



CITY COUNCIL  
HOUSING AUTHORITY AND  
SUCCESSOR AGENCY TO THE EL CAJON  
REDEVELOPMENT AGENCY

Council Chamber  
200 Civic Center Way  
El Cajon, CA 92020

## Agenda

FEBRUARY 26, 2019, 7:00 p.m.

Bill Wells, Mayor  
Steve Goble, Deputy Mayor  
Ben Kalasho, Councilmember  
Gary Kendrick, Councilmember  
Bob McClellan, Councilmember

Graham Mitchell, City Manager  
Vince DiMaggio, Assistant City Manager  
Morgan Foley, City Attorney  
Angela Cortez, City Clerk

**CALL TO ORDER: Mayor Bill Wells**

**ROLL CALL: City Clerk Angela Cortez**

**PLEDGE OF ALLEGIANCE TO FLAG AND MOMENT OF SILENCE**

**AGENDA CHANGES:**

**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 docket 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.**

**PUBLIC HEARINGS:**

**100. FY 2019-2023 FIVE YEAR CONSOLIDATED PLAN AND FY 2019-2020 ONE YEAR ACTION PLAN**

**RECOMMENDATION:**

That the City Council:

1. Opens the public hearing;
2. Accepts public input for the Five Year Consolidated Plan and One Year Action Plan;
3. Closes the public hearing;
4. Approves the draft Five Year Consolidated Plan and allocates Community Development Block Grant (CDBG) and HOME grant funds to projects and programs that will form the core of the FY 2019-2020 One Year Action Plan.

The final Five Year Consolidated Plan and a preliminary funding schedule reflecting the City Council's decisions relative to the FY 2019-2020 One Year Action Plan will be prepared and presented for final approval and adoption at the second public hearing scheduled for April 23, 2019 at 3:00 pm.

**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 26th day of February 2019, is adjourned to Tuesday, March 12, 2019, at 3:00 p.m.**



City Council  
Agenda Report

**DATE:** 02/26/2019  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Anthony Shute, Director of Community Development  
**SUBJECT: FY 2019-2023 FIVE YEAR CONSOLIDATED PLAN AND FY 2019-2020 ONE YEAR ACTION PLAN**

---

RECOMMENDATION:

That the City Council:

1. Opens the public hearing;
2. Accepts public input for the Five Year Consolidated Plan and One Year Action Plan;
3. Closes the public hearing;
4. Approves the draft Five Year Consolidated Plan and allocates Community Development Block Grant (CDBG) and HOME grant funds to projects and programs that will form the core of the FY 2019-2020 One Year Action Plan.

The final Five Year Consolidated Plan and a preliminary funding schedule reflecting the City Council's decisions relative to the FY 2019-2020 One Year Action Plan will be prepared and presented for final approval and adoption at the second public hearing scheduled for April 23, 2019 at 3:00 pm.

BACKGROUND:

The U.S. Department of Housing and Urban Development (HUD) provides funding to eligible jurisdictions relative to the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) grant programs through the Five Year Consolidated Planning and One Year Action Plan processes. These federal funds must be used for eligible projects and programs that benefit low- and moderate-income individuals and households in the City of El Cajon. "Low- and moderate-income" is defined as those persons and households who earn at or below 80% of the Area Median Income (AMI) adjusted for family size for the San Diego Metropolitan Service Area. In El Cajon, the current income limit is \$77,850 for a household of four persons.

CDBG funds are used for community development (public services) activities and public facility/capital improvement projects. HOME funds may be used solely to assist in providing affordable housing opportunities. This report discusses and seeks input to the development of the next Five Year Consolidated Plan and requests actions relative to activities and allocations for the FY 2019-2020 grant year (Annual Action Plan).

FISCAL IMPACT:

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

REPORT:

### **FIVE YEAR CONSOLIDATED PLAN:**

As a recipient of CDBG and HOME funds, the City must prepare and submit a Consolidated Plan every five years which describes the needs, priorities and goals for the use of the funds. The form of the Consolidated Plan is prescribed by HUD. Major elements of the Plan include an assessment of housing and community development needs based on demographic and housing market information, implementing strategies to address the housing and community development needs, and the annual Action Plan that outlines the City's intended uses of CDBG and HOME funds for the upcoming fiscal year.

