	Housing Programs Pool of Funds (2017)

Table 8 – Project Information

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

Priority needs established in the FY 2014 - FY 2018 Five-Year Consolidated Plan, which form the basis for establishing objectives and outcomes in the FY 2017-2018 Action Plan are as follows:

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

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

Projects

AP-38 Projects Summary

Project Summary Information

Table 9 – Project Summary

1	Project Name	CDBG Administration (2017)
	Target Area	
	Goals Supported	
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$215,000
	Description	Funding to the City's Community Development - Housing for continued administration of both the CDBG and HOME Programs, including internal and external costs.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
Planned Activities	The City will undertake a number of planning and administration activities, including program delivery, monitoring and reporting.	
2	Project Name	Fair Housing Services (2017)
	Target Area	
	Goals Supported	Promote Equal Housing Opportunity
	Needs Addressed	Promote Equal Housing Opportunity Planning and Administration
	Funding	CDBG: \$25,000 HOME: \$5,000

	Description	Funding to CSA San Diego County for provision of fair housing services in the City of El Cajon. An additional \$5,000 in HOME Admin funds was awarded for a total contract of \$30,000 in FY 2017. Contract objective: to serve 400 people with fair housing services, as well as providing housing placement services for 7 newcomer/minority families.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 400 persons will be assisted with fair housing services. A new goal of 7 families will be assisted with housing placement services.
	Location Description	Services are available city-wide.
	Planned Activities	Fair housing activities include outreach and education, counseling, advocacy and investigation of fair housing complaints.
3	Project Name	WELLS PARK COMPREHENSIVE IMPS PHASE I (2017)
	Target Area	
	Goals Supported	Provide Community Facilities & Infrastructure
	Needs Addressed	Provide for Community Facilities & Infrastructure
	Funding	CDBG: \$500,000
	Description	Funding for Phase I of comprehensive improvements to Wells Park. Improvements to include security features, fencing, lighting, parking lot reconstruction, restroom enhancements and additional recreational activities at this heavily-used park serving low-income census tracts.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Residents of surrounding low-income census tracts including 157.01(1), 157.01(2), 157.01(3) and 163.02(2).
	Location Description	Park is located at 1153 E. Madison Ave in El Cajon. Park serves residents of surrounding low-income census tracts including 157.01(1), 157.01(2), 157.01(3) and 163.02(2).

	Planned Activities	The City's Public Works and Recreation Departments have identified a priority need for comprehensive improvements to Wells Park, a heavily-used public park located in a low-income census tract. The park generates numerous police calls due to suspicious and non-family-friendly activities. The park requires significant security enhancements, including new fencing, improved lighting, reconstruction of the parking lot, restroom enhancements, new landscaping and new recreational activities. These improvements are the first phase of the comprehensive improvements planned for the park to improve the quality of life and safety for the area's residents.
4	Project Name	EAST COUNTY PERFORMING ARTS CENTER ADA (2017)
	Target Area	
	Goals Supported	Provide Community Facilities & Infrastructure
	Needs Addressed	Provide for Community Facilities & Infrastructure
	Funding	CDBG: \$150,000
	Description	Funding for ADA Improvements to performing arts center including wheel chair ramps, restroom improvements, ADA-compliant drinking fountains, accessible path-of-travel improvements, ADA signage, hearing assisted devices, ADA-compliant countertops, and the addition of an elevator and wheel chair ramps for the reasonable accommodation of disabled persons.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Over 11,000 disabled residents are expected to benefit from improved ADA access to this facility.
	Location Description	Facility is located at 210 E. Main Street. Project will serve disabled residents city-wide.
	Planned Activities	
5	Project Name	Stoneys Park (formerly Neighborhood Park) (2017)
	Target Area	
	Goals Supported	Provide Community Facilities & Infrastructure
	Needs Addressed	Provide for Community Facilities & Infrastructure

	Funding	:
	Description	Funding will be used to provide additional security enhancements to activate this small neighborhood park adjacent to the heavily-used Ronald Reagan Community Center.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Stoney's Park is located immediately adjacent to the Ronald Reagan Community Center, addressed as 195 E. Douglas. Park serves residents in the surrounding census tracts south of the park including 158.02(1), 158.02(2) and 158.02(3).
	Planned Activities	The Stoney's Kids Park adjacent to Ronald Reagan Community Center is heavily-used by neighborhood residents and is in need of comprehensive improvements. CDBG funds were awarded in FY 2016-17 (\$350,000) to revitalize the park (in conjunction with a new KaBoom playground) with passive and active recreational activities and additional lighting. Additional funding is needed for this project to increase the security features at the park to make it accessible for all users.
6	Project Name	ADA Pedestrian Curb Ramps and Sidewalks (2017)
	Target Area	
	Goals Supported	Provide Community Facilities & Infrastructure
	Needs Addressed	Provide for Community Facilities & Infrastructure
	Funding	CDBG: \$30,000
	Description	Funding will be used to continue the City's progress toward installation of new ADA-compliant curb ramps and associated sidewalks, as well as the retrofit of existing curb ramps throughout the City.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	This program is expected to benefit over 11,000 disabled residents with improved access to curbs and sidewalks throughout the City.

	Location Description	City-wide.
	Planned Activities	Based on a City 25-year work plan, approximately 45 curb ramps and a quarter mile of sidewalks need to be constructed each year to complete the plan in that timeframe. Funding has been requested for this project to include the installation of new ADA compliant curb ramps, as well as the retrofit of existing curb ramps throughout the City during the fiscal year. This project will leverage TransNet and Safe Routes to School grant funds.
7	Project Name	Home of Guiding Hands Facility Improvements at Group Home (2017)
	Target Area	
	Goals Supported	Provide Community Facilities & Infrastructure
	Needs Addressed	Provide for Community Facilities & Infrastructure
	Funding	CDBG: \$20,000
	Description	Funding will be used for facility improvements to a group home serving developmentally disabled residents.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	This project will improve 1 residential rental facility which is home to 6 disabled adults.
	Location Description	518 Roberta Avenue, El Cajon, CA 92021.
Planned Activities	Funding will be provided for additional major facility improvements to one group home serving developmentally disabled adults. Improvements will include upgrading two bathrooms, replacement of the roof, replacement of vinyl flooring throughout the home, and replacement of a deck walkway to ensure ADA accessibility.	
8	Project Name	EXPANSION OF WI-FI ACCESS FOR LOW-INCOME STUDENTS (2017)
	Target Area	
	Goals Supported	Provide Community Facilities & Infrastructure
	Needs Addressed	Provide for Community Facilities & Infrastructure
	Funding	CDBG: \$25,000

	Description	Funding will be provided for this project to install equipment at the site of the school district's central offices to expand Wi-Fi access for thousands of low-income students.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Over 9,000 low-income students are expected to benefit from this project.
	Location Description	750 E. Main Street, El Cajon 92020. The project will serve all students within a 2-mile radius of the central office.
	Planned Activities	Funding will be provided for this project to install equipment at the site of the school district's central office to expand Wi-Fi access for thousands of Cajon Valley students. The facility funded through this project will serve as the hub of an eventual citywide network of equipment serving all low-income students throughout the City. This facility will provide Wi-Fi access to all low-income Cajon Valley students within a 2-mile radius.
9	Project Name	Community Policing (Crime Free Multi-Family Housing) (2017)
	Target Area	
	Goals Supported	Provide Community and Supportive Services
	Needs Addressed	Provide Needed Community and Supportive Services
	Funding	CDBG: \$50,915
	Description	Funds will be used for the provision of the Crime Free Multi-Family Housing program which serves residents city-wide by reducing crime and increasing safety in neighborhoods.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	This program serves residents throughout the City through reduced crime. More than 90% of complexes certified by this program are located in low and moderate-income census tracts. Those census tracts are home to approximately 71,890 residents, 72.06% (51,805) of whom are LMI persons.
	Location Description	City-wide (focus on low-income census tracts city-wide)
	Planned Activities	Activities include outreach, education and training in crime prevention techniques and practices for owners, managers and residents of multi-family complexes.

10	Project Name	HOMELESS ASSESSMENT COORDINATOR - CAHP PROJECT (2017)
	Target Area	
	Goals Supported	Provide Community and Supportive Services
	Needs Addressed	Provide Needed Community and Supportive Services
	Funding	CDBG: \$7,085
	Description	Funding will be provided for a new Homeless Assessment Coordinator position at Crisis House. The position will work in conjunction with the County-wide Coordinated Assessment and Housing Placement (CAHP) program for coordinated entry, assessment and placement. Crisis House is the lead agency for the East County region.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 30 homeless individuals in El Cajon by providing coordinated assessment and improved access to housing placement services.
	Location Description	Services will be provided at 1034 N. Magnolia Avenue, El Cajon, CA 92020. Project will serve homeless persons city-wide.
	Planned Activities	Funds will be provided for the provision of a dedicated Coordinated Assessment and Housing Placement ("CAHP") Coordinator position to serve homeless individuals in El Cajon.
11	Project Name	East County Transitional Living Center (Emergency Shelter Program) (2017)
	Target Area	
	Goals Supported	Support Continuum of Care System for the Homeless
	Needs Addressed	Support Continuum of Care for the Homeless
	Funding	CDBG: \$100,000
	Description	Funds will be used to provide emergency shelter for the homeless.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	The program anticipates serving 270 homeless persons.

	Location Description	Services will be provided at 1527 E. Main St., El Cajon CA 92021. Program will serve homeless individuals and families city-wide.
	Planned Activities	Funding will be provided for this program which provides overnight shelter, along with food and case management, for homeless individuals and families in El Cajon.
12	Project Name	Meals on Wheels El Cajon (2017)
	Target Area	
	Goals Supported	Provide Community and Supportive Services
	Needs Addressed	Provide Needed Community and Supportive Services
	Funding	CDBG: \$15,000
	Description	Funds will be used for the provision of nutritious meals delivered to low-income, homebound seniors with the City.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	This program anticipates serving 155 low-income seniors.
	Location Description	Services will be provided at 131 Chambers St., El Cajon, CA 92020. Program will serve seniors city-wide.
	Planned Activities	Funds will be used to purchase food and provide meals to low-income, homebound seniors throughout the City.
13	Project Name	ROTATIONAL SHELTER PROGRAM (2017)
	Target Area	
	Goals Supported	Support Continuum of Care System for the Homeless
	Needs Addressed	Support Continuum of Care for the Homeless
	Funding	CDBG: \$7,000
	Description	Funding will be provided for this program providing emergency shelter for the homeless on a rotational basis at East County area churches. Each church agrees to provide beds, food and shower facilities for two weeks at a time during the winter months.
	Target Date	6/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	The program anticipates serving approximately 20 homeless persons from El Cajon.
	Location Description	Services will be provided at various East County area churches. Program will serve residents of East County, including many from El Cajon.
	Planned Activities	Funds will be provided for this program that provides emergency shelter for homeless individuals at East County churches on a rotational basis during the winter months. Each church agrees to provide beds, food and shower facilities for two weeks at a time. The program proposes to serve up to 40 people (20 from El Cajon) over the four months the shelter is operating.
14	Project Name	HOME Administration (2017)
	Target Area	
	Goals Supported	
	Needs Addressed	Planning and Administration
	Funding	HOME: \$38,500
	Description	Funding to Community Development - Housing for administration of the HOME Program, including internal and external costs.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Planning and administration activities include program management and delivery, monitoring and reporting.
15	Project Name	CHDO Reserve (2017)
	Target Area	
	Goals Supported	Provide Decent and Affordable Housing
	Needs Addressed	Conserve and Improve Existing Affordable Housing Provide Homeownership Assistance Assist in the Development of Affordable Housing

	Funding	HOME: \$65,250
	Description	15 percent of HOME allocation to be reserved for future allocation to one or more CHDOs. Staff will return with recommendations for a specific CHDO and project at a later time once a specific project has been identified.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	A specific project has not yet been identified for the use of these funds. Furthermore, multi-year CHDO funding will be necessary to pursue a meaningful project. Overall, the Consolidated Plan has a goal of achieving 12 affordable units over five years, or an average of two to three units per year.
	Location Description	City-wide.
	Planned Activities	A specific project has not yet been identified. Eligible activities include new construction, acquisition/rehabilitation, or substantial rehabilitation.
16	Project Name	Housing Programs Pool of Funds (2017)
	Target Area	
	Goals Supported	Provide Decent and Affordable Housing
	Needs Addressed	Conserve and Improve Existing Affordable Housing Provide Homeownership Assistance
	Funding	HOME: \$326,250
	Description	Funding is allocated to this project for continuing authorized housing activities including the First-Time Homebuyer Program (H0719) and the Single-Family Rehabilitation (H0722) and Mobile Home Rehabilitation/Replacement (H0721) programs. Funds may be moved to/between the Housing Programs Pool of Funds and these authorized programs on an as-needed basis based on market conditions and demand.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	The City anticipates assisting in the rehabilitation of approximately 1 single-family home, as well as providing first-time homebuyer assistance to four low-income homebuyers to achieve homeownership.
	Location Description	City-wide.

	Planned Activities	City Council-authorized programs include the HOME-funded rehabilitation programs (single-family and mobile home programs), and the American Dream First Time Homebuyer Program.
--	---------------------------	---

AP-50 Geographic Distribution – 91.220(f)

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

The City has not established specific target areas to focus the investment of CDBG funds. In terms of specific geographic distribution of investments, infrastructure improvements and public facilities will be focused primarily in areas with concentrations of low and moderate income population. Appendix C contains a map and a list of block groups illustrating the low and moderate income areas in the City (defined as a block group where at least 51 percent of the population with incomes not exceeding 80 percent of the Area Median Income). It should also be noted that the City of El Cajon's overall low- and moderate-income percentage is 58.6 percent. Investments in public facilities and services serving special needs populations and primarily low and moderate income persons will be made throughout the City. Housing assistance will be available to income-qualified households citywide.

Geographic Distribution

Target Area	Percentage of Funds

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Discussion

See discussions above.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City plans to utilize HOME and CDBG funds to support its authorized housing activities, including the City's Housing Rehabilitation and First-Time Homebuyer programs. Funds may be moved from the Housing Programs Pool of Funds to each of these programs on an as-needed basis, based on market conditions and demand. On average, these City programs are expected to be expended on the rehabilitation of 4 mobile homes and 1 single-family home, along with the provision of homebuyer assistance to 4 first-time homebuyers. All housing units assisted through the City's Housing Rehabilitation and First-Time Homebuyer Programs will be subject to maximum Homeownership Purchase/Value Limits published by HUD, in effect at the time of issuance of a Tentative Loan Commitment for FTHB, or the Loan Commitment Letter for rehab projects. The City may, in its discretion, choose to conduct its own survey in accordance with procedures established at § 92.254(a)(2)(iii) to determine more realistic Homeownership Purchase/Value Limits for single family housing in its jurisdiction. If the City chooses to conduct its own survey, the City will administratively amend its Consolidated Plan/Annual Action Plan to include the new limits established once its methodology and any new limits are approved by HUD.

In addition, the City is using CDBG funds to provide for the rehabilitation of one group home (6 individuals/households) operated by the Home of Guiding Hands.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	9
Special-Needs	6
Total	15

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	5
Acquisition of Existing Units	4
Total	9

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

During FY 2017-2018, qualified CHDOs and specific projects which serve to increase the affordable housing in El Cajon will be identified and amendments to this Action Plan will be prepared and submitted in

accordance with the City's adopted Citizen Participation Plan.

AP-60 Public Housing – 91.220(h)

Introduction

There is no public housing located within the City of El Cajon.

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

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

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

Not applicable to the City of El Cajon.

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

Not applicable to the City of El Cajon.

Discussion

See discussions above.

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

Introduction

Homeless and homeless prevention services are identified as a high priority need in the FY 2014 - FY 2018 Consolidated Plan. The City anticipates expending approximately 63 percent of its public service cap (up to 15 percent of the CDBG annual allocation) on homeless services in FY 2017-2018. Additional CDBG funds may also be used to provide housing opportunities for those at-risk for homelessness.

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

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

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

In addition, the City uses its CDBG funds to complement the RTFH strategy. For FY 2017-2018, the City plans to allocate funding for the East County Transitional Living Center's Emergency Shelter Program, Interfaith Shelter Network's Rotational Shelter Program, and Crisis House's provision of an Assessment and Housing Placement Coordinator. These programs serve the homeless population either through direct assessment and case management services, shelter beds, the provision of motel vouchers, referrals to other agencies, or other direct assistance.