The current Five Year Consolidated Plan was adopted for the period beginning on July 1, 2014 and expires on June 30, 2019. The City has contracted with Veronica Tam and Associates to assist in the preparation of the next Five Year Consolidated Plan.

In November of 2018, two community meetings were held to solicit input on the needs and priorities for the Consolidated Plan covering FY 2019-2023. In addition, a "Housing and Community Development Needs Survey" was developed to assess the needs and priorities of the residents. This online survey was available community-wide throughout November, December, and January. A total of 172 responses were received. This input, along with comments and discussions with additional stakeholders, was incorporated into the draft Five Year Consolidated Plan. A summary of the draft Consolidated Plan is included as **Attachment "1"**. The draft Plan will be available for a 30-day public review period beginning March 14, 2019. A summary of the draft Plan will be published in the local newspaper. The full text of the draft Plan will be available in the office of the City Clerk and on the City's website located at: <https://www.cityofelcajon.us/your-government/departments/community-development/housing-division>.

All comments received as a result of this public hearing and the public review period will also be incorporated into the final document and the City Council will be asked to review and adopt the new Five Year Consolidated Plan at the April 23, 2019, City Council meeting.

### **ONE YEAR ACTION PLAN:**

As discussed above, the City must also prepare and adopt a One Year Action Plan which specifies how the CDBG and HOME resources will be allocated in that year to address the goals and priorities in the Five Year Consolidated Plan. The projects awarded tentative allocations of funding today will form the core of the One Year Action Plan for the coming fiscal year. Following the allocation decisions from this public hearing, the One Year Action Plan will be made available for public review for a 30-day period. A summary of the projects and funding amounts will also be published in the newspaper. The final Consolidated Plan and Action Plan will be presented to the City Council at a second public hearing on April 23, 2019, for approval. Both Plans will then be submitted to HUD for approval and if approved, funds will become available on or after July 1, 2019.

### **EVALUATION OF PAST YEAR'S PERFORMANCE:**

Annually, the City prepares a comprehensive review of each fiscal year's performance, including the progress made towards meeting the goals of the Five Year Consolidated Plan, for submittal to HUD. A review of the City's FY 2017-2018 One Year Action Plan performance is included in the Consolidated Annual Performance and Evaluation Report ("CAPER"), which is available for public review on the City's web page located at <https://www.cityofelcajon.us/your-government/departments/community-development/housing-division>. The CAPER is also available for review during normal operating hours at the Community Development – Housing counter on the third floor of City Hall.

Projects and programs are currently underway for the FY 2018-2019 Action Plan period, the fifth and

final year of the current Five Year Consolidated Plan.

### **FY 2019-2020 CDBG AND HOME ALLOCATIONS:**

The annual allocations of CDBG and HOME funding are based on formulas calculated by HUD and are usually released in the spring of each year. HUD has not yet announced the actual allocation amounts for FY 2019-2020. Staff has prepared estimates of the expected funding based on previous years' allocations and anticipated reductions in the funding. It should be noted that, given ongoing reductions in federal funding, it is highly possible that CDBG and HOME program funds will be dramatically impacted, or even eliminated altogether. If such severe changes do take place, causing substantial deviations in or elimination of grant funding for these programs, staff will return to Council with recommendations.

Based on these estimates, the CDBG allocation is expected to total approximately \$1,275,000 and the HOME allocation is expected to be approximately \$420,000. City Council action is requested to identify the projects, programs and activities to be conducted that will receive allocations of CDBG and HOME funding in FY 2019-2020. Action is also requested to identify the projects that will automatically receive increases or decreases in funding once actual funding amounts are known to preclude the need for additional public hearings to allocate minor amounts.

### **CATEGORIES OF FUNDING/RESTRICTIONS:**

Federal regulations for CDBG and HOME funding detail eligible activities under each grant source. For certain categories of activities, restrictions are placed on the amounts of the total grant allocation that may be expended in a given year.

CDBG program restrictions:

- No greater than 20% for planning and administration activities;
- No more than 15% for public service activities.

There is no maximum established on the amount of the annual CDBG grant allocation that may be awarded for public facility/capital/other projects.