Addressing the emergency shelter and transitional housing needs of homeless persons

For FY 2017-2018, the City plans to allocate funding for the East County Transitional Living Center's Emergency Shelter Program, Interfaith Shelter Network's Rotational Shelter Program, and Crisis House's provision of an Assessment and Housing Placement Coordinator. These programs serve the homeless population either through direct assessment and case management services, shelter beds, the provision of motel vouchers, referrals to other agencies, or other direct assistance. Together these programs are expected to serve approximately 320 homeless persons.

Helping homeless persons (especially chronically homeless individuals and families, families

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

El Cajon participates in the RTFH's efforts in ending chronic and other categories of homelessness. The RTFH coordinates services and funding for the homeless to move people from homelessness to permanent housing. Chronically homeless persons often require rehabilitation services, employment training and placement, health services, and case management to move from homelessness to transitional housing, and then to supportive/permanent housing. The Continuum of Care Strategy coordinated by the RTFH offers a full range of services and facilities to address the needs of families with children, veterans and their families and unaccompanied youth. The City supports the RTFH's strategy for constructing housing facilities that help transition homeless persons to a stable housing situation and to receive supportive services that would improve their employment skills.

For FY 2017-2018, the City plans to allocate funding for the East County Transitional Living Center's Emergency Shelter Program, Interfaith Shelter Network's Rotational Shelter Program, and Crisis House's provision of an Assessment and Housing Placement Coordinator. These programs serve the general homeless population (including those listed above) either through direct assessment and case management services, shelter beds, the provision of motel vouchers, referrals to other agencies, or other direct assistance. Together these programs are expected to serve approximately 320 homeless persons.

Further, the City will continue to provide in-kind support for Crisis House, a local non-profit agency that serves the homeless population, in the form of in-lieu rent of a publicly-owned building for the provision of services to the homeless, and the assignment of cell tower revenue for operational support. Several years ago, the City acquired and renovated a building using CDBG funds. The building is currently leased to Crisis House, a non-profit agency providing case management and assessment, family reunification and food pantry services to the homeless, for \$1 per year. This rent reduction is estimated to be equivalent to approximately \$90,000 per year in support to this agency for services to the homeless and those at risk of becoming homeless. Additionally, a cellular phone relay tower was installed on this property and the cellular phone company pays rent to the City. By agreement, approximately \$18,000 per year of the total rent amount is provided directly to Crisis House for operational support.

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

employment, education, or youth needs.

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

One of the key strategies for homeless prevention is employment development. The goal is to enhance a person's ability to obtain and keep a job, and to make an adequate income to be self-sufficient. These resources are described in detailed under workforce training initiatives in Section MA-45 Non-Housing Community Development Assets of the 2014 – 2018 Five-Year Consolidated Plan. The City also works diligently to expand and conserve its affordable housing inventory, especially affordable rental housing that benefits the extremely low and low income households who are most at risk of becoming homeless.

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

Also, for FY 2017-2018, the City plans to expend CDBG funds to assist in the rehabilitation of one group home operated by the Home of Guiding Hands. This group home provides accommodation for 6 persons with developmental disabilities. CDBG funds will also be used to home-delivered meals and emergency meal boxes for low income seniors, helping them to stay in their homes longer.

Discussion

See discussion above.

One year goals for the number of households to be provided housing through the use of HOPWA for:
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

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

Introduction

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

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

For FY 2017-2018, the City plans to allocate approximately \$326,250 in HOME funds to the Housing Programs Pool of Funds (H0720) for continuing authorized housing activities including the HOME-funded Rehabilitation Programs and the First-Time Homebuyer Program. Funds may be moved from the Housing Programs Pool of Funds to these HOME Entitlement programs on an as-needed basis based on market conditions and demand. The City will also use CDBG funds carried over from prior year for the Housing Rehabilitation Loan Program for continued housing activities benefitting low income mobile home owners, and for San Diego Habitat for Humanity's neighborhood revitalization program providing minor rehabilitation for low-income single-family homes in neighborhood where revitalization is occurring. These programs will assist the City with meeting the goals and objectives as adopted in the Five-Year Consolidated Plan and Housing Element for the City of El Cajon. In addition, for FY 2017-2018, approximately \$65,250 in HOME funds will be set-aside for future allocation to one or more CHDOs.

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

- Continue to streamline the environmental review process for housing developments, using available state categorical exemptions and federal categorical exclusions, when applicable.
- Annually pursue State, Federal and other funding opportunities to increase the supply of safe, decent, affordable housing in El Cajon for lower income households (including extremely low income households), such as seniors, disabled, the homeless, and those at risk for homelessness.
- Amend the Zoning Code to provide zoning incentives for affordable housing projects, such as increases in density, height and/or lot coverage by June 30, 2015.
- Amend the Zoning Code by the end of 2015 of Housing Element adoption to address the ministerial approval of second units, to remove the requirement for separate water meters, and to allow the required parking be accommodated on driveways.
- Achieve five second units annually.
- Evaluate the need for a citywide Affordable Housing Ordinance by June 30, 2018.

Discussion

See discussion above.

AP-85 Other Actions – 91.220(k)

Introduction

Priority Needs established in the FY 2014 - FY 2018 Five-Year Consolidated Plan, which form the basis for establishing objectives and outcomes in the FY 2017-2018 One-Year Action Plan, are as follows:

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

Actions planned to address obstacles to meeting underserved needs

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

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

Actions planned to foster and maintain affordable housing

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

For FY 2017-2018, the City plans to allocate approximately \$326,250 in HOME funds to the Housing Programs Pool of Funds (H0720) for continuing authorized housing activities including the HOME-funded Rehabilitation Programs and the First-Time Homebuyer Program. Funds may be moved from the Housing Programs Pool of Funds to these HOME Entitlement programs on an as-needed basis based on market conditions and demand. The City will also use CDBG funds carried over from prior year for the Housing Rehabilitation Loan Program for continued housing activities benefitting low income mobile home owners, and for San Diego Habitat for Humanity's neighborhood revitalization program providing minor rehabilitation for low-income single-family homes in neighborhood where revitalization is occurring. These programs will assist the City with meeting the goals and objectives as adopted in the Five-Year Consolidated Plan and Housing Element for the City of El Cajon. In addition, for FY 2017-2018, approximately \$65,250 in HOME funds will be set-aside for future allocation to one or more CHDOs.

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

- Continue to streamline the environmental review process for housing developments, using available state categorical exemptions and federal categorical exclusions, when applicable.
- Annually pursue State, Federal and other funding opportunities to increase the supply of safe, decent, affordable housing in El Cajon for lower income households (including extremely low income households), such as seniors, disabled, the homeless, and those at risk of homelessness.
- Amend the Zoning Code to provide zoning incentives for affordable housing projects, such as increases in density, height and/or lot coverage by June 30, 2015.
- Amend the Zoning Code by the end of 2015 of Housing Element adoption to address the ministerial approval of second units, to remove the requirement for separate water meters, and to allow the required parking be accommodated on driveways.
- Achieve five second units annually.
- Evaluate the need for a citywide Affordable Housing Ordinance by June 30, 2018.

Actions planned to reduce lead-based paint hazards

The City will continue to inform all residents applying for loans or grants through the Housing Rehabilitation Loan Program (HRLP) for eligible properties built prior to 1978 about the hazards of lead-based paint. Code enforcement and building inspectors will continue to identify lead-based paint hazards as part of their ongoing activities, if the scope of the complaint allows them into the unit, or if it is part of an ongoing investigation. The Building Division will continue to be alert to units that may contain lead-based paint. They will inform tenants and landlords as part of the inspections of the dangers of lead-based paint. The City will continue to distribute the brochures, "Lead Based Paint" and "Protect Your Family from Lead in Your Home." The City will continue to attend meetings and training on lead-based paint hazards.

For rehabilitation projects, the City's policy is to isolate the cost of lead abatement in a forgivable third trust deed (3rd mortgage) when the lead abatement costs exceed 100 percent (100%) of the loan-to-value

ratio. That loan is forgivable upon the expiration of the affordability period found at 24 CFR 92.254(a)(4). Of the eight mobile home parks in which the City offers mobile home rehabilitation loans, five have been exempted from the lead requirements, as they are senior-only parks. The rehabilitation of individual units in the remaining three mobile home parks and all single-family homes will be addressed in accordance with the following procedures as set forth the Housing Rehabilitation Loan Program Manual:

"G. Pre-1978 Properties

If the Eligible Property was built prior to 1978, a Lead-Based Paint Risk Assessment Report is required on the property to determine if the property has lead hazards. If during the assessment, lead is identified in the property, the City will include lead-abatement in the Work Write-Up completed by Building Inspector. Abatement is required and must be completed as part of the City approach in implementing lead hazard evaluation and reduction. Lead abatement costs will be included as part of the HRLP loan. If lead-based paint abatement is required and sufficient equity does not exist, the lead-based paint abatement will be included and the costs may be structured as a separate, forgivable loan over the required Affordability Period based on the total HRLP funding provided (Assessment must be completed prior to Building Inspector inspection in order to include in the Work Write-Up, if required). Lead-abatement bids will be obtained from three certified Contractors and will be included in the Work Write-up as part of the HRLP loan.

Per memo from HUD dated November 20, 2000, five eligible Mobile-home Parks, El Cajon Valley, Lynwood Mobile Estates, Palms Mobile-home, Safari Mobile Lodge, and Villa Novia within the City of El Cajon are designated as "elderly parks", and the City of El Cajon has been authorized to exempt these parks from Lead Based Paint Risk assessment as long as a child DOES NOT reside in the unit being assisted."

For FY 2017-2018, the City will use CDBG funds for the City Housing Rehabilitation Loan Program and HOME funds from the Housing Program Pool of Funds that may be used for various housing programs including rehabilitation of single-family homes, mobile homes, or multi-family, as needed.

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

Actions planned to reduce the number of poverty-level families

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

Coordination with Other Agencies: As a means of reducing the number of persons with incomes below the poverty line, the City will continue to coordinate its efforts with those of other public and private

organizations providing economic development and job training programs. A number of public, quasi-public, and nonprofit organizations provide economic development and job training services in El Cajon.

These include:

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

Downtown Redevelopment: With the dissolution of the El Cajon Redevelopment Agency on February 1, 2012, downtown redevelopment has been limited to: private efforts; the adoption of the mixed-use overlay zone to promote housing opportunities; and site demolition, preparation, sale, and redevelopment of several former Agency properties under the control of the Successor Agency and Oversight Board, if approved by the California Department of Finance.

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

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

The City's anti-poverty strategy enhances the employability of residents through the provision of employment training and supportive services, while expanding employment opportunities for persons in

poverty by creating/retaining jobs through public improvement projects and redevelopment activities.

Actions planned to develop institutional structure

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

The City maintains a contact list of over 100 interested parties/potential applicants. Letters or notices announcing the availability of funds are mailed to these interested agencies at least annually, in addition to notices being published multiple times in the local newspaper and the posting of notices at the City's two libraries and on the City's website. Applications for public service and public facility projects are accepted after notification for a minimum of a 30-day availability period. In addition, staff attends several local and regional meetings, which include service providers, neighboring agencies and elected officials to keep abreast of issues impacting the quality of life for El Cajon's low-income residents. The City maintains a web presence and is pro-active in providing technical assistance throughout the year to assist interested citizens and agencies in understanding and applying for El Cajon's CDBG and HOME funds.

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

Discussion

See discussions above.

Program Specific Requirements

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

Introduction

The following discusses the other program-specific requirements. For Overall Benefit, the years covered that include this Action Plan are: 2015, 2016, and 2017.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(I)(2)**

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

None.

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

The City of El Cajon will invest its HOME funds in accordance with the forms of assistance listed in §92.205(b)(1). The City will use its HOME funds to assist income-eligible single-family, mobile home and/or multi-family owners with loans for rehabilitation (or replacement) of their units to conserve and improve existing affordable housing. The assistance will be in the form of deferred payment, non-interest-bearing loan(s) with provisions for recapture of the principal amount upon non-owner occupancy of the unit for a specified affordability period. In FY 2017-2018, HOME funds will be used to support the City's Single-Family Rehabilitation program (HOME funds may also be used to support the Mobile Home and Multi-family Rehabilitation Programs based on market conditions and demand).

The City will also use its HOME funds to assist first-time homebuyers to purchase a new or existing single-family or condominium home in the City. In the First-Time Homebuyer program, assistance provided by the City will be in the form of deferred payment, non-interest-bearing loan(s) with provisions for recapture of the principal amount and Equity-Sharing in lieu of interest upon non-owner occupancy of the unit for the specified affordability period. The principal amount is never forgiven and must be repaid upon non-owner occupancy. In FY 2017-2018, HOME funds will be used to support the City's First-Time Homebuyer program.

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

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

"Pursuant to 24 CFR 92.254(a)(ii), the City of El Cajon requires that HOME funds be recaptured if the housing does not continue to be the principal residence of the family for the duration of the Period of

Affordability. If all or any part of the Property or any interest in it is sold, rented, refinanced, conveyed or transferred (of if a beneficial interest in Borrower is sold, rented, refinanced, conveyed or transferred and Borrower is not a natural person), the Equity, as hereafter defined, in the Property shall be shared between the Borrower and the City on the following basis. The maximum equity to be shared by the City shall not exceed the amount equal to the percentage of the value of the residence financed by the CalHome and HOME/ADDI Program Loan(s). That is, if the loan equals twenty percent of the Original Purchase Price of the residence, a maximum of twenty percent of the Net Appreciation may be charged by the City.

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

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

$$\text{HOME/ADDI Investment} + \text{Homeowner Investment}$$

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

$$\text{HOME/ADDI Investment} + \text{Homeowner Investment}$$

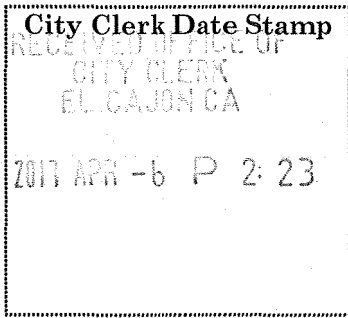
Provided that the Borrower is not in default under the terms of the Note, the Note interest, equity share shall be forgiven in its entirety and interest in the equity of the Property shall be relinquished by the City fifteen (15) years from the date of the execution of the Note, as provided by the loan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

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

None.

Discussion

See above.



City of El Cajon Agenda Report

MEETING: 4/25/17

ITEM NO: 3.2



TO: Mayor Wells, Mayor Pro Tem McClellan,
Councilmembers Goble, Kalasho and Kendrick

FROM: Anthony Shute, Deputy Director of Community Development

SUBJECT: DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN SAN
DIEGO HABITAT FOR HUMANITY, INC. AND THE EL CAJON
HOUSING AUTHORITY

RECOMMENDATION: That the City Council, on behalf of the City and in its
capacity as the El Cajon Housing Authority:

1. Opens the public hearing and receives testimony;
2. Closes the public hearing;
3. Acting as the City Council, adopts the next resolution in order authorizing the sale of El Cajon Housing Authority-owned property at 812-816 Grossmont Avenue, APN 492-643-09-00;
4. Acting as the El Cajon Housing Authority, adopts the next resolution in order approving the proposed Disposition and Development Agreement (DDA) between San Diego Habitat for Humanity, Inc. and the El Cajon Housing Authority for the sale of the property at 812-816 Grossmont Avenue, APN 492-643-09-00, with such changes as may be approved by the Executive Director;
5. Authorizes the Executive Director or designee to execute all documents necessary to implement approved terms and conditions and complete the sale; and
6. Appropriates Low and Moderate Income Housing Asset Funds received from the sale of 812-816 Grossmont Avenue to additional First Time Homebuyer activities as budgeted in 298900-LM0702H, as needed to ensure affordability of the homes developed.

BACKGROUND

On October 12, 2010, the El Cajon Redevelopment Agency (“Agency”) Board authorized the Executive Director to enter into an Affordable Housing Agreement (“AHA”) with James C. Miller and Marcia M. Miller, dba Bay Kitchen and Bath Remodelers (“Borrower”). The AHA provided for the use of Low and Moderate Housing Funds for the acquisition, rehabilitation

and resale of single-family properties under a program referred to as the Greenovation Program.

On February 1, 2012, the Agency was dissolved by Assembly Bill 1X 26 (ABx1 26). The El Cajon Housing Authority (“Authority”), serving as the successor agency for housing assets and functions of the Agency, has assumed the former Agency's assets, rights, and obligations under California Community Redevelopment Law. The AHA was assigned to the Authority as part of the dissolution process in January 2012.

On April 4, 2013, a First Amendment to the AHA was executed which included extending the term of the agreement for one (1) additional year; adding the ability for the Borrower to acquire multi-family properties for rehabilitation; and requiring any multi-family properties acquired and rehabilitated to first be offered to the Authority at a cost not to exceed the amount of the outstanding program loan.