HOME program restrictions:

- No more than 10% for planning and administration activities during the year;
- A minimum of 15% must be reserved for eligible affordable housing activities to be conducted by Community Housing Development Organizations (CHDOs) as outlined below.

### **CDBG PROPOSALS RECEIVED:**

Through the published application process for CDBG projects and programs, the City received 12 eligible requests for the CDBG funding. As in past years, the requests for funding exceeded the amounts expected to be available for allocation. The complete Applications Binder is available in the City Clerk's Office for City Council and public review.

Subject to the funding restrictions outlined above, staff recommendations for each of the categories of funding are summarized below and in **Attachment "3"** of this report.

### **PLANNING AND ADMINISTRATION (Maximum 20% of CDBG Grant)**

CDBG funds can be used for grant administration and planning activities, including general administration, program implementation, planning studies, and fair housing services. Staff anticipates that a maximum of \$255,000 will be available for allocation, and recommends awarding the funds as follows:

- CDBG Administration – The City provides staffing and management oversight for the administration

and implementation of the CDBG and HOME programs. These activities will require the maximum amount of CDBG Administration funds available to adequately administer both programs for FY 2019-2020. Staff recommends allocating \$230,000 of CDBG funds to the City's Community Development Department - Housing for continued administration of both grant programs, including internal and external costs.

- CSA San Diego County – Fair Housing Services – The provision of fair housing services is mandatory for federal programs, including the CDBG and HOME programs. CSA San Diego County has requested funds to provide fair housing and landlord/tenant services for City of El Cajon residents, including fair housing testing in the City. Staff recommends funding for CSA San Diego County, in the amount of \$30,000 (\$25,000 in CDBG funds and \$5,000 in HOME funds) for the provision of essential fair housing services and testing.

## **PUBLIC FACILITIES/CAPITAL IMPROVEMENT PROJECTS (No Maximums)**

CDBG funds can be used to undertake a variety of public facility and public improvement projects that benefit low- and moderate-income residents. This includes all facilities and improvements that are publicly owned, or that are owned by a nonprofit and open to the public (with certain exceptions). The City received several proposals for Public Facility/Capital Improvement funds.

Previous City Council direction has been to maximize and prioritize the use of CDBG funds for CDBG-eligible, City-owned public facility improvements serving the entire community, and to bring all public facilities into compliance with ADA requirements. The City Council has preferred to prioritize funding to continuing phased projects and projects already underway, before funding new projects.

Staff anticipates \$829,085 will be available for allocation to public facility/capital/other activities in FY 2019-2020. The following is a brief discussion of each project's submittal for Public Facilities/Capital funds, and staff's recommendations for funding:

- City Public Works (Wells Park Improvements – Phase III) – Funding has been requested for comprehensive improvements to Wells Park, a heavily-used public park located in a low-income census tract. Planned improvements to the park include lighting, fencing and gates, restroom enhancements, playground upgrades, and improvements to irrigation and landscaping. The total cost of the improvements is expected to exceed \$1.5 million. To date, CDBG funds totaling \$1,000,000 have been awarded for the initial phases of the comprehensive improvements. Staff recommends funding for this activity in FY 2019-2020 in the amount of \$500,000.
- City Public Works (ADA Curb Ramps & Sidewalks Improvements) – 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. 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. Staff recommends funding this activity in the amount of \$250,000. Approximately 70 curb ramps and adjacent sidewalks can be completed with this funding amount.
- East County Transitional Living Center (Security Fencing at 1527 E. Main facility) - Funding has been requested for the installation of 531 feet of enhanced security fencing and gates. The fence will secure two contiguous properties owned and operated by ECTLC. One property is used to provide housing for individuals and families in various stages of homelessness. ECTLC advises that no religious services or proselytization takes places anywhere in this portion of the facility. This is CDBG eligible. The adjacent property provides daily meals for participants in ECTLC's various programs. It also serves as a gathering hall and classroom where religious services do take place and therefore is ineligible for CDBG funds. ECTLC estimates that the portion of the fence which will serve the eligible portion of the facility is approximately 39%. Staff recommends funding no more than 39% of the fence contract amount serving the eligible portion of the project, in an amount not to exceed \$25,000.
- Crisis House (HVAC Replacements at 1034 N. Magnolia) – Funding has been requested for replacement of three HVAC units at this City-owned facility leased by Crisis House. The building

was originally purchased using CDBG funds, and Crisis House provides services for the homeless. The building is past its useful life and staff is concerned about providing such significant investment in aging structures. This project is not recommended for funding at this time.