In April of 2013, the property at 812-816 Grossmont Avenue was identified and approved for acquisition and development under the AHA. The property consisted of 0.31 acres, with a vacant, deteriorated manufactured home situated near the front of the lot. The site was determined to be sufficiently large enough to accommodate three (3) new homes with carports. The proposed development of the multi-family property consisted of demolishing the existing home, and subsequent construction of three new manufactured homes for rent to low-income households. On May 10, 2013, acquisition of the site was completed and project development began.

On May 5, 2014, a Second Amendment to the AHA was executed which included extending the term of the AHA for one (1) additional year, and extending the due date of the Promissory Note(s).

Construction/installation of two new manufactured units (addressed as 814 and 816 Grossmont Avenue), and the foundation for the third unit, was completed in December of 2015. However, due to financial difficulties, the Borrowers were unable to complete construction of the third housing unit. In October of 2016, the property was transferred to the Authority as allowed by the AHA.

Purchase Offer/Proposed Agreement:

On February 16, 2017, San Diego Habitat for Humanity, Inc. (“SDHFH”) submitted an offer to purchase the subject property in the total amount of \$640,000, under the following terms:

- \$300,000 at close of escrow;
- \$340,000 in a principal-deferred and interest-free Promissory Note, repayable in equal proportion upon the sale of each of the two existing homes (814 and 816 Grossmont Ave);
- Immediate processing of a Planned Unit Development (“PUD”) and Tentative Parcel Map (TPM);
- Sale of the two homes at 814 and 816 Grossmont Ave to low-income families earning at or below 80% of the Area Median Income (“AMI”). For each home sale, SDHFH will hold an interest-free first security interest (i.e., deeds of trust), and the families will also apply for down payment assistance from the City/Housing Authority, subject to the current rules and requirements of the First Time Homebuyer Program, including

being secured by a deed of trust on each property, subordinate to the SDHFH first deeds of trust;

- Simultaneous development of a third home (brick and mortar) on the site, which upon completion will also be sold to a low-income family under the same conditions listed above.

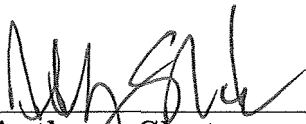
The PUD, TPM, and construction of the third home will be completed using SDHFH's sweat-equity model and its own funds. All units will be sold as affordable homes to low-income families for a period of not less than forty-five years (45) from the date of recordation of each home's Deed of Trust, as required by California Health and Safety Code section 33334.3.

FISCAL IMPACT

No impact to the General Fund. The Housing Authority will receive \$300,000 in one-time revenue at the close of escrow, along with a Note payable in the amount of \$340,000. The Note shall be a principal-deferred, interest-free loan, repayable upon the sale of the two completed homes (814 and 816 Grossmont Ave). All or a portion of funds returned through the sale of the property to SDHFH will be re-loaned to the eligible homebuyers of these three homes as needed under current or modified First Time Homebuyer Program criteria.

PREPARED BY:

APPROVED BY:



Anthony Shute
DEPUTY DIRECTOR OF
COMMUNITY
DEVELOPMENT



Douglas Williford
CITY MANAGER

ATTACHMENTS:

1. Letter/Offer to Purchase from SDHFH dated February 16, 2017
2. Proposed City Resolution
3. Proposed Housing Authority Resolution
4. Proposed Disposition and Development Agreement



Building homes, communities and hope since 1988
10222 San Diego Mission Road
San Diego, CA 92108-2135
(619) 283-HOME (4663)
Fax (619) 516-5264
www.sdhfh.org
License #955336

February 16, 2017

Douglas Williford, Executive Director
El Cajon Housing Authority
200 Civic Center Way
El Cajon, CA 92020

Dear Douglas:

Offer to Purchase 812 Grossmont Ave., El Cajon CA

San Diego Habitat for Humanity is offering the El Cajon Housing Authority \$640,000.00 for the property at 812 Grossmont Ave. El Cajon, California

Terms of offer:

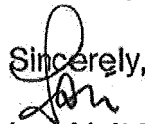
- Purchase property as is
- \$300,000 payable at close of escrow
- \$340,000 note payable, due upon sale of 814 and 816 Grossmont Ave. (\$170,000 per home at close of escrow)
- Close escrow as soon as possible

Habitat will immediately begin processing a lot split and simultaneously build a third home on the property upon approval of building plans.

San Diego Habitat is very excited to work with the Housing Authority to bring this project to market. Habitat will market the homes to residents in El Cajon and from our interest list of veteran families. They will be partner families. The families will have incomes between 50% and 80% of the Area Median Income. The families will be applying for Down Payment Assistance from the Housing Authority of up to \$100,000 and Cal Home Down Payment Assistance of up to \$60,000. We expect to move families into these homes as soon as possible while we process a lot split. The existing homes are beautiful and they need to be occupied as soon as possible.

Please let Habitat know if this is acceptable and next steps.

We enjoy working with the City and look forward to making this project a reality.

Sincerely,

Lori Holt Pfeiler
President/CEO

CC: Majed Al-Ghafry, Tony Shute, Jamie Kasvikis

RESOLUTION NO. -17

RESOLUTION AUTHORIZING THE SALE OF REAL PROPERTY
OWNED BY THE EL CAJON HOUSING AUTHORITY,
LOCATED AT 812-816 GROSSMONT AVENUE, AND
AUTHORIZING THE EXECUTION AND DELIVERY OF A
DISPOSITION AND DEVELOPMENT AGREEMENT AND
SUCH OTHER DOCUMENTS NECESSARY FOR THE SALE OF
THE PROPERTY TO SAN DIEGO HABITAT FOR HUMANITY, INC.
(APN 492-643-09-00)

WHEREAS, on October 12, 2010, the El Cajon Redevelopment Agency (the "Agency") Board authorized the Executive Director to enter into an Affordable Housing Agreement (the "AHA") with James C. Miller and Marcia M. Miller, dba Bay Kitchen and Bath Remodelers (the "Borrower"); and

WHEREAS, the AHA provided for the use of Low and Moderate Housing Funds for the acquisition, rehabilitation and resale of single-family properties under a program referred to as the Greenovation Program; and

WHEREAS, on February 1, 2012, the Agency was dissolved by Assembly Bill 1X 26 (ABx1 26), and the El Cajon Housing Authority (the "Housing Authority"), serving as the successor agency for housing assets and functions of the Agency, has assumed the former Agency's assets, rights, and obligations under California Community Redevelopment Law, and the AHA was assigned to the Housing Authority as part of the dissolution process in January 2012; and

WHEREAS, on April 4, 2013, a First Amendment to the AHA was executed which included extending the term of the AHA for one (1) additional year; adding the ability for the Borrower to acquire multi-family properties for rehabilitation; and requiring any multi-family properties acquired and rehabilitated to first be offered to the Housing Authority at a cost not to exceed the amount of the outstanding program loan; and

WHEREAS, in April of 2013, the property at 812-816 Grossmont Avenue (the "Property") was identified and approved for acquisition and development under the AHA; and

WHEREAS, the Property, which consists of 0.31 acres, with a vacant, deteriorated manufactured home situated near the front of the lot, was determined to be sufficiently large enough to accommodate three (3) new homes with carports, and the proposed development of the multi-family property consisted of demolishing the existing home, and subsequent construction of three new manufactured homes for rent to low-income households; and

WHEREAS, on May 10, 2013, acquisition of the Property was completed and project development began; and

WHEREAS, on May 5, 2014, a Second Amendment to the AHA was executed which included extending the term of the AHA for one (1) additional year, and extending the due date of the Promissory Note(s); and

WHEREAS, construction/installation of two new manufactured units (addressed as 814 and 816 Grossmont Avenue), and the foundation for the third unit, was completed in December of 2015; however, due to financial difficulties, the Borrower was unable to complete construction of the third housing unit, and in October of 2016, the Property was transferred to the Housing Authority as allowed by the AHA; and

WHEREAS, on February 16, 2017, San Diego Habitat for Humanity, Inc. ("SDHFH") submitted an offer to purchase the Property in the total amount of \$640,000, under the following terms: (1) \$300,000 at close of escrow; (2) \$340,000 in a principal-deferred and interest-free Promissory Note, repayable in equal proportion upon the sale of each of the two existing homes (814 and 816 Grossmont Ave); (3) immediate processing of a Planned Unit Development ("PUD") and Tentative Parcel Map ("TPM"); (4) sale of the two homes at 814 and 816 Grossmont Ave to low-income families earning at or below 80% of the Area Median Income ("AMI"); each home sale, which will be financed by loans from SDHFH, will hold an interest-free first security interest (i.e., deeds of trust), and the families will also apply for down payment assistance from the City/Housing Authority, subject to the current rules and requirements of the First Time Homebuyer Program, including being secured by a deed of trust on each property, subordinate to the SDHFH first deeds of trust; and (5) simultaneous development of a third home (brick and mortar) on the Property, which (upon completion) will also be sold to a low-income family under the same conditions listed in clause (4), above; and

WHEREAS, the PUD, TPM, and construction of the third home will be completed using SDHFH's sweat equity model and its own funds, and all units will be sold as affordable homes to low-income families for a period of not less than forty-five (45) years from the date of recordation of each home's Deed of Trust, as required by California Health and Safety Code section 33334.3; and

WHEREAS, City Council Policy B-3 provides a policy for the sale of surplus real property not needed for City use, in order to put the property to a productive use and restore it to the tax rolls.

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

1. The foregoing recitals are true and correct.
2. The City Council hereby approves and authorizes the sale by the Housing Authority of the property located at 812-816 Grossmont Avenue subject to that certain Disposition and Development Agreement (the "Agreement") at a price of \$640,000 (the "Purchase Price"), and in the form as presented at this meeting, with such changes as may be approved by the City Manager, is hereby authorized and approved.

3. Each of the two existing homes at 814 and 816 Grossmont Ave, and the third home upon completion, shall be sold to low-income families earning at or below 80% of the Area Median Income.

4. The Mayor or, in his absence, the Mayor Pro Tem, is hereby authorized to execute the Agreement, and the Mayor, the Mayor Pro Tem, and the City Manager, on behalf of the City, are each hereby authorized to execute any and all contracts, escrow instructions, deeds, and other documents contemplated by the Agreement, including documents necessary for approval following the close of escrow, (the "Transactional Documents"), all for the sale and transfer of the Property to the Developer, upon the full execution and delivery of the Agreement by the Developer, and in such forms as approved by the City Attorney or any Assistant City Attorney.

5. The City Clerk is hereby authorized to attest to the signatures of the Mayor, the Mayor Pro Tem, and the City Manager in executing the Agreement and the Transactional Documents.

04/25/17 (Item #3.2)

DDA w-SD Habitat for Humanity & ECHA 041717

RESOLUTION NO. ECHA-__

RESOLUTION AUTHORIZING THE SALE OF REAL PROPERTY
OWNED BY THE EL CAJON HOUSING AUTHORITY,
LOCATED AT 812-816 GROSSMONT AVENUE, AND
AUTHORIZING THE EXECUTION AND DELIVERY OF A
DISPOSITION AND DEVELOPMENT AGREEMENT AND
SUCH OTHER DOCUMENTS NECESSARY FOR THE SALE OF
THE PROPERTY TO SAN DIEGO HABITAT FOR HUMANITY, INC.
(APN 492-643-09-00)

WHEREAS, on October 12, 2010, the El Cajon Redevelopment Agency (the "Agency") Board authorized the Executive Director to enter into an Affordable Housing Agreement (the "AHA") with James C. Miller and Marcia M. Miller, dba Bay Kitchen and Bath Remodelers (the "Borrower"); and

WHEREAS, the AHA provided for the use of Low and Moderate Housing Funds for the acquisition, rehabilitation and resale of single-family properties under a program referred to as the Greenovation Program; and

WHEREAS, on February 1, 2012, the Agency was dissolved by Assembly Bill 1X 26 (ABx1 26), and the El Cajon Housing Authority (the "Housing Authority"), serving as the successor agency for housing assets and functions of the Agency, has assumed the former Agency's assets, rights, and obligations under California Community Redevelopment Law, and the AHA was assigned to the Housing Authority as part of the dissolution process in January 2012; and

WHEREAS, on April 4, 2013, a First Amendment to the AHA was executed which included extending the term of the AHA for one (1) additional year; adding the ability for the Borrower to acquire multi-family properties for rehabilitation; and requiring any multi-family properties acquired and rehabilitated to first be offered to the Housing Authority at a cost not to exceed the amount of the outstanding program loan; and

WHEREAS, in April of 2013, the property at 812-816 Grossmont Avenue (the "Property") was identified and approved for acquisition and development under the AHA; and

WHEREAS, the Property, which consists of 0.31 acres, with a vacant, deteriorated manufactured home situated near the front of the lot, was determined to be sufficiently large enough to accommodate three (3) new homes with carports, and the proposed development of the multi-family property consisted of demolishing the existing home, and subsequent construction of three new manufactured homes for rent to low-income households; and

WHEREAS, on May 10, 2013, acquisition of the Property was completed and project development began; and

WHEREAS, on May 5, 2014, a Second Amendment to the AHA was executed which included extending the term of the AHA for one (1) additional year, and extending the due date of the Promissory Note(s); and

WHEREAS, construction/installation of two new manufactured units (addressed as 814 and 816 Grossmont Avenue), and the foundation for the third unit, was completed in December of 2015; however, due to financial difficulties, the Borrower was unable to complete construction of the third housing unit, and in October of 2016, the Property was transferred to the Housing Authority as allowed by the AHA; and

WHEREAS, on February 16, 2017, San Diego Habitat for Humanity, Inc. ("SDHFH") submitted an offer to purchase the Property in the total amount of \$640,000, under the following terms: (1) \$300,000 at close of escrow; (2) \$340,000 in a principal-deferred and interest-free Promissory Note, repayable in equal proportion upon the sale of each of the two existing homes (814 and 816 Grossmont Ave); (3) immediate processing of a Planned Unit Development ("PUD") and Tentative Parcel Map ("TPM"); (4) sale of the two homes at 814 and 816 Grossmont Ave to low-income families earning at or below 80% of the Area Median Income ("AMI"); each home sale, which will be financed by loans from SDHFH, will hold an interest-free first security interest (i.e., deeds of trust), and the families will also apply for down payment assistance from the City/Housing Authority, subject to the current rules and requirements of the First Time Homebuyer Program, including being secured by a deed of trust on each property, subordinate to the SDHFH first deeds of trust; and (5) simultaneous development of a third home (brick and mortar) on the Property, which (upon completion) will also be sold to a low-income family under the same conditions listed in clause (4), above; and

WHEREAS, the PUD, TPM, and construction of the third home will be completed using SDHFH's sweat equity model and its own funds, and all units will be sold as affordable homes to low-income families for a period of not less than forty-five (45) years from the date of recordation of each home's Deed of Trust, as required by California Health and Safety Code section 33334.3; and

WHEREAS, City Council Policy B-3 provides a policy for the sale of surplus real property not needed for City use, in order to put the property to a productive use and restore it to the tax rolls.

NOW, THEREFORE, BE IT RESOLVED BY THE EL CAJON HOUSING AUTHORITY BOARD OF DIRECTORS AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Housing Authority Board of Directors hereby approves and authorizes the sale by the Housing Authority of the property located at 812-816 Grossmont Avenue subject to that certain Disposition and Development Agreement (the "Agreement") at a price of \$640,000 (the "Purchase Price"), and in the form as presented at this meeting, with such changes as may be approved by the Executive Director, is hereby authorized and approved.

3. Each of the two existing homes at 814 and 816 Grossmont Ave, and the third home upon completion, shall be sold to low-income families earning at or below 80% of the Area Median Income.

4. The Chairperson or, in his absence, the Vice-Chair, is hereby authorized to execute the Agreement, and the Chairperson, the Vice-Chair, and the Executive Director, on behalf of the Housing Authority, are each hereby authorized to execute any and all contracts, escrow instructions, deeds, and other documents contemplated by the Agreement, including documents necessary for approval following the close of escrow, (the "Transactional Documents"), all for the sale and transfer of the Property to the Developer, upon the full execution and delivery of the Agreement by the Developer, and in such forms as approved by the General Legal Counsel or any Assistant General Legal Counsel.

5. The Secretary is hereby authorized to attest to the signatures of the Chairperson, Vice-Chair, and the Executive Director in executing the Agreement and the Transactional Documents.

04/25/17 (Item #3.2)

DDA w-SD Habitat for Humanity & ECHA (Housing Authority) 041717

Recording requested by and return to:

City of El Cajon
City Clerk's Office
200 Civic Center Way
El Cajon, CA 92020

DRAFT

DISPOSITION AND DEVELOPMENT AGREEMENT

SAN DIEGO HABITAT FOR HUMANITY, INC.
10222 SAN DIEGO MISSION ROAD
SAN DIEGO, CA 92108

DISPOSITION AND DEVELOPMENT AGREEMENT

This Disposition and Development Agreement ("DDA") is entered into by and between ELCAJON HOUSING AUTHORITY, a public body corporate and politic, (the "Housing Authority") and SAN DIEGO HABITAT FOR HUMANITY, INC., a California nonprofit public benefit corporation, (the "Developer"). The Housing Authority and the Developer (collectively herein referred to as the "Parties") hereby agree as follows:

Section 1. SUBJECT OF DDA

Section 1.1. Purpose of DDA

The purpose of this DDA is to partially effectuate the Housing Element of the City of El Cajon General Plan (as hereinafter defined), and in accordance with section 34315.7 of the Health and Safety Code by providing for the sale of certain real property owned by the Housing Authority in the City of El Cajon, California (the "Subject Property"), and assisting in the disposition of said property. The disposition of the Subject Property, and the anticipated development of the Subject Property, are in the vital and best interests of the City of El Cajon (the "City"), the Housing Authority, and the health, safety and welfare of City's residents, and in accord with the public purposes and provisions of applicable state and local laws and requirements under which the development of the Subject Property has been undertaken. This DDA is entered into for the purpose of development and not for speculation in land holding.

Section 1.2. The Housing Element

The Housing Element of the General Plan for the City of El Cajon (the "Housing Element") was last updated and approved by Resolution No. 91-13 of the City Council of the City on August 27, 2013. Said Resolution and the Housing Element are incorporated herein by this reference. Redevelopment of the Subject Property is consistent with the purpose and intent of the Housing Element.

Section 1.3. The Subject Property

The Subject Property is approximately 0.31 acres of real property located at 812-816 Grossmont Avenue, El Cajon, California, in the City of El Cajon, County of San Diego, State of California. The Subject Property is known as Assessor Parcel Number 492-643-09-00, and is more particularly described in Attachment 1, attached hereto and incorporated herein by reference.

Section 1.4. Parties to DDA

Section 1.4.1. The Housing Authority

The Housing Authority is a public body, corporate and politic, exercising governmental functions and powers and organized and existing under Chapter 2 of the Housing Authorities Law of the State of California, Part 2 of Division 24 of the California Health and Safety Code. The principal office of the Housing Authority is located at 200 Civic Center Way, El Cajon, California 92020, or such other address as Housing Authority shall hereafter designate in writing to Developer.

"Housing Authority," as used in this DDA, includes the El Cajon Housing Authority and any and all assignees of or successors to its rights, powers and responsibilities. Whenever this DDA refers to approvals or other actions to be taken by the Housing Authority, such approval or other action may be performed by the Executive Director of the Housing Authority or his or her designee.

Section 1.4.2. The Developer

The Developer is composed of San Diego Habitat for Humanity, Inc., a California nonprofit public benefit corporation, whose principal office and mailing address, for purposes of this DDA is, 10222 San Diego Mission Road, San Diego, CA 92108. The agent for service of process is Lori Holt Pfeiler.

By executing this DDA, each person signing on behalf of the Developer warrants and represents to the Housing Authority that the Developer has the full power and authority to enter into this DDA, that all authorizations required to make this DDA binding upon the Developer have been obtained, and that the person or persons executing this DDA on behalf of the Developer are fully authorized to do so.

All of the terms, covenants and conditions of this DDA shall be binding upon and inure to the benefit of the Developer and the permitted successors and assigns of the Developer. Whenever the term "Developer" is used in this DDA, such term shall include any and all nominees, assignees, or successors in interest as herein provided.

Section 1.4.3. Prohibition Against Change in Ownership, Management and Control of Developer and Prohibition Against Transfer of the Subject Property

The qualifications and identity of the Developer are of particular interest to the Housing Authority. It is because of these qualifications and identity that the Housing Authority has entered into this DDA with the Developer. Consequently, except as to the sale of the three (3) residential units developed in accordance with the provisions of this DDA, the Developer shall not without prior approval of the Housing Authority, make any total or partial sale, transfer, conveyance of, or enter into any assignment or ground lease of, or refinance the whole or any part of, the Project. This prohibition shall not be deemed to prevent the granting of temporary or permanent easements or permits to facilitate the development of the Project, or to prohibit or restrict the sale of residential units in conformity with this DDA. No person, whether a voluntary or involuntary successor of the Developer, shall acquire any rights, nor shall the Developer assign its right without the prior written approval of the Housing Authority. A voluntary or involuntary sale or transfer of any interest in the Developer, or of the Subject Property or any portion thereof, shall require the written approval of the Housing Authority prior to effecting such an assignment or transfer. Any purported transfer, voluntarily or by operation of law, except with the prior written consent of the Housing Authority, shall

render this DDA absolutely null and void and shall confer no rights whatsoever upon any purported assignee or transferee. Prior to the close of escrow, the Developer shall not, except as permitted by this DDA, assign or attempt to assign this DDA or any rights or duties herein, nor make any total or partial sale, transfer, conveyance, or assignment of the whole or any part of the Subject Property or the Improvements thereon, without the prior written approval of the Housing Authority.

Notwithstanding the foregoing, the Developer shall be entitled to make an assignment which consists of a mortgage, deed of trust, sale and lease-back, or other form of conveyance for financing, provided that the Housing Authority determines in its reasonable discretion that such an assignment is made to a lender approved by the Housing Authority pursuant to this DDA for the purpose of securing a loan of funds to be used solely for financing the direct and indirect costs, including without limitation, financing costs, interest, and planning, designing, constructing, developing, selling of residential units, leasing and operating the Subject Property or the improvements to be constructed by the Developer with respect to the Subject Property.

Notwithstanding any other provision of this DDA to the contrary, Housing Authority approval of an assignment of this DDA or transfer of the Subject Property or any interest therein or portion thereof shall not be required in connection with the conveyance or dedication of any portion of the Subject Property to the City or other appropriate governmental Housing Authority, including public utilities, where the granting of such easements permits or facilitates the development of the Subject Property. The Housing Authority agrees to execute this Agreement and all related exhibits reasonably satisfactory to its counsel to subordinate the lien of the Development Deed of Trust, provided no Notice of Default under its terms appears of record, to the following:

- (a) Any construction financing for the Improvements to the "Subject Property", not to exceed \$474,862.00 and:

- (b) Easements in favor of public agencies or public utilities typically conveyed in connection with similar improvements.

No assignment of the Developer's obligations with respect to the Subject Property for which Housing Authority approval is required, and specifically excluding certain assignments for financing purposes which comply with the limitations imposed by this DDA and those types of easements and dedications identified in the preceding paragraph, shall be effective unless and until (a) the proposed assignee executes and delivers to the Housing Authority an agreement in form reasonably satisfactory to the Housing Authority assuming the obligations of the Developer which have been assigned; (b) evidence reasonably satisfactory to the Housing Authority has been supplied to the Housing Authority, in writing, that the assignee has the financial capability to assume the performance of this DDA; and (c) the Housing Authority shall have received a certificate from the assignee and the Developer reaffirming the representations and warranties set forth in Section 1.5 hereof and stating that no Event of Default (as defined in Section 5.1) shall have occurred and no event which, with the passage of time or the giving of notice, would constitute an Event of Default hereunder, shall have occurred and be continuing upon execution of this DDA. Thereafter, the Developer shall remain responsible to the Housing Authority for performance of the obligations assumed by the assignee.

No consent or approval by the Housing Authority of any assignment or transfer requiring the Housing Authority's approval shall constitute a waiver of the provisions of this Section 1.4.3.

Section 1.5. Representations by the Developer

The Developer represents and warrants to the Housing Authority that prior to the close of escrow to convey the Subject Property to Developer, the following conditions will exist:

- A. Developer shall have submitted and Housing Authority shall have accepted for filing an application for a Planned Unit Development and Tentative Parcel Map, and all other documentation necessary for processing Permits for development of the Subject Property to the City of El Cajon;
- B. Developer shall have submitted and Housing Authority shall have approved, construction and operating proformas;
- C. If the Developer elects to finance construction activities through a commercial lender, Developer shall have submitted proof of lender commitment that demonstrates that the lender will fund the loan once the property sale transaction is completed. If the Developer elected to form a partnership or limited liability company ("LLC") to own and fund the project, the Developer shall have submitted:
 - i. a description of the partnership or LLC structure;
 - ii. a listing of all partners or members who will be part of the partnership or LLC;
- D. The Developer is duly established and in good standing under the laws of the State of California and has duly authorized, executed and delivered this DDA and any and all other agreements and documents required to be executed and delivered by the Developer in order to carry out, give effect to, and consummate the transactions contemplated by this DDA. This DDA is enforceable against the Developer according to its terms.
- E. The Developer does not have any contingent obligations or contractual agreements which could adversely affect the ability of the Developer to carry out its obligations hereunder, including, but not limited to, any unpaid state or federal tax obligations or liens.
- F. There are no pending or, so far as is known to the Developer, threatened legal proceedings to which the Developer is or may be made a defendant or cross-defendant, or to which it or any of its property is or may become subject, which have not been fully disclosed in the material submitted to the Housing Authority, which could adversely affect the ability of the Developer to carry out its obligations hereunder.
- G. There is no action or proceeding pending or, to the Developer's best knowledge, threatened which seeks the dissolution or liquidation of the Developer, and there is no action or proceeding pending or, to the Developer's best knowledge, threatened by or against the Developer which could affect the validity and enforceability of the terms of this DDA, or adversely affect the ability of the Developer to carry out its obligations hereunder.
- H. The Developer has and will, as required by its obligations hereunder, dedicate, allocate and otherwise make available, sufficient financial and other resources to perform its obligations under this DDA.

- I. There is no action or proceeding pending, or claim existing by the Developer against the Housing Authority or the City of El Cajon.

Each of the foregoing items D to I, inclusive, shall be deemed to be an ongoing representation and warranty and shall survive the close of Escrow for the acquisition of the Subject Property. The Developer shall advise the Housing Authority in writing if there is any change pertaining to any matters set forth or referenced in the foregoing items D to I, inclusive.

Section 2. ACQUISITION AND DISPOSITION OF THE SUBJECT PROPERTY

Section 2.1. Acquisition of Site

(A) The Housing Authority has acquired the parcel comprising the Subject Property and is shown on the parcel map included herein as Attachment No.1.

Housing Authority Conveyance to Developer

(B) The Housing Authority shall convey to the Developer fee simple marketable title to the Subject Property as secured by a Deed of Trust included herein as Attachment 5, ("Deed of Trust"). The total purchase price for the Subject Property shall be Six Hundred Forty Thousand Dollars (\$640,000.00) for the residential property ("Purchase Price") and shall be due and payable as follows: Three Hundred Thousand Dollars (\$300,000) at close of escrow and Three Hundred Forty Thousand (\$340,000), due and payable in increments of One Hundred Seventy Thousand Dollars (\$170,000) each, as each of the two (2) existing residential units are sold.

The Housing Authority Conveyance of the Subject Property shall be contingent upon satisfaction of the following conditions (collectively the "Conditions Precedent to the Housing Authority Conveyance"):

- a. Payment into Escrow of all escrow charges and closing expenses associated with the Conveyance, including title insurance fees. Buyer and Seller both to pay customary percentage of escrow.
- b. A determination by Counsel for the Housing Authority that the Housing Authority Conveyance is not prohibited by virtue of Government Code Section 1090, the Political Reform Act (Government Code section 81000,

et seq., together with Regulations promulgated pursuant thereto, and the Housing Authority's and City's Conflict of Interest Rules), or section 34328.2 of the Health and Safety Code.

- c. Developer shall process and obtain approval of a Planned Unit Development (PUD) and Tentative Parcel Map (TPM) from the City of El Cajon as provided in Attachment 3, Schedule of Performance.
- d. Compliance with the provisions of this DDA by all Parties.

Section 2.2. Status of Construction Project.

In no event shall the Developer be construed to be the agent of the Housing Authority on the basis of its activities undertaken pursuant to this DDA; the Developer shall make no representations that it is the agent of the Housing Authority or that it is acting on behalf of the Housing Authority.

It is specifically agreed by the Parties that the Housing Authority is not and shall not be a party to any construction project which occurs upon the Subject Property subsequent to conveyance to Developer. Developer agrees that it is aware of the possibility that claims could be made which might challenge the status of future construction on the Subject Property as a private project and accepts such risk. Developer further agrees to make such possibility known to any contractor prior to undertaking construction work upon the Subject Property.

Should any such challenge be made, Developer agrees to forthwith notify Housing Authority thereof in writing and to consult with Housing Authority to endeavor to arrive at an acceptable resolution hereof.

Section 2.3. Housing Authority Conveyance Escrow

The Parties agree to open an escrow (the "Escrow") with Oak Tree Escrow (the "Escrow Agent"), within ten (10) days of the execution of this DDA for purposes of completing the Housing Authority Conveyance. This DDA constitutes the joint basic escrow instructions of the Housing Authority and the Developer for the Housing Authority Conveyance, and a duplicate original of this DDA shall be delivered to the Escrow Agent

upon the opening of the Escrow.

The Housing Authority and the Developer shall provide such additional escrow instructions as shall be necessary for and consistent with this DDA, and which shall facilitate consummation of the Housing Authority Conveyance.

Authority and Developer shall each pay one half of the escrow fee, except the CLTA title insurance policy as provided in Section 2.9.

The Housing Authority and Developer shall promptly pay into the escrow all escrow fees and the above-mentioned closing costs, after the Escrow Agent has notified the Housing Authority and Developer of the amount of such fees, charges and costs, but not later than ten (10) days prior to the scheduled date for the close of Escrow.

The Housing Authority shall timely and properly execute, acknowledge and deliver into escrow a deed in substantially the form of Attachment No. 2 hereto, the "Grant Deed". The Escrow Agent is hereby empowered to act under this DDA, and upon its written acceptance of the provisions of this Section 2.3 (delivered to the Housing Authority and the Developer within five (5) days of the opening of the Escrow), shall carry out its duties as Escrow Agent hereunder.

When all conditions of the Escrow have been fulfilled by the Housing Authority and the Developer; including the Conditions Precedent to the Housing Authority Conveyance (Section 2.1), and upon delivery to the Escrow Agent of the Grant Deed, the Escrow Agent is authorized to and shall:

- a. Record the Grant Deed when title can be vested in the Developer in accordance with the terms and provisions of this DDA;
- b. Pay applicable transfer taxes and any state, county or city documentary stamp fees;
- c. Deliver to the Developer and the Housing Authority, respectively, a title insurance policy insuring title of their respective interests in the Subject Property, and conforming to the requirements of Section 2.5 of this DDA; and
- d. Record any and all additional instruments delivered through this Escrow, if necessary or convenient, to vest title in the Developer in accordance with the terms and provisions of this DDA.

All funds received in this Escrow shall be deposited by the Escrow Agent, with other escrow funds of the Escrow Agent, in an interest-bearing general escrow account or accounts with any state or national bank doing business in the State of California. Such funds may be transferred to any other general escrow account or accounts. All disbursements shall be made by check of the Escrow Agent. All adjustments are to be made on the basis of a thirty (30) day month and a three hundred sixty (360) day year.

If this Escrow is not in a condition to close on or before twelve (12) months after execution of this DDA, either Party who then shall have fully performed before the conveyances of title may, in writing, demand from the Escrow Agent the return of its money, papers or documents deposited with the Escrow Agent. No demand for return shall be recognized until ten (10) days after the Escrow Agent shall have mailed copies of such demand to the other Party or Parties in accordance with Section 5.1 hereof. Objections, if any, shall be raised by written notice to the Escrow Agent and to the other Party within the ten (10) day period, in which event the Escrow Agent is authorized to hold all money, papers and documents until instructed by a mutual agreement of the Parties or by a court of competent jurisdiction. If no such demands are made, the Escrow shall be closed as soon as possible.

The Escrow Agent shall not be obligated to return any such money, papers or documents except upon the written instructions of both the Housing Authority and the Developer, or until the Party entitled thereto has been determined by a final decision of a court of competent jurisdiction.

Any amendment to these escrow instructions shall be in writing and signed by both the Housing Authority and the Developer. At the time of any amendment, the Escrow Agent shall agree to carry out its duties as Escrow Agent under such amendment.