- Boys & Girls Club of East County (Replacement of Clubhouse and Gym Roof) – Funding has been requested by this non-profit agency for replacement of the roof at its facility located at 1171 E. Madison. This facility has received funding for significant improvements in the past, including a roof in 2000. Staff recommends providing a portion of the funding requested. Staff recommends funding this activity in the amount of \$54,085.
- San Diego Community Housing Corporation (Rehabilitation of 9-unit Multi-Family Rental Project) - Funding has been requested for the rehabilitation costs in conjunction with the conversion of a market-rate multi-family project to permanent supportive housing for homeless seniors. The applicant, an affordable housing developer, purchased the 9-unit complex at 735-739 El Cajon Blvd. and is seeking to convert it to permanent supportive housing. The units are currently unrestricted. The developer will be seeking awards of tax credit funding and bond financing from the State of California, as well as available housing funds from the County, to convert the project to affordable housing and to rehabilitate the units. The CDBG funds would be used for construction and rehabilitation costs. Due to concerns about overall costs and the timing of the anticipated funding sources, this project is not recommended for funding with CDBG funding.

### **PUBLIC SERVICES (Maximum 15% of Grant)**

The City received several applications for public service programs. Staff anticipates that a maximum amount of approximately \$191,250 will be available for allocation to Public Service programs and projects in FY 2019-2020, and recommends as follows:

- Community Policing (Crime Free Multi-Housing) - Funds have been requested for the continued provision of the very successful Crime Free Multi-Housing Program which serves residents city-wide by reducing crime and increasing safety in neighborhoods. This program has received operational support every year since 1997. Staff recommends funding this activity in the amount of \$50,915.
- East County Transitional Living Center (Emergency Shelter Program) - Funds have been requested to provide emergency shelter for the homeless. The program proposes to serve 270 persons with emergency shelter beds (up to 28 days), as well as providing food and case management. This program has received operational support since 2005. Staff recommends funding this activity in the amount of \$100,000.
- Interfaith Shelter Network (Rotational Shelter Program) - Funds have been requested 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 winter months the shelter is operating. Staff recommends funding this activity in the amount of \$10,000.
- Meals on Wheels (Meal Delivery for Seniors) - Funds have been requested for the provision of meals to low-income, homebound seniors within the City. The program proposes to serve 126 El Cajon seniors. This program has received annual operational support since 1992. Staff recommends funding this activity in the amount of \$15,000.
- ElderHelp of San Diego (Senior Care Coordination Program) – Funds have been requested for operational support for the provision of case management, referrals and transportation for El Cajon seniors. Staff recommends funding this activity in the amount of \$15,000.

### **HOME PROGRAM**

The HOME program mandates a 10% set-aside for Administration, a 15% set-aside for Certified Housing Development Organizations (CHDOs), and the balance is reserved for ongoing, City Council-authorized entitlement projects such as the City's First-Time Homebuyer Down Payment Assistance Program and the Housing Rehabilitation Loan Program (for single-family, mobile homes and multi-family homes). Staff recommendations for funding in each category are summarized below and included in **Attachment "4."**

The total HOME program allocation is expected to be approximately \$420,000 in FY 2019-2020.

**PLANNING AND ADMINISTRATION (Maximum 10% of Grant)**

HOME funds are used for administration and planning activities, including general management, oversight, program implementation and fair housing services. Staff anticipates that a maximum amount of approximately \$42,000 will be available for allocation to Planning and Administration activities in FY 2019-2020, and recommends as follows:

- HOME Administration - \$37,000 to Community Development Department, including internal and external costs. Since this amount of funding is not sufficient to adequately administer the HOME program, funds awarded for CDBG Administration are used to pay for administration costs of the HOME program over this amount.
- CSA San Diego County (Fair Housing Services) –\$5,000 from HOME funds, along with an allocation of \$25,000 from CDBG funds (see the discussion above), for a total contract for \$30,000 for the provision of fair housing and testing in El Cajon.