All communications from the Escrow Agent to the Housing Authority or the Developer shall be directed to the addresses and in the manner established in Section 6.1 of this DDA for notices, demands and communications between the Housing Authority and the Developer. The liability of the Escrow Agent in the capacity as escrow holder with respect

to the Authority Conveyance is limited to performance of the obligations imposed upon it under this Section and Sections 2.7 through 2.10, inclusive, of this DDA.

Section 2.4. Conveyance of Title and Delivery of Possession

Subject to any extensions of time mutually agreed upon in writing between the Housing Authority and the Developer, the Housing Authority Conveyance shall be completed on or prior to the date specified above. Said date is subject to revision from time to time as mutually agreed upon in writing between the Developer and the Housing Authority. The Developer shall accept title to and possession of the Subject Property on or before the date specified above.

Section 2.5. Form of Deed for Housing Authority Conveyance

The Housing Authority shall convey to the Developer title to the Subject Property, excepting therefrom the mineral rights thereto, in the condition provided in Section 2.6 and by Grant Deed in the form of Attachment No. 2 hereto.

Section 2.6. Conditions of Title

The Housing Authority will convey to the Developer fee simple marketable title to the Subject Property. It is the mutual intention of the Parties that the condition of title shall be compatible with and not preclude development of the Subject Property.

The Grant Deed shall reserve and except from the Housing Authority Conveyance all interests in oil, gas, hydrocarbon substances and minerals of every kind and character lying more than 500 feet below the surface, together with the right to drill into, through, and to use and occupy all parts of the Subject Property lying more than 500 feet below the surface thereof for any and all purposes incidental to the exploration for and production of oil, gas, hydrocarbon substances or minerals from said site or other lands, but without, however, any right to use either the surface of the Subject Property or any portion thereof within 500 feet of the surface for any purpose or purposes whatsoever.

The Developer shall review exceptions to title prior and as a condition to close of the Escrow consistent with the foregoing. The Parties shall act reasonably in the evaluation

of any exceptions to title and shall act diligently and promptly to conform the condition of title to that required for the Developer to proceed with development of the Improvements. The Developer shall review preliminary title reports and notify the Housing Authority of any objection to title prior to execution by the Housing Authority of the escrow instructions. The Developer shall not unreasonably object to any exception to title which does not materially adversely affect its ability to proceed with this DDA, nor to develop the Subject Property.

Section 2.7. Time for and Place of Delivery of Documents

Subject to any mutually agreed-upon extension of time, the Housing Authority shall deposit the Grant Deed with the Escrow Agent on or before thirty (30) days after the effective date of this DDA.

Section 2.8. Recordation of Documents

The Escrow Agent shall file the following documents for recordation among the land records in the Office of the County Recorder for San Diego County: Grant Deed (Attachment No. 2), upon satisfaction of all of the foregoing conditions of the Escrow for the Housing Authority Conveyance.

Section 2.9. Title Insurance

Concurrently with recordation of the Grant Deed, First American Title Company ("Title Company") shall provide and deliver to the Housing Authority and the Developer, a standard CLTA title insurance policy issued by the Title Company insuring that title to the Subject Property is vested in Developer in the condition, and subject to the limitations, described in Section 2.6 hereof with liability in the amount of the Purchase Price plus the closing and escrow costs paid by the Housing Authority in connection with the Housing Authority Conveyance. The Developer may, at its option and at its cost, obtain coverage in excess of such amounts and may obtain any additional endorsements or an ALTA policy if desired.

Section 2.10. Taxes and Assessments

Ad valorem taxes and assessments, if any, on the Subject Property, levied,

assessed or imposed for any period after close of Escrow, shall be borne by the Developer.

Section 2.11. Occupancy of the Subject Property

Possession of the Subject Property shall be delivered to the Developer and title shall be conveyed to the Developer with no occupants and free and clear of all rights of possession by others.

The provisions of this section are expressly agreed between the Parties to this DDA to be a material term of this DDA.

Section 2.12. Submission of Evidence of Financing Commitments

Within ninety (90) days of the effective date of this DDA and prior to close of the Escrow, the Developer shall submit to the Housing Authority evidence that the Developer has obtained sufficient commitments for financing necessary to undertake the development of the Subject Property. The Housing Authority shall approve or disapprove such evidence of the financing commitment within fifteen (15) days of submission by the Developer of all items required by this Section 2.12. Approval by the Housing Authority shall not be unreasonably withheld or conditioned.

If the Housing Authority shall reasonably disapprove any such evidence of financing, the Housing Authority shall do so by written notice to the Developer stating the reasons for such disapproval and the Developer shall promptly obtain and submit to the Housing Authority new evidence of financing. The Housing Authority shall approve or disapprove such new evidence of financing in the same manner and within the same times established in this Section 2.12 for the approval or disapproval of the financing commitment as initially submitted to the Housing Authority. Evidence of the financing commitment shall include all of the following:

- a. A copy of the commitment obtained by the Developer from any reputable Bank or lending agency satisfactory to the Housing Authority. The financing commitment shall be in such form and content acceptable to the Housing Authority as reasonably evidences a legally binding, firm and enforceable commitment; and
- b. A financial statement of the Developer and/or other documentation satisfactory to the Housing Authority as evidence of other sources

of capital sufficient to demonstrate that the Developer has adequate funds to cover the difference, if any, between actual construction and completion costs and the financing authorized by mortgage loans authorized through the financing commitment.

Section 3. DEVELOPMENT OF THE SITE

Section 3.1. Scope of Development

The Subject Property shall be developed in two (2) phases comprised of three (3) single-family housing units, for sale to low-income homebuyers earning no greater than 80% of the Area Median Income ("AMI"). "Phase One" will consist of the processing of a Planned Unit Development and Tentative Parcel Map, and subsequent sale of two (2) existing single-family manufactured homes currently on the subject site. "Phase Two" will consist the construction and subsequent sale of a third single-family residential unit. It is the intent of the Housing Authority that all the residential units be developed so as to provide affordable homeownership opportunities for persons or families as their primary residence and not for speculation of landholding administered as rental units. The Parties agree, however, that so long as Developer markets the residential units to persons or families as their primary residence, Developer shall not be in default of this DDA should the residential units not be occupied as intended.

Development Criteria

The proposed development project shall be in conformance with all applicable provisions of the El Cajon Municipal Code, including those designed to assist in the production of affordable housing units.

It is anticipated that development will occur in two phases. All on and off-site improvements required for this Project shall also be constructed in conformance with the Planned Unit Development and Tentative Parcel Map conditions of approval and any applicable plans. The full scope of these design improvements will be identified by the Housing Authority and Developer, and approved by the Housing Authority, not to be unreasonably withheld.

The Developer hereby agrees that all improvements constructed for the Project will conform to local zoning, design guidelines and applicable provisions of the Municipal Code as required by the Planned Unit Development and Tentative Parcel Map. The development shall include any plans and specifications submitted to Housing Authority for approval.

Section 3.2. Construction Drawings and Related Documents

By the time set forth therefor in the Schedule of Performance (Attachment No. 3), the Developer shall prepare and submit to the City, construction drawings, landscape plan, architectural review and written approval. Housing Authority staff shall review Developer drawings and plans.

Section 3.3. Housing Authority Approval of Plans, Drawings, and Related Documents

Provided that the submissions by the Developer are made timely and are complete, the Housing Authority shall approve or disapprove the plans, drawings and related documents referred to in Section 3.2 of this DDA within the times established in the Schedule of Performance (Attachment No. 3).

Any disapproval shall state in writing the specific reasons for disapproval. The Developer, upon receipt of a disapproval based upon powers reserved by the Housing Authority hereunder, shall revise such portions and resubmit to the Housing Authority as soon as possible after receipt of the notice of disapproval as provided within the Schedule of Performance (Attachment No. 3).

If the Developer desires to make any substantial changes to the construction plans after their approval by the Housing Authority, the Developer shall submit the proposed changes to the Housing Authority for approval. If the construction plans, as modified by the proposed changes, conform to the requirements of Section 3.1 of this DDA, Scope of Development, the Housing Authority shall approve the proposed change and notify the Developer in writing within 21 days after submission to the Housing Authority unless rejected, in whole or in part, by written notice thereof by the Housing Authority to the Developer setting

forth reasons therefor, and such rejection shall be made within said 21-day period. In the event such changes are substantial enough to require an amendment to the CUP, the review and comment period shall exceed 21 days.

Section 3.4. Cost of Construction

The cost of developing the Subject Property and constructing all improvements thereon, including all or part of any off-site improvements required by the City shall be borne by the Developer, including the following:

1. Residential improvements.
2. The following off-site improvements, if determined to be necessary:
 - Demo and Remove Existing Curb and Gutter
 - Sidewalks
 - Construction Fencing
 - Landscape/Irrigation/Trees/Tree Grates
 - Fire Hydrants
 - Striping
 - Miscellaneous Signage, including project identification
 - Miscellaneous Labor
 - Supervision
 - General Conditions
 - Contingency
 - Builder's Fees
 - Geo-technical studies

All such improvements shall conform to the architectural standards as approved by the City Council for use in the project.

Section 3.5. Construction Schedule

After conveyance, the Developer shall promptly begin development and construction of the Subject Property within the times specified in the Schedule of

Performance (Attachment No. 3). It is mutually agreed by the Parties that the ideal development scenario for the Project includes the processing of the Planned Unit Development and Tentative Parcel Map, map recordation, sale and occupancy of the two (2) existing units, as soon as possible in one phase. Thereafter, "Phase Two" will consist of the construction and subsequent sale of a third single-family residential unit. It is the intent of the Housing Authority that all the residential units be developed so as to provide affordable homeownership opportunities for persons or families as their primary residence and not for speculation of landholding administered as rental units. Developer is to use due diligence to complete Phase One within six (6) to eight (8) months after close of escrow. Developer is to begin construction of Phase Two immediately following the successful completion of the PUD and TPM, and recordation of the map, with completion of construction and sale of the final unit within eight (8) to twelve (12) months after close of escrow. However, if the Developer is unable to find a qualified homebuyer(s), Developer may request an extension from the Housing Authority for a period not to exceed twelve (12) months. Developer's request for the twelve (12) month extension may be granted by the Executive Director of the Housing Authority. Approval of the extension (but no other extensions) is not to be unreasonably withheld; provided that, notwithstanding the foregoing, construction shall be completed not later than ten (10) months after the earlier of: i) the commencement of the Phase Two improvements, or ii) the time established in the Agreement for the commencement of the construction of Phase Two. If after twelve (12) months, and a showing of a good faith effort, Developer is unable to find a qualified homebuyer(s) consistent with the DDA, Developer may approach the Housing Authority for discussions on alternate uses for the Site.

Section 3.6. Certificate(s) of Completion

Promptly after all construction and development in Phase Two as required by this DDA to be completed by the Developer upon the Subject Property, the Housing Authority shall furnish the Developer with a Certificate of Completion for Phase Two upon written request therefor. Such Certificate of Completion shall be substantially in the form of Attachment No. 4 hereto. The Housing Authority shall not unreasonably withhold any such

Certificate of Completion. Such Certificate of Completion shall be a conclusive determination of satisfactory completion of the construction required by this DDA upon the Subject Property and the Certificate of Completion shall so state. The Housing Authority shall also furnish the Developer with a Partial Certificate of Completion for portions of the Improvements upon the Subject Property as they are properly completed and ready to use if the Developer is not in default under this DDA.

If the Housing Authority refuses or fails to furnish a Certificate of Completion for the Subject Property, or part thereof, after a written request from the Developer, the Housing Authority shall, within thirty (30) days of written request, provide the Developer with a written statement of the reasons the Housing Authority refused or failed to furnish a Certificate of Completion. The statement shall also contain Housing Authority opinion of the actions the Developer must take to obtain a Certificate of Completion. If the reason for such refusal is confined to the immediate availability of specific items of materials for landscaping, the Housing Authority will issue its Certificate of Completion upon the posting of a bond by the Developer with the Housing Authority in the amount representing a fair value of the work not yet completed.

Section 3.7. Real Estate Commission

The Housing Authority and the Developer hereby represent that they have not engaged the services of any finder or broker and that they are not liable for any brokerage fees, real estate commissions, or finder's fees, which may accrue by means of the acquisition of the Subject Property. Further, the Housing Authority and the Developer agree to hold the other harmless from such commissions or fees as are alleged to be due from any party making such representations.

Section 3.8. Reserved

Section 3.9. Form of Nondiscrimination and Nonsegregation Clauses

The Developer covenants by and for itself and any successor in interest that there shall be no discrimination against, or segregation of, any persons, or groups of persons,

on account of sex, race, color, creed, marital status, religion, handicap, national origin or ancestry in the enjoyment of the Subject Property, nor shall the Developer itself, or any person claiming under or through it establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees of the Subject Property or any portion thereof. The foregoing covenants shall run with the land and shall remain in effect in perpetuity.

The Developer shall refrain from restricting the rental, sale or lease of the Subject Property, or any part thereof, on the basis of race, color, creed, religion, sex, marital status, ancestry or national origin of any person. All such deeds, leases or contracts shall be subject to and shall contain substantially the following discrimination or nonsegregation clauses:

1. In deeds:

"The grantee herein covenants by and for himself or herself, his or her heirs, executors, administrators and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of any person or group of persons on account of race, color, creed, religion, sex, marital status, ancestry or national origin in the sale, lease, sublease, transfer, use, occupancy tenure or enjoyment of the land herein conveyed, nor shall the grantee himself or herself or any person claiming under or through him, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants , lessees, subtenants, sub lessees or vendees in the land herein conveyed. The foregoing covenants shall run with the land."

2. In leases:

"The lessee herein covenants by and for himself, his heirs, executors, administrators and assigns, and all persons claiming under or through him, and this lease is made and accepted upon and subject to the following conditions:

There shall be no discrimination against, or segregation of, any person or group of persons on account of race, color, creed, religion, sex, marital status, ancestry or national origin in the leasing, subleasing, transferring, use, occupancy, tenure, or enjoyment of the land herein leased nor shall the lessee himself, or any person claiming under or through him, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, use or occupancy of tenants, lessees, sublessees, subtenants or

vendees in the premises herein leased."

3. In contracts:

"There shall be no discrimination against or segregation of any person, or group of persons on account of race, color, creed, religion, sex, marital status, ancestry or national origin, in the sale, lease, transfer, use, occupancy, tenure or enjoyment of land, nor shall the transferee himself or any person claiming under or through him, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or of premises."

Section 4. LIABILITY

Section 4.1. Bodily Injury and Property Damage Insurance

The Developer shall defend, assume all responsibility for and hold the Housing Authority, its officers, agents and employees, harmless from all claims or suits for, and damages to, property and injuries to persons, including accidental death (including attorney's fees and costs), which may be caused by any of its respective activities under this DDA, whether such activities or performance thereof be by the Developer or anyone directly or indirectly employed or contracted by the Developer, and whether such damage shall accrue or be discovered before or after termination of this DDA. The Developer shall take out and maintain during the life of the DDA, a comprehensive liability policy in the amount of Two Million Dollars (\$2,000,000) combined single limit, consistent with El Cajon City Council Policy D-3 on insurance, as shall protect the Developer, and the City and Housing Authority and their respective officers, agents, and employees from claims for such damages.

The Developer shall furnish a certificate of insurance countersigned by an authorized agent of the insurance carrier on a form of the insurance carrier setting forth the general provisions of the insurance coverage. This countersigned certificate shall name the City and the Housing Authority and their respective officers, agents, and employees as additional insureds under the policy. The certificate by the insurance carrier shall contain a statement of obligation on the part of the carrier to notify City and the Housing Authority of any material change, cancellation or termination of the coverage at least thirty (30) days in advance of the effective date of any such material change, cancellation or termination.

Coverage provided hereunder by the Developer shall be primary insurance and not contributing with any insurance maintained by the Housing Authority or City, and the policy shall contain such an endorsement. The insurance policy or the certificate of insurance shall contain a waiver of subrogation for the benefit of the City and the Housing Authority. The required certificate shall be furnished by the Developer prior to issuance of building permits on the Subject Property.

The Developer shall also furnish or cause to be furnished to the Housing Authority evidence satisfactory to the Housing Authority that any contractor with whom it has contracted for the performance of work on the Subject Property or otherwise pursuant to this DDA carries workers' compensation insurance as required by law.

The obligations set forth in this Section shall remain in effect only until the City and Housing Authority have no ownership interest in the Subject Property.

Section 4.2. City and Other Governmental Housing Authority Permits

Before commencement of construction or development of any buildings, structures or other works of improvement upon the site, the Developer shall, at its own expense, secure or cause to be secured any and all permits which may be required by the City or any other governmental Housing Authority affected by such construction, development or work. It is understood that the Developer's obligation is to pay all necessary fees and to timely submit to the City final drawings with final corrections to obtain a building permit. The Housing Authority shall assist the Developer where possible to expedite the processing of required permits.