**CHDO SET-ASIDE FUNDING (Minimum 15% of HOME Grant)**

The HOME program also requires that 15% of the grant be reserved for the production of affordable housing opportunities by one or more Community Housing Development Organizations (“CHDOs”). A CHDO is a private nonprofit, community-based service organization that has as its mission the provision of affordable housing for the community it serves. A CHDO must also have staff on board with the capacity to develop affordable housing, along with meeting other criteria. Once a CHDO has met the criteria, it must be certified by the City of El Cajon to qualify for the use of HOME/CHDO funds, and a specific project must be identified.

For FY 2019-2020, \$63,000 is the amount expected to be set-aside 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 CHDO and a project have been identified. At this stage, to comply with HOME regulations, funds must simply be reserved.

**ENTITLEMENT PROJECTS (Balance of Grant)**

The amount available for continuing housing programs is anticipated to be approximately \$315,000. Staff recommends the balance be allocated to the Housing Programs Pool of Funds for continuing City Council-authorized housing activities, including the Housing Rehabilitation Loan Programs and the First-Time Homebuyer Program. Funds will be moved from the Housing Programs Pool of Funds to these HOME Entitlement programs on an as-needed basis, based on market conditions and demand. These programs assist the City with meeting the goals and objectives adopted in the City’s Five Year Consolidated Plan.

Prepared By: Jamie van Ravesteyn, Sr. Management Analyst  
Reviewed By: Anthony Shute, Director of Community Development  
Approved By: Graham Mitchell, City Manager

---

Attachments

- Attachment 1 - Executive Summary
  - Attachment 2 - CDBG Fact Sheet
  - Attachment 3 - CDBG Worksheet
  - Attachment 4 - HOME Worksheet
-





**FY 2019 – FY 2023 Consolidated Plan**  
(July 1, 2019 through June 30, 2024)

May 2019

City of El Cajon  
**Community Development Department**  
200 Civic Center Way  
El Cajon, CA 92020

# Table of Contents

.....	i
<b>Table of Contents</b> .....	<b>i</b>
<b>Executive Summary</b> .....	<b>1</b>
ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) .....	1
<b>The Process</b> .....	<b>5</b>
PR-05 Lead & Responsible Agencies 24 CFR 91.200(b).....	5
PR-10 Consultation - 91.100, 91.200(b), 91.215(l) .....	6
PR-15 Citizen Participation.....	10
<b>Needs Assessment</b> .....	<b>12</b>
NA-05 Overview .....	12
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c) .....	12
NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2) .....	18
NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2) .....	20
NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2) .....	22
NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2) .....	23
NA-35 Public Housing – 91.205(b) .....	23
NA-40 Homeless Needs Assessment – 91.205(c).....	27
NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d).....	31
NA-50 Non-Housing Community Development Needs – 91.215 (f) .....	32
<b>Housing Market Analysis</b> .....	<b>35</b>
MA-05 Overview .....	35
MA-10 Number of Housing Units – 91.210(a)&(b)(2).....	35
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a) .....	37
MA-20 Housing Market Analysis: Condition of Housing – 91.210(a).....	40
MA-25 Public and Assisted Housing – 91.210(b) .....	42
MA-30 Homeless Facilities and Services – 91.210(c).....	44
MA-35 Special Needs Facilities and Services – 91.210(d).....	48

MA-40 Barriers to Affordable Housing – 91.210(e) .....	50
MA-45 Non-Housing Community Development Assets – 91.215 (f) .....	51
MA-50 Needs and Market Analysis Discussion .....	56
<b>Strategic Plan .....</b>	<b>58</b>
SP-05 Overview .....	58
SP-10 Geographic Priorities – 91.215 (a)(1).....	58
SP-25 Priority Needs - 91.215(a)(2).....	59
SP-30 Influence of Market Conditions – 91.215 (b).....	64
SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2).....	65
SP-40 Institutional Delivery Structure – 91.215(k) .....	67
SP-45 Goals Summary – 91.215(a)(4) .....	70
SP-50 Public Housing Accessibility and Involvement – 91.215(c).....	72
SP-55 Barriers to affordable housing – 91.215(h).....	72
SP-60 Homelessness Strategy – 91.215(d).....	74
SP-65 Lead based paint Hazards – 91.215(i).....	75
SP-70 Anti-Poverty Strategy – 91.215(j) .....	76
SP-80 Monitoring – 91.230 .....	76

## List of Tables

Table 1 – Responsible Agencies .....	5
Table 2 – Agencies, groups, organizations who participated .....	8
Table 3 – Other local / regional / federal planning efforts .....	9
Table 4 – Citizen Participation Outreach .....	11
Table 5 - Housing Needs Assessment Demographics .....	13
Table 6 - Total Households Table.....	14
Table 7 – Housing Problems Table.....	15
Table 8 – Housing Problems 2.....	15
Table 9 – Cost Burden > 30% .....	15
Table 10 – Cost Burden > 50% .....	16
Table 11 – Crowding Information – 1/2.....	16

Table 12 – Crowding Information – 2/2.....	16
Table 13 - Disproportionally Greater Need 0 - 30% AMI .....	18
Table 14 - Disproportionally Greater Need 30 - 50% AMI .....	19
Table 15 - Disproportionally Greater Need 50 - 80% AMI .....	19
Table 16 - Disproportionally Greater Need 80 - 100% AMI .....	19
Table 17 – Severe Housing Problems 0 - 30% AMI .....	20
Table 18 – Severe Housing Problems 30 - 50% AMI .....	21
Table 19 – Severe Housing Problems 50 - 80% AMI .....	21
Table 20 – Severe Housing Problems 80 - 100% AMI .....	21
Table 21 – Greater Need: Housing Cost Burdens AMI.....	22
Table 22 - Public Housing by Program Type .....	24
Table 23 – Characteristics of Public Housing Residents by Program Type .....	24
Table 24 – Race of Public Housing Residents by Program Type .....	25
Table 25 – Ethnicity of Public Housing Residents by Program Type .....	25
Table 26 - Homeless Needs Assessment.....	28
Table 27 – Residential Properties by Unit Number .....	36
Table 28 – Unit Size by Tenure.....	36
Table 29 – Cost of Housing .....	38
Table 30 - Rent Paid .....	38
Table 31 – Housing Affordability.....	38
Table 32 – Monthly Rent.....	39
Table 33 - Condition of Units .....	40
Table 34 – Year Unit Built.....	40
Table 35 – Risk of Lead-Based Paint .....	41
Table 36 - Vacant Units .....	41
Table 37 – Total Number of Units by Program Type.....	42
Table 38 - Public Housing Condition .....	43
Table 39 - Facilities and Housing Targeted to Homeless Households .....	45
Table 40 - Business Activity.....	51
Table 41 - Labor Force.....	52
Table 42 – Occupations by Sector.....	52
Table 43 - Travel Time.....	52
Table 44 - Educational Attainment by Employment Status .....	52
Table 45 - Educational Attainment by Age .....	53
Table 46 – Median Earnings in the Past 12 Months .....	53
Table 47 - Geographic Priority Areas .....	58
Table 48 – Priority Needs Summary.....	63
Table 49 – Influence of Market Conditions.....	64
Table 50 - Anticipated Resources.....	65
Table 51 - Institutional Delivery Structure .....	67
Table 52 - Homeless Prevention Services Summary.....	68
Table 53 – Goals Summary.....	70

# Executive Summary

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

---

### 1. Introduction

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

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

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

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

Goal: Provide Decent and Affordable Housing

- Priority: Conserve and Improve Existing Affordable Housing
  - Assistance to aid in the rehabilitation of single-family, mobile home, and multi-family housing units.
  - Acquisition, with or without rehabilitation, of multi-family projects.
- Priority: Provide Homeownership Assistance
  - Assistance to qualifying low and moderate income households to achieve homeownership.
  - Assistance to developers for the acquisition and re-sale of housing units (with or without rehabilitation) 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.
  - Assistance to housing developers for the acquisition and new construction of housing units to low and moderate income homebuyers.

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
  - Upgrading existing park facilities, especial Wells Park.
  - ADA concrete projects, including new and retrofitted curb ramps, streets, sidewalks and gutters.
  - Improvements to streets and streetscapes in residential neighborhoods, such as neighborhood trails, lighting and other safety/security improvements.
  - Assistance to service providers for necessary improvements to public facilities serving special needs populations.
  - Periodically assess the need for and (when determined to be warranted) pursue Section 108 loans for large-scale public improvement and revitalization projects.