Section 4.3. Hazardous Waste

The Housing Authority agrees to indemnify, defend, and hold Developer and its respective employees, agents, representatives, successors, and assigns harmless from any and all liabilities, losses, claims, demands, or orders in connection with: (a) the existence of any hazardous waste or toxic substances as defined or regulated by federal and state law ("Hazardous Waste") on or about the Subject Property prior to the close of escrow; (b) any

past or current violations unremediated and currently existing as to any Hazardous Waste; and (c) the removal of any Hazardous Waste now known or hereinafter discovered to exist on the Subject Property as of the date of the close of escrow.

The preceding paragraph shall not apply to: (a) any Hazardous Waste deposited on the Subject Property after the date of the close of escrow; or (b) any future violations as to Hazardous Waste.

Section 5. DEFAULTS AND REMEDIES

Section 5.1. Defaults -- General

Subject to the extensions of time set forth in Section 6.4 below, failure or delay by either party to perform any obligation arising out of any term or provision of this DDA constitutes a default under this DDA ("Event of Default"). A party claiming that and specifying the Event of Default complained of and the actions required to correct such Event of Default has occurred, shall give written notice of default to the other party, Event of Default.

Except as otherwise expressly provided in Section 5.2 of this DDA, the claimant shall not institute proceedings against the other party if the other party within thirty (30) days from receipt of such notice immediately, with due diligence, commences to cure, correct or remedy such failure or delay and shall complete such cure, correction or remedy as soon as reasonably practicable after receipt of such notice.

Section 5.2. Legal Actions

Section 5.2.1. Institution of Legal Actions

In addition to any other rights or remedies and subject to the restrictions in Section 5.1, either party may institute legal action to seek specific performance of the terms of this DDA, or to cure, correct or remedy any default, to recover damages for any default, or to obtain any other legal or equitable remedy consistent with the purpose of this DDA. Such legal actions must be instituted in the Superior Court for the County of San Diego, State of California, in an appropriate Superior Court in that county, or in the Federal District Court in the Southern District of California. Developer hereby waives any right to remove any action

from San Diego County as is otherwise allowed by Section 394 of the California Code of Civil Procedure.

Section 5.2.2. Applicable Law

The laws of the State of California shall govern the interpretation and enforcement of this DDA.

Section 5.2.3. Acceptance of Service of Process

In the event that any legal action is commenced by the Developer against the Housing Authority, service of process on the Housing Authority shall be made by personal service upon the Executive Director of the Housing Authority or as may otherwise be provided by law.

In the event that any legal action is commenced by the Authority against the Developer, service of process on the Developer shall be made by personal service as provided by California or Federal law.

Section 5.3. Rights and Remedies Are Cumulative

Except as otherwise expressly stated in this DDA, the rights and remedies of the Parties are cumulative, and the exercise by either party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other party.

Section 5.4. Inaction Not a Waiver of Default

Any failures or delays by either party in asserting any of its rights and remedies as to any default shall not operate as a waiver of any default or of any such rights or remedies, or deprive either such party of its right to institute and maintain any actions or proceedings which it may deem necessary to protect, assert or enforce any such rights or remedies.

Section 5.5. Rights and Remedies Prior to Conveyances

Section 5.5.1. Damages

If either party defaults with regard to any of the provisions of this DDA, the non-defaulting party shall serve written notice of such default upon the defaulting party.

If the default is not cured or commenced to be cured by the defaulting party within thirty (30) days after service of the notice of default (or within such other period as is set forth herein), the defaulting party shall be liable to the other party for any damages caused by such default.

Section 5.5.2. Specific Performance

If either party defaults under any of the provisions of this DDA, the non-defaulting party shall serve written notice of such default upon the defaulting party. If the default is not cured and/or commenced to be cured by the defaulting party within thirty (30) days of service of the notice of default, or such other time limit as may be set forth herein with respect to such default, the non-defaulting party at its option may thereafter (but not before) commence an action for specific performance of the terms of this DDA.

Section 5.5.3. Right of Termination by the Developer Prior to the Conveyance

In the event that following the effective date of this DDA, the Housing Authority, after compliance with this DDA and a demand in writing by Developer, does not tender conveyance of the Subject Property in the manner and condition, and by the date established in this DDA, then at the option of the Developer, upon written notice thereof to the Housing Authority, all provisions of this DDA shall terminate and be of no further force and effect; thereafter, neither the Housing Authority nor the Developer shall have any further rights against or liability to the other with respect to this DDA.

Section 5.5.4. Termination by the Housing Authority Prior to the Housing Authority Conveyance

In the event that prior to the close of Escrow one of the following events should occur, then at the option of the Housing Authority, upon such written notice thereof to the Developer as may be set forth below (or elsewhere in this DDA as applicable), this DDA shall be terminated, and neither party shall thereafter have any further rights against the other under this DDA:

- (a) The Developer (or any successor in interest) assigns or attempts to assign the DDA or any rights therein or in the Subject Property or any part thereof in violation of this DDA; or

- (b) There is a change in the ownership of the Developer contrary to the provisions of Section 1.4.3 hereof; or
- (c) The Developer fails to satisfy the Conditions Precedent to the close of Escrow or the Housing Authority Conveyance, including those requirements specified in Section 3.1 above; or
- (d) The Developer is otherwise in default under this DDA and such failure is not cured or commenced to be cured within thirty (30) days of demand therefor by the Housing Authority.

Section 5.5.5. Attorneys' Fees

In any action between the Housing Authority and the Developer arising from the terms of this DDA, the prevailing party shall be entitled to recover reasonable attorneys' fees, litigation expenses and court costs.

Section 6. GENERAL PROVISIONS

Section 6.1. Notices, Demands and Communications between the Parties

Written notices, demands and communications between the Housing Authority and the Developer shall be sufficiently given if delivered by hand or dispatched by registered or certified mail, postage prepaid, return receipt requested, to the principal offices of the Housing Authority and the Developer at the addresses specified in Sections 1.4.1 and 1.4.2, respectively. Such written notices, demands and communications may be sent in the same manner to such other addresses as either party may from time to time designate by mail as provided in this Section 6.1.

Any written notice, demand or communication shall be deemed received immediately if delivered by hand and shall be deemed received on the tenth (10th) day from the date it is postmarked if delivered by registered or certified mail.

Section 6.2. Conflicts of Interest

No member, official or employee of the Housing Authority shall have any personal interest, direct or indirect, in this DDA, nor shall any member, official or employee participate in any decision relating to the DDA which affects his or her personal interests or

the interests of any corporation, partnership or association in which (s)he is directly or indirectly interested. No member, official or employee of the Housing Authority shall be personally liable to the Developer, or any successor in interest, in the event of any default or breach by the Housing Authority, or for any amount which may become due to the Developer or successor or on any obligations under the terms of this DDA.

Section 6.3. Non-Liability of Officials and Employees of the Housing Authority and the Developer

No member, official or employee of the Housing Authority or the City shall be personally liable to the Developer, or any successor in interest, in the event of any default or breach by the Housing Authority or the City or for any amount which may become due to the Developer or its successors, or on any obligations arising under this DDA.

No officer, director or shareholder of the Developer shall be personally liable to the Housing Authority or the City, or any successor in interest, in the event of breach by the Developer.

Section 6.4. Enforced Delay; Extension of Times of Performance

In addition to the specific provisions of this DDA, performance by either party hereunder shall not be deemed to be in default, and all performance and other dates specified in this DDA shall be extended, where delays or defaults are due to: war; insurrection; strikes; lockouts; riots; floods; earthquakes; fires; casualties; acts of God; acts of the public enemy; epidemics; quarantine restrictions; freight embargoes; lack of transportation; governmental restrictions or priority; litigation; unusually severe weather; inability to secure necessary labor, materials or tools; delays of any contractor, subcontractor or supplier; acts or omissions of the other party; acts or failures to act of the City or any other public or governmental Housing Authority or entity (other than the acts or failures to act of the Housing Authority which shall not excuse performance by the Housing Authority); or any other causes beyond the control or without the fault of the party claiming an extension of time to perform.

Notwithstanding anything to the contrary in this DDA, an extension of time for any such cause shall be for the period of the enforced delay and shall commence to run from the time of the commencement of the cause, if notice by the party claiming such extension is sent to the other party within thirty (30) days of the commencement of the cause. Times of performance under this DDA may also be extended in writing by the mutual agreement of Housing Authority and Developer.

Notwithstanding the foregoing portions of this Section 6.4, the Developer is not entitled pursuant to this Section 6.4 to an extension of time to perform because of past, present, or future difficulty in obtaining suitable construction financing for the development of the Subject Property.

Section 6.5. Entire Agreement Waivers

This DDA is executed in five (5) duplicate originals, each of which is deemed to be an original. This DDA includes pages 1 through 29 and Attachment Nos. 1 through 5 which constitute the entire understanding and agreement of the Parties. Each of the foregoing Attachments is incorporated herein by reference, or incidental hereto, and supersedes all negotiations or previous agreements between the Parties or their predecessors in interest with respect to all or any part of the subject matter hereof.

All waivers of the provisions of this DDA must be in writing by the appropriate authorities of the Housing Authority and the Developer, and all amendments hereto must be in writing by the appropriate authorities of the Housing Authority and the Developer.

In any circumstance where under this DDA either party is required to approve or disapprove any matter, approval shall not be unreasonably withheld.

Section 7. TIME FOR ACCEPTANCE OF DDA BY HOUSING AUTHORITY

This DDA, when executed by the Developer and delivered to the Housing Authority, must be authorized, executed and delivered by the Housing Authority within

thirty (30) days from filing with the City Clerk, or this DDA shall be void, except to the extent that the Developer shall consent in writing to a further extension of time for the authorization, execution and delivery of this DDA. The date of this DDA shall be the date when it shall have been signed by the Housing Authority.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Housing Authority and the Developer have signed this DDA on the respective dates set forth below.

Dated: _____

EL CAJON HOUSING AUTHORITY,
a public body corporate and politic

ATTEST:

BELINDA HAWLEY
Secretary

By: _____
DOUGLAS WILLIFORD
Executive Director

Dated: _____

SAN DIEGO HABITAT FOR HUMANITY,
INC., a California nonprofit public benefit
corporation

By: _____
LORI HOLT PFEILER
Chief Executive Officer

[signatures must be notarized]

APPROVED AS TO CONTENT:

ANTHONY SHUTE
Deputy Director of Community Development

APPROVED AS TO FORM:

MORGAN L. FOLEY
General Legal Counsel

ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

) SS:

COUNTY OF SAN DIEGO)

On _____, before me, _____, a Notary Public, personally appeared DOUGLAS WILLIFORD, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(SEAL)

ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

) SS:

COUNTY OF SAN DIEGO)

On _____, before me, _____, a Notary Public, personally appeared LORI HOLT PFEILER, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

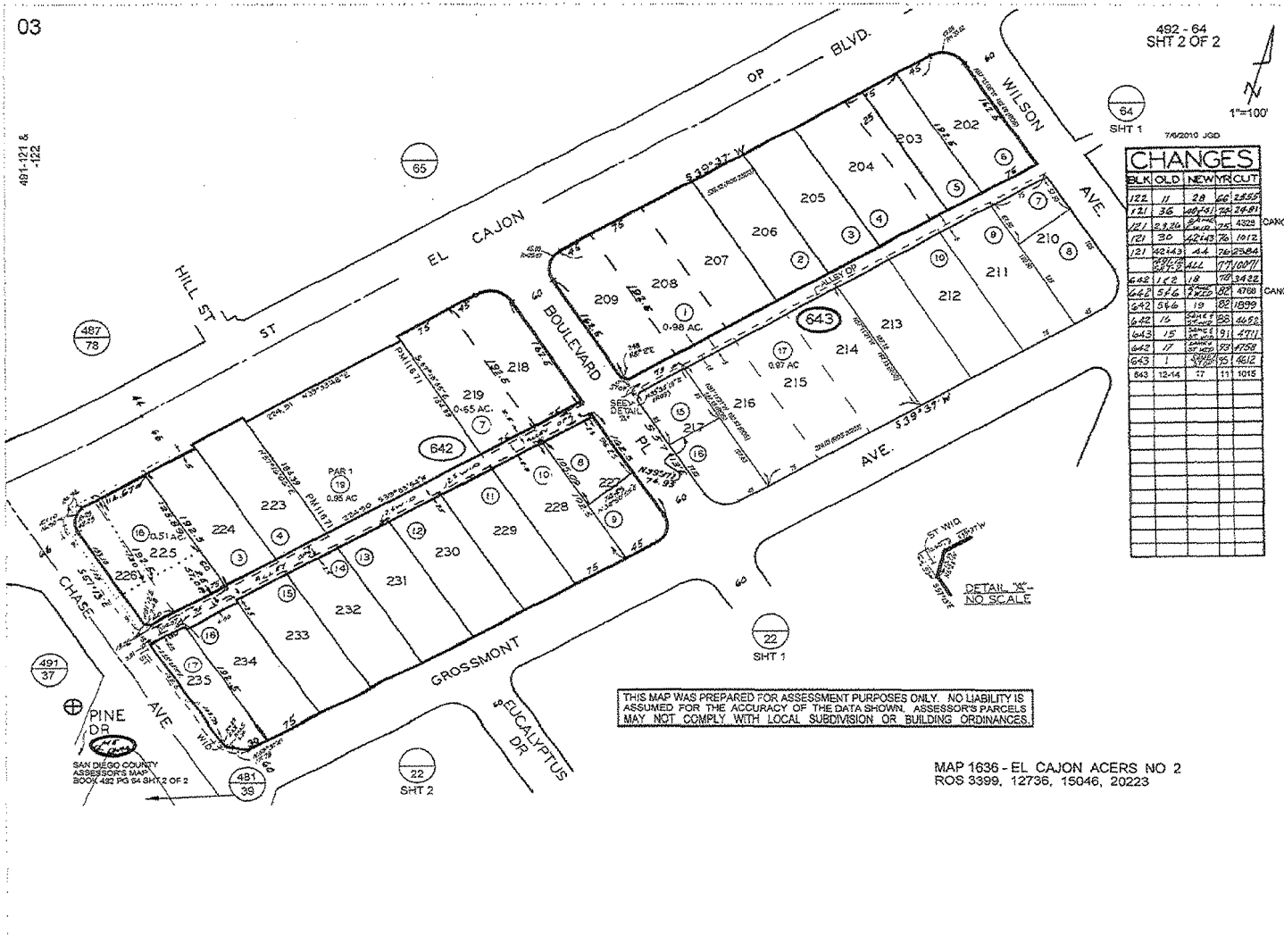
WITNESS my hand and official seal.

Signature

(SEAL)

03

481-221 &
481-422



492-84
SHT 2 OF 2

64
SHT 1

7/6/2010 JOD

1"=100'

CHANGES

BLK	OLD	NEW	YR	CUT
122	77	78	60	24555
121	38	40	41	24491
121	8	26	25	4323
121	30	42	43	761912
121	42	43	44	2622384
642	1	2	77	10077
642	1	2	18	703422
642	5	6	82	4780
642	5	6	19	821899
642	16	17	85	4652
643	15	16	191	4771
643	17	18	193	4759
643	1	2	95	4612
643	13-14	17	111	1018

CANC

CANC

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 1636 - EL CAJON ACERS NO 2
ROS 3399, 12736, 15046, 20223

ATTACHMENT 1
Parcel Map

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

San Diego Habitat for Humanity
10222 San Diego Mission Road
San Diego, CA 92108-2135

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 492-643-09-00

The undersigned grantor declares that the documentary transfer tax is _____ and is

_____ computed on the full value of the interest of the property conveyed, or is

_____ computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land, tenements or realty is located in:

_____ unincorporated area _____ City of El Cajon

GRANT DEED

FOR A GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

EL CAJON HOUSING AUTHORITY, a public body, corporate and politic,

(the "Grantor") hereby GRANT(S) to:

SAN DIEGO HABITAT FOR HUMANITY, INC., a California nonprofit public benefit corporation,

(the "Grantee"), all right, title and interest in and to the real property situated in the City of El Cajon, County of San Diego, State of California, described as follows:

(See Legal Description in Exhibit A, attached hereto and made a part hereof)

The Grantee herein covenants by and for itself, its officers, directors, shareholders, agents, employees and assign, and all persons claiming under or through them, that there shall be no discrimination again or segregation of any person or group of persons on account of race, color, creed, religion, sex, marital status, ancestry or national origin in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the land herein conveyed, nor shall the Grantee, itself, or any person claiming under or through it, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in the land herein conveyed. The foregoing covenants shall run with the land conveyed herein.

This conveyance is made subject to easements, restrictions and other matters of record.

Dated: _____

El Cajon Housing Authority,
a public body, corporate and politic

By _____
Douglas Williford, Executive Director

APN: 492-643-09-00

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

Lot 211 of El Cajon Acres Unit No. 2, in the City of El Cajon, County of San Diego, State of California, according to Map thereof No. 1636, filed in the Office of the County Recorder of San Diego County, May 11, 1914.

Excepting therefrom the Northwesterly 5 feet thereof as granted to the City of El Cajon in that certain Grant Deed, executed by M. Cochran, et ux, recorded in the Office of the County Recorder of San Diego County, California, September 14, 1965 as File No. 166417 of Official Records.

ATTACHMENT NO. 3

SCHEDULE OF PERFORMANCE

I. GENERAL PROVISIONS

(1) Execution of Agreement by Housing Authority. The Housing Authority shall approve and execute this Agreement and shall deliver one copy thereof to the Developer. Within forty-five (45) days after the date of execution and submission of final copies of this Agreement by the Developer.

(2) Submission of Application for Planned Unit Development (PUD) and Tentative Parcel Map (TPM). Developer submits its application for PUD and TPM to the City to obtain approval. Concurrent with Developer submittal of DDA to Housing Authority.

(3) City Review of PUD and TPM. The City shall approve or disapprove the PUD and TPM. 12 weeks: 8 weeks to Planning Commission plus 4 weeks to City Council.

(4) Submission of Final PUD and TPM. Developer submits full and complete Final PUD and TPM to the City. Within sixty (60) days after City has approved the PUD and TPM.

(5) Approval of Final PUD and TPM. City shall review and approve or disapprove the Final PUD Site Plan and Map. Within sixty (60) days of submission of complete Final Site Plan application.

II. CONSTRUCTION DOCUMENTS AND BUILDING PERMIT

(6) City is to process or cause to be processed the Parcel Map, only if necessary. Concurrently with the review and Approval of the PUD and TPM only if necessary.

ATTACHMENT NO. 3

SCHEDULE OF PERFORMANCE (continued)

- | | |
|---|---|
| <p>(7) <u>Submission of Complete Construction Drawings and Landscaping Plan.</u> Developer shall submit to the City complete Construction (working) Drawings and a Landscaping Plan, Sign Program, and Finish Grading Plan.</p> | <p>Within thirty (30) days of the City's Approval of the final PUD and TPM.</p> |
| <p>(8) <u>Review of Complete Drawings and Plans.</u> The City shall review the Complete Construction (working) Drawings, the Preliminary Landscaping Plan, Preliminary Sign Program, and Finish Grading Plan and provide comments.</p> | <p>Within thirty (30) days after submittal.</p> |
| <p>(9) <u>Revisions, if any.</u> Developer shall prepare revised Construction (working) Drawings as necessary, and submit them to City for review.</p> | <p>Within two (2) weeks after receipt of City's comments.</p> |
| <p>(10) <u>Final Review and Complete Drawings.</u> The City shall approve the revisions submitted by the Developer provided that the revisions necessary to accommodate the City's comments have been made; said approvals constitute the last City approvals required in order for the Developer to obtain building permits.</p> | <p>Within thirty (30) days after submittal by Developer.</p> |
| <p>(11) Satisfaction of all applicable conditions of PUD and TPM approval.</p> | <p>Prior to issuance of building permits</p> |

ATTACHMENT NO. 3

SCHEDULE OF PERFORMANCE (continued)

III. CONSTRUCTION PHASE

(12) Commencement of Grading and Construction. Developer shall commence construction of the Improvements.

Within thirty (30) days after the last to occur of approval of construction drawings by all applicable governmental authorities and issuance of building permits for the Improvements.

(13) Completion of Construction. Developer shall complete construction of all of the Improvements.

Construction of the final unit shall be completed not later than twelve (12) months after the earlier of: i) the commencement of the Improvements, or ii) the time established in this Agreement for the commencement of the Improvements.

(14) Satisfaction of all remaining conditions of PUD and TPM.

ATTACHMENT NO. 4

CERTIFICATE OF COMPLETION FOR CONSTRUCTION AND DEVELOPMENT

[to be provided]

ATTACHMENT NO. 5
DEVELOPER DEED OF TRUST
[to be provided]

City Clerk Date Stamp

RECEIVED OFFICE OF
CITY CLERK
EL CAJON CA

2017 APR 14 P 3:06

MEETING: 4/25/17

ITEM NO: 4.1

City of El Cajon Agenda Report



TO: Mayor Wells, Mayor Pro Tem McClellan,
Councilmembers Goble, Kalasho and Kendrick

FROM: Douglas Williford, City Manager

SUBJECT: Donation to the Salvation Army for El Cajon Senior Citizens

RECOMMENDATION: That the City Council adopts the next resolution in order authorizing the allocation of a \$5,000 donation to the Salvation Army.

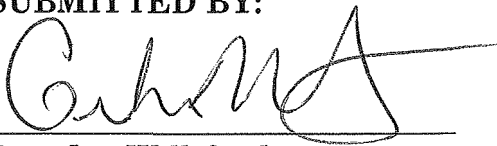
BACKGROUND:

At its April 11, 2017 meeting, the City Council directed the City Manager to present an item for Council consideration on a future agenda that authorizes the allocation of a \$5,000 donation to the Salvation Army for the purpose of providing assistance to seniors within El Cajon during the holiday season. The attached resolution allocates \$5,000 to the Salvation Army and indicates the funds may not be used for sectarian purposes. Further, the resolution requests that the Salvation Army reports to the City Council in early 2018 on the use of the donation to serve El Cajon seniors.

FISCAL IMPACT:

A \$5,000 donation from the City Council Contingency Fund, which contains sufficient funds remaining for this fiscal year.

SUBMITTED BY:



Douglas Williford
CITY MANAGER

RESOLUTION NO. -17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF EL CAJON, CALIFORNIA APPROVING THE DONATION
OF \$5,000 TO THE SALVATION ARMY IN EL CAJON
TO PROVIDE BASIC NECESSITIES TO SENIOR RESIDENTS
DURING THE 2017-18 WINTER SEASON

WHEREAS, since 1879 the Salvation Army has operated in the United States with the mission of meeting the needs of the less fortunate without discrimination, and has operated in the City of El Cajon since 1979; and

WHEREAS, the Salvation Army has consistently offered its programs and assistance to the homeless and to senior citizens in the City of El Cajon, including food and nutrition, shelter, community services, adult day care, and adult education at its center located at 1011 East Main Street, El Cajon; and

WHEREAS, the City Council has determined that senior residents in El Cajon often lack many of basic necessities for comfort such as jackets, blankets, socks, toiletries, and other various and sundry articles (the "Basic Necessities"), especially during the winter months, and

WHEREAS, it is the desire of the City Council to support programs that offer the Basic Necessities to those of the City's senior population, who might not have the means to obtain the same at those times when they are most desperately needed; and

WHEREAS, the Salvation Army, in El Cajon, has demonstrated its ability to reach those senior citizens in need of Basic Necessities through its network of volunteers and its comprehensive programs to help those in need.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the El Cajon City Council as follows:

1. There is hereby approved a one-time donation of \$5,000.00 (the "Donation") to the Salvation Army in El Cajon, for the purposes of providing the Basic Necessities to as many of those senior residents in the City who demonstrate a need for such services.

2. The City Council hereby finds and determines that Donation serves a valid public purpose by providing the Basic Necessities to those senior residents having the greatest need for assistance during the upcoming winter season. In making this determination the City Council requires the Salvation Army to comply with the following conditions:

A. The Basic Necessities shall be distributed without discrimination as to race, national origin, gender, disability or religion; and

B. No part of the Donation shall be used for sectarian activities; and

C. The Salvation Army covenants to present a report to the City Council not later than the second City Council meeting in February, 2018, providing detailed information of its use of the Donation. The report should include the number of senior residents served; the types of Basic Necessities acquired for distribution from the proceeds of the Donation; the number of volunteers involved in the distribution of the Basic Necessities; and such other information to support the use of the Donation as intended by the City Council.

04/25/17 (Item #4.1)

Salvation Army Donation 041317

City Clerk Date Stamp

RECEIVED OFFICE OF
CITY CLERK
EL CAJON CA

2017 APR 14 P 3:06

City of El Cajon

Agenda Report

MEETING: 4/25/17

ITEM NO: 4.2



TO: Mayor Wells, Mayor Pro Tem McClellan,
Councilmembers Goble, Kalasho and Kendrick

FROM: Douglas Williford, City Manager

SUBJECT: Resolution Affirming the Value, Contribution, and Importance of
CASA El Cajon

RECOMMENDATION: That the City Council adopts the next resolution in order affirming the value, contribution, and importance of CASA Neighborhoods El Cajon and that the City presents CASA with a Certificate of Appreciation.

BACKGROUND:

On April 11, 2017, the City Council directed the City Manager to present a resolution for consideration regarding CASA Neighborhoods ("CASA") El Cajon. The attached resolution expresses the value, contribution, and importance of CASA to the betterment of the community.

FISCAL IMPACT:

Not applicable.

SUBMITTED BY:

A handwritten signature in black ink, appearing to read "Douglas Williford", written over a horizontal line.

for Douglas Williford
CITY MANAGER

RESOLUTION NO. ___-17

RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF EL CAJON AFFIRMING THE VALUE, CONTRIBUTION,
AND IMPORTANCE OF CASA NEIGHBORHOODS AS A VOICE FOR
THE RESIDENTS AND BUSINESSES IN EL CAJON

WHEREAS, CASA Neighborhoods has served San Diego County for over 30 years, providing a voice for safe and healthy neighborhoods; and

WHEREAS, CASA Neighborhoods has provided value to the residents and businesses of El Cajon as a community advocate, collaborating with other local organizations and the County's Live Well San Diego program; and

WHEREAS CASA Neighborhoods' Executive Director Dana Stevens and her staff were recognized along with the El Cajon Collaborative on April 8, 2016, by the County of San Diego, earning the East County Organization award for being a Public Health Champion; and

WHEREAS, CASA Neighborhoods provides valuable education, awareness, feedback, and surveys on needs and issues affecting the quality of life in El Cajon for all age groups.

BE IT RESOLVED, on this 25th Day of April, 2017, that the El Cajon City Council hereby affirms the value, contribution, and importance of CASA Neighborhoods as a voice for the residents and businesses in El Cajon.

BE IT FURTHER RESOLVED, the El Cajon City Council expresses its appreciation to CASA Neighborhoods for its contributions to the various discussions about quality of life for all residents and businesses in El Cajon.

BE IT FURTHER RESOLVED, PROCLAIMED AND DECREED that City Council does hereby proclaim April 25, 2017 as CASA Neighborhoods Day in El Cajon, California.

04/25/17 (Item No. 4.2)

Proclamation and CASA Neighborhoods Day 041417

City Clerk Date Stamp
RECEIVED OFFICE OF
CITY CLERK
EL CAJON CA
2017 APR 14 A 10:28

City of El Cajon Agenda Report

MEETING: 4/25/17

ITEM NO: 4.3



TO: Mayor Wells, Mayor Pro Tem McClellan,
Councilmembers Goble, Kalasho and Kendrick

FROM: Douglas Williford, City Manager

SUBJECT: Resolution Affirming the Value, Contribution, and Importance of
the El Cajon Collaborative

RECOMMENDATION: That the City Council adopts the next resolution in order affirming the value, contribution, and importance of the El Cajon Collaborative and that the City presents the El Cajon Collaborative with a Certificate of Appreciation.

BACKGROUND:

On April 11, 2017, the City Council directed the City Manager to present a resolution for consideration regarding the El Cajon Collaborative ("ECC"). The attached resolution expresses the value, contribution, and importance of the ECC to the betterment of the community.

FISCAL IMPACT:

Not applicable.

SUBMITTED BY:

for
Douglas Williford
CITY MANAGER

RESOLUTION NO. ____-17

RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF EL CAJON AFFIRMING THE VALUE, CONTRIBUTION,
AND IMPORTANCE OF THE EL CAJON COLLABORATIVE
AS A COORDINATOR AND PROVIDER OF A MULTITUDE
OF SERVICES FOR THE PEOPLE OF EL CAJON

WHEREAS, the El Cajon Collaborative was formed in 1992 as a coalition of residents, representatives from school districts, business and faith organizations, health and human services agencies (private and public), and city and county government; and

WHEREAS, The El Cajon Collaborative provides valuable education, awareness, assistance, and resources for victims of domestic violence, people who are homeless, military veterans, parents, senior citizens, and more; and

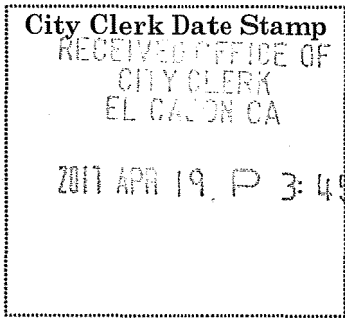
WHEREAS, in 2017 the El Cajon Collaborative is celebrating its 25th anniversary, and the City Council expresses its appreciation for long-standing contributions to the people of the El Cajon; and

WHEREAS, the El Cajon Collaborative's Executive Director Carol Lewis and her staff were recognized along with CASA Neighborhoods on April 8, 2016, by the County of San Diego, earning the East County Organization award for being a Public Health Champion.

BE IT RESOLVED, on this 25th Day of April, 2017, that the El Cajon City Council hereby affirms the value, contribution, and importance of the El Cajon Collaborative as a coordinator and provider of a multitude of services for the people of El Cajon.

BE IT FURTHER RESOLVED, the El Cajon City Council expresses its appreciation to the El Cajon Collaborative for its contributions to the various discussions about quality of life for the people of El Cajon.

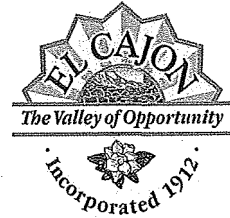
BE IT FURTHER RESOLVED, PROCLAIMED AND DECREED that City Council does hereby proclaim April 25, 2017 as El Cajon Collaborative Day in El Cajon, California.



City of El Cajon Agenda Report

MEETING: 04/25/17

ITEM NO: 4.4



TO: Mayor Wells, Mayor Pro Tem McClellan,
Councilmembers Goble, Kalasho and Kendrick

FROM: Morgan L. Foley, City Attorney

SUBJECT: 225 S. Ivory Avenue – Lina Dewey

RECOMMENDATION: That the City Council adopts the next Resolution, in order, removing the San Diego County property tax lien against the subject property for the defaulted amount of \$25,713.52 as a result of civil penalties incurred in a code enforcement matter, and approving placement of a lien on the property in favor of the City by means of a promissory note secured by deed of trust in the amount of \$1,133.53, reflecting the City's staff and administrative costs, effective April 25, 2017.

BACKGROUND: In October, 2008, the subject property came to the attention of the Building Division due to substandard conditions as a result of a fire at the property. On October 21, 2008, the City Council directed staff to: (1) file a Notice of Restriction against the property; (2) begin accrual of civil penalties; (3) monitor the progress of the repairs to the structure; and (4) bring this case back to the City Council for final determination regarding staff time, administrative fees, and civil penalties at the conclusion of this case.

Ms. Dewey did not immediately remove the violations on the property and on July 14, 2009, administrative costs of \$615.00, staff time of \$503.53, and accrued civil penalties of \$24,600.00 (\$25,718.53) were assessed against the property by the City Council, and Ms. Dewey was sent an invoice for this amount. (Ms. Dewey has previously stated that an insurance claim was delayed pending the carrier's investigation into the cause of a fire at the property, leaving her without financial resources to pay for work to restore her home to a livable condition.)

The invoice was not paid and on July 29, 2010, a tax assessment for \$25,718.53 was submitted to the County for inclusion on the property tax roll for this property. (The tax roll for this property reflects the defaulted amount of \$25,713.52. This discrepancy is the result of rounding cents and a transcription error on the part of the Property Tax Services staff in entering the amount.)

On June 21, 2016, Ms. Dewey came in to City Hall with a friend, Tom Williams. They spoke with Building Official/Fire Marshal Dan Pavao regarding the matter. Ms.

Dewey appeared at the City Council meeting of June 23, 2016, and spoke under Public Comment, seeking more time to pay the assessed amount.

She appeared again at the September 13, 2016, City Council meeting and spoke under Public Comment to request assistance from the City. She indicated that the tax bill had increased to approximately \$52,000.00. City Manager Williford recommended she contact Assistant City Manager, Majed Al-Ghafry. It is not known whether she followed through on this recommendation.

On January 24, 2017, Ms. Dewey appeared again at the City Council meeting and spoke during Public Comment, claiming financial hardship and stated that she could not pay the liens placed on her property. The City Manager requested the City Attorney update the Council regarding this issue. He also instructed Ms. Dewey to contact Mr. Pavao for further information.

On April 10, 2017, Kevin Preston, Staff Accountant, Auditor & Controller, Property Tax Services for the County, contacted staff in the City Attorney's office, informing us that, unless the City agreed to remove the \$25,713.52 tax lien, the property would be sold at public auction as early as May 4, 2017. (The difference in the original lien and Ms. Dewey's tax bill is the result of penalties and interest of \$386.13 per month, added by the County, more than doubling the original amount.)

At the April 11, 2017, City Council meeting, Ms. Dewey again spoke under Public Comment regarding her situation. City Attorney, Morgan Foley reported on the background of this matter to the Council and told Ms. Dewey to make an appointment with him to discuss the matter.

Ms. Dewey agreed to meet with Assistant City Manager Mitchell, Building Official/Fire Marshal Pavao, City Attorney Foley, and Staff Attorney Luck on April 14, 2017. She was accompanied by her friend, Tom Williams. After a lengthy discussion, and with the assistance of the Assistant City Manager, Ms. Dewey agreed to meet with Mr. Pavao and Harold Brown from East County Transitional Living Center ("ECTLC") and to allow an inspection of her house at 225 S. Ivory Avenue, on Thursday, April 20, at 11:00 a.m., in order to evaluate the current living conditions at this address and estimate the time and personnel that will be needed to make the premises clean, safe and secure.

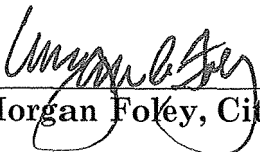
In our meeting of April 14th, Ms. Dewey committed to work and cooperate with ECTLC to help her get her home into safe, livable condition. Ms. Dewey further agreed to allow a lien, secured by a promissory note, to be placed on her house for the amount of

the administrative costs and staff time. In consideration of Ms. Dewey's pledged cooperation, and willingness to allow ECTLC to help her clean up her home, staff agreed to recommend that the City Council forgive the entirety of the civil penalties, as well as County-imposed penalties and interest, and remove the balance of administrative fees and staff time recorded on the tax roll in the sum of \$25,713.52. Ms. Dewey has agreed that the remaining balance (administrative fees and staff costs) would then remain her obligation, but not on the tax rolls. Staff further recommends, and Ms. Dewey has agreed, that these charges that are not being waived would be memorialized by an interest-free promissory note secured by a deed of trust on the property, to be paid upon the sale of or transfer of title to her property.

When contacted by City Attorney Office staff, Mr. Preston (at the County Auditor and Controller's office) informed us that there would be an administrative fee of \$15.00 to remove the defaulted amount from the tax roll. The addition of this amount to the administrative costs and staff time of \$1,118.15 results in a final total amount of \$1,133.53 to be placed as a lien on the property.

In the event that Ms. Dewey does not fulfill her commitment to allow ECTLC to abate any code violations, staff will recommend that the full amount of civil penalties be reinstated as tax lien against the property. A resolution removing the entirety of the charges from the County tax rolls is attached for your consideration. This will prevent the planned tax sale on May 4, 2017.

PREPARED BY:



Morgan Foley, City Attorney

RESOLUTION NO. -17

RESOLUTION OF THE CITY OF EL CAJON APPROVING REMOVAL OF
DEFAULTED TAX LIEN AMOUNT RESULTING FROM ACCRUAL OF CIVIL
PENALTIES, ADMINISTRATIVE FEES AND STAFF TIME FOR CODE VIOLATIONS; AND
PLACING A PROMISSORY NOTE SECURED BY DEED OF TRUST REFLECTING CITY
STAFF AND ADMINISTRATIVE COSTS ON THE PROPERTY ADDRESSED AS
225 SOUTH IVORY AVENUE, EL CAJON, CALIFORNIA
(APN 511-143-04-00)

WHEREAS, following a fire in October, 2008 at 225 South Ivory Avenue (the "Property") violations of the City of El Cajon Municipal Code ("ECMC"), Chapter 15.16 (Unsafe, Substandard Buildings and Dangerous Conditions) came to the attention of the City of El Cajon Building Official/Fire Marshal; and

WHEREAS, on October 21, 2008, the El Cajon City Council directed staff to: (1) file a Notice of Restriction against the Property; (2) begin accrual of civil penalties; (3) monitor the progress of the repairs to the structure; and (4) bring the case back to the City Council for final determination regarding staff time, administrative fees, and civil penalties; and

WHEREAS, the owner of the property ("Owner") did not immediately remove the violations on the Property and on July 14, 2009, the City Council assessed administrative costs of \$615.00, staff time of \$503.53, and accrued civil penalties of \$24,600.00 (for a total amount of \$25,718.53) against the Property by the City; and

WHEREAS, the assessment on the Property remained unpaid, and on July 29, 2010, the City submitted a tax assessment for \$25,718.53 to the County for inclusion on the property tax roll for this Property, which assessment was erroneously entered as \$25,713.52; and

WHEREAS, the Owner appeared before the City Council at its regular meetings of June 23, 2016, January 24, 2017, and April 11, 2017 and, under Public Comment, requested the City assist her and waive some or all of the civil penalties, which penalties have increased due to interest and penalties to a present sum of approximately \$52,000.00 in June of 2016; and

WHEREAS, on April 10, 2017, Kevin Preston, Staff Accountant, Auditor & Controller, Property Tax Services for the County, contacted staff in the City Attorney's office, informing staff that, unless the City agreed to remove the \$25,713.52 tax lien, the Property would be sold at public auction as early as May 4, 2017; and

WHEREAS, on April 14, 2017, the Owner met with the Assistant City Manager, Building Official/Fire Marshal, the City Attorney and the Staff Attorney at which meeting, the Owner agreed to meet with the Building Official/Fire Marshal and East County Transitional Living Center ("ECTLC") and to allow an inspection of the Property on Thursday, April 20, at 11:00 a.m., in order to evaluate the current living conditions at this

address and estimate the time and personnel that will be needed to make the premises clean, safe and secure; and

WHEREAS, at the April 14, 2017 meeting, the Owner (1) committed to work and cooperate with ECTLC and the City to help her get her home into safe, livable condition; and (2) agreed to allow a lien, secured by a promissory note, to be placed on her house for the amount of the administrative costs and staff time; and

WHEREAS, in consideration of Owner's pledged cooperation, and willingness to allow ECTLC to help her clean up her home, and based on the recommendation of staff, the City Council has been asked to forgive the entirety of the civil penalties, as well as County-imposed penalties and interest, and remove the balance of administrative fees and staff time recorded on the tax roll in the sum of \$25,713.52; and

WHEREAS Owner has agreed that the remaining balance (administrative fees and staff costs in the amount of \$1,118.53.00, plus the County Treasurer's fee of \$15.00 to remove the defaulted lien which will be paid by the City) for a total of \$1,133.53.00, would then remain her obligation to the City, memorialized by an interest-free promissory note secured by a deed of trust on the Property, to be paid upon the sale of or transfer of title to the Property; and

WHEREAS, Owner has also acknowledged and agreed that, in the event Owner does not fulfill her commitment to allow ECTLC to abate any code violations, staff will recommend that the full amount of civil penalties be reinstated against the Property as a tax lien.

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

1. The City Council hereby approves removal of the defaulted tax lien amount of \$25,713.52 assessed on the property located at 225 South Ivory Avenue, El Cajon, California.

2. The City Council hereby further approves and authorizes the City Attorney to prepare an interest-free promissory note in the amount of \$1,133.53, to be executed by the Owner in favor of the City, and a deed of trust to be for the benefit of the City, to be executed by the Owner and recorded against the Property in order to secure the Owner's obligation under the promissory note.

3. The City Council hereby authorizes the City Manager and the City Attorney, or such persons designated by the City Manager or the City Attorney, to execute the documents on behalf of the City Council necessary to remove the defaulted tax lien from the County Treasurer's roll prior to May 4, 2017 to prevent the planned tax sale of the Property.

04/25/17 (Item No. 4.4)

225 S Ivory (Lina Dewey) Remove Lien Amt from Tax Roll & Promissory Note 041917

City Clerk Date Stamp

RECEIVED OFFICE OF
CITY CLERK
EL CAJON CA

2017 APR 18 A 9:33

City of El Cajon Agenda Report

MEETING: 4/25/17

ITEM NO: 6.1



TO: Mayor Pro Tem McClellan, and Councilmembers
Goble, Kalasho and Kendrick

FROM: Mayor Wells

SUBJECT: Council Activities Report

RECOMMENDATION: That the City Council accept and file the following report of Council/Mayor activities attended during the current agenda period.

BACKGROUND:

Government Code Section 53232.3(d) requires members of a legislative body to provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body.

REPORT:

Since the last City Council meeting, I have attended the following events on behalf of the City of El Cajon:

- April 5, 2017 - Regional Mayor's Summit
- April 12, 2017 - East County Mayor's - Independent Taxpayer Oversight Committee (ITOC) Meeting
- April 14, 2017 - SANDAG Meeting
- April 19, 2017 - LCC Legislative Action Day
- April 25, 2017 - City Council Meeting at 3:00 p.m.
- April 25, 2017 - Ronald Reagan Community Center Reopening Ceremony

I will be happy to answer any questions you may have.

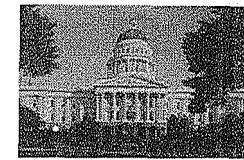
SUBMITTED BY,

A handwritten signature in black ink, appearing to read "Bill Wells", is written over a horizontal line.

Bill Wells
Mayor



LEGISLATIVE REPORT 2017-2018



6.2

BILL	NO.	SPONSOR	SUBJECT	COUNCIL DATE	POSITION	COMMITTEE	BILL STATUS / LAST ACTION DATE
SB	54	De Leon	Law enforcement: sharing data. (Amended: 1/24/2017)	2/14/2017	Oppose	Senate	4/4/2017-In Assembly. Read first time. Held at Desk.
AB	805	Gonzalez Fletcher	County of San Diego: transportation agencies. (Amended 3/23/2017)	3/28/2017	Oppose	Assembly	4/17/2017-Re-referred to Com. on L. GOV.

The Legislative Report tracks bills for the 2017-2018 Session of the California Legislature that the El Cajon City Council/Housing Authority/Successor Agency to the Redevelopment Agency has voted to monitor/watch, support or oppose. Updated April 18, 2017 at 4:45 p.m. for the April 25, 2017 City Council Meeting.

City Clerk Date Stamp

RECEIVED OFFICE OF
CITY CLERK
EL CAJON CA

2017 APR 18 A 8:28

City of El Cajon Agenda Report

MEETING: 4/25/17

ITEM NO: 7.1



TO: Mayor Wells, Mayor Pro Tem McClellan, and
Councilmembers Goble and Kalasho

FROM: Councilmember Kendrick

SUBJECT: Council Activities Report

RECOMMENDATION: That the City Council accept and file the following report of Council/Mayor activities attended during the current agenda period.

BACKGROUND:

Government Code Section 53232.3(d) requires members of a legislative body to provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body.

REPORT:

Since the last City Council meeting, I have attended the following events on behalf of the City of El Cajon:

- April 14, 2017 - Meeting w/ Assistant City Manager
- April 25, 2017 - City Council Meeting at 3:00 p.m.
- April 25, 2017 - Ronald Reagan Community Center Re-Opening

I will be happy to answer any questions you may have.

SUBMITTED BY,

Gary Kendrick

Gary Kendrick
Councilmember

A handwritten signature of Gary Kendrick, consisting of a stylized 'G' and 'K'.

City Clerk Date Stamp

RECEIVED OFFICE OF
CITY CLERK
EL CAJON CA

2017 APR 18 A 8:28

City of El Cajon Agenda Report

MEETING: 4/25/17

ITEM NO: 8.1



TO: Mayor Wells, and Councilmembers Goble, Kalasho and Kendrick

FROM: Mayor Pro Tem McClellan

SUBJECT: Council Activities Report

RECOMMENDATION: That the City Council accept and file the following report of Council/Mayor activities attended during the current agenda period.

BACKGROUND:

Government Code Section 53232.3(d) requires members of a legislative body to provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body.

REPORT:

Since the last City Council meeting, I have attended the following events on behalf of the City of El Cajon:

- April 19, 2017 - El Cajon Police Department Volunteer Appreciation Lunch
- April 25, 2017 - City Council Meeting at 3:00 p.m.
- April 25, 2017 - Ronald Reagan Community Center Re-Opening

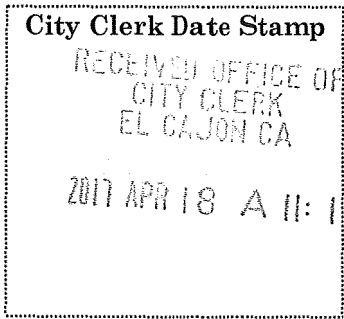
I will be happy to answer any questions you may have.

SUBMITTED BY,

A handwritten signature in cursive script that reads "Bob McClellan".

Bob McClellan
Mayor Pro Tem

A small, stylized handwritten mark or signature, possibly initials, located to the right of the printed name.



City of El Cajon Agenda Report

MEETING: 4/25/17

ITEM NO: 9.1



TO: Mayor Wells, Mayor Pro Tem McClellan and Councilmembers Goble and Kendrick

FROM: Councilmember Kalasho

SUBJECT: Council Activities Report

RECOMMENDATION: That the City Council accept and file the following report of Council/Mayor activities attended during the current agenda period.

BACKGROUND:

Government Code Section 53232.3(d) requires members of a legislative body to provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body.

REPORT:

Since the last City Council meeting, I have attended the following events on behalf of the City of El Cajon:

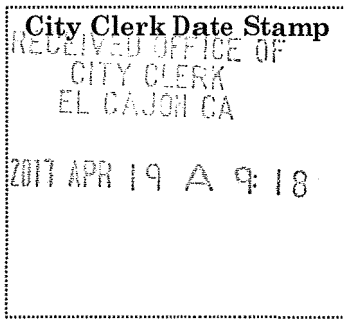
- April 12, 2017 - Lunch w/ Graham Mitchell
- April 12, 2017 - Neighborhood Watch Creation (Highlands Area)
- April 13, 2017 - Heartland Fire Meeting
- April 19, 2017 - East County Chamber Meeting (Alternate for Goble)
- April 19, 2017 - ECPD Volunteer Appreciation Luncheon
- April 25, 2017 - City Council Meeting at 3:00 p.m.
- April 25, 2017 - Ronald Reagan Grand Re-Opening

I will be happy to answer any questions you may have.

SUBMITTED BY,

Ben Kalasho

**Ben Kalasho
Councilmember**



City of El Cajon Agenda Report

MEETING: 4/25/17

ITEM NO: 10.1



TO: Mayor Wells, Mayor Pro Tem McClellan, and Councilmembers Kalasho and Kendrick

FROM: Councilmember Goble

SUBJECT: Council Activities Report

RECOMMENDATION: That the City Council accept and file the following report of Council/Mayor activities attended during the current agenda period.

BACKGROUND:

Government Code Section 53232.3(d) requires members of a legislative body to provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body.

REPORT:

Since the last City Council meeting, I have attended the following events on behalf of the City of El Cajon:

- April 12, 2017 - Meeting with Mary/Jack from Crisis House
- April 12, 2017 - Phone meeting with Eric Lund East County Chamber
- April 13, 2017 - MTS Board Meeting
- April 13, 2017 - Phone Meeting with Todd Kaprielian/St Paul's Senior Services
- April 14, 2017 - Meeting with Mr./Mrs. Prijic re: Neighborhood Issue
- April 16, 2017 - Meeting with Resident of Minnesota Street regarding Street Repair
- April 17, 2017 - Meeting with Supervisor Jacob
- April 17, 2017 - Phone Meeting with Eric Lund re: Homeless Task Force
- April 18, 2017 - Phone Meeting with Simonne Ruff/CSH re: Homeless
- April 18, 2017 - Phone Meeting with G. Glover re: Veterans Memorial
- April 24, 2017 - San Diego Leadership Forum
- April 24, 2017 - Ribbon Cutting @ Mail Management Group
- April 25, 2017 - City Council Meeting 3:00 p.m.
- April 25, 2017 - Reagan Community Center Reopening

I will be happy to answer any questions you may have.

SUBMITTED BY,

Steve Goble

Steve Goble
Councilmember