Goal: Provide Community and Supportive Services

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

### 3. Evaluation of past performance

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

**Housing:** The City operated a Mobile Home Rehabilitation Program and Single-Family Home Rehabilitation Program. Approximately seven households have been assisted through these programs between FY 2014 and FY 2017.

The City also allocated funds for rehabilitation to group homes for disabled adults in the community. Between FY 2014 and FY 2017, eleven group homes received facility improvements that are home to a total of 64 individuals. In addition, the City allocated funds for rehabilitation to San Diego Habitat for Humanity for a program that includes critical home repairs for single-family and mobile homes in low-income neighborhoods. In FY 2017, two home repair projects were completed for two low-income households.

The City utilized HOME and CHDO Proceeds, Low and Moderate Income Housing Asset funds, and CalHome funds to provide assistance to first-time homebuyers. Between FY 2014 and FY 2017, the City assisted six households under the First-Time Homebuyer Program. During FY 2010, an agreement with San Diego Habitat for Humanity was established and CHDO funds were used to acquire land suitable for construction of six new single-family units that would then be sold to low and moderate income families. Additional HOME funds were awarded for this project during FY 2014 for construction of the six units. During FY 2016, construction of all six homes was completed and each home was sold to income-qualified first-time homebuyers.

**Continuum of Care for the Homeless:** The City continues to utilize CDBG funds to support the regional continuum of care under the umbrella of the Regional Task Force on the Homeless. Specifically, the City provided operational support for the East County Transitional Living Center, Crisis House, and Interfaith Shelter Network for homeless individuals and families. Approximately 1,000 homeless were assisted between FY 2014 and FY 2017.

**Public Facility Improvements:** The City also made ADA improvements to sidewalks and intersections to improve accessibility to persons with disabilities. Renovations and improvements were also made to key facilities throughout the community including, Renette Park, East County Performing Arts Center (ECPAC), Ronald Reagan Community Center, East County Transitional Living Center, Anza Elementary School Sports Field, Stoney's Neighborhood Park, and Wells Park.

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

#### **4. Summary of citizen participation process and consultation process**

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

**Community Meetings:** The community meetings were held on two consecutive days at two locations as follows:

- Community Meeting #1: November 28, 2018, Renette Park Community Center, 935 Emerald Avenue, 6:30 PM
- Community Meeting #2: November 29<sup>th</sup>, 2018, Ronald Reagan Community Center, 195 East Douglas Avenue, 6:30 PM

Outreach for the Community Meetings includes:

- Posted notices on City's Website
- Posted notices in the kiosk outside of Council Chambers
- Posted notices in El Cajon's two public libraries
- Distributed News Release to an extensive email distribution list, City's Facebook and Twitter pages, by the City's Public Information Officer
- Distributed notices by U.S. Mail to CDBG Master Distribution List (129 Agencies)

**Housing and Community Development Needs Survey:** An online survey was developed to assess the housing and community development needs of El Cajon residents and was made available in hard copy and online and in English, Spanish, and Arabic. A total of 172 responses were received. Outreach for the survey was included on the flyer sent out about the community meetings as well as a separate flyer dedicated to information regarding the survey that included links and QR Codes that would take residents directly to the survey. Outreach for the survey includes:

- Posted notices on City's website
- Posted notices in the kiosk outside of Council Chambers

- Posted notices in El Cajon’s two public libraries
- Published link to survey in local newspapers (English and Spanish)
- Distributed News Release multiple times to an extensive email distribution list, City’s Facebook and Twitter pages, by the City’s Public Information Officer
- Distributed by U.S Mail to CDBG Master Distribution List via postcard with QR code
- Posted flyer on Employee Bulletin Board at employee’s basement entrance.
- Posted copies of flyers at front lobby counter next to security station on first floor and at other public counters in City Hall.

**Applications for Funding:** A “Notice of Funding Availability” was published in the newspaper and mailed to an interested parties list on November 19, 2018. CDBG applications for funding were also made available on that date. The public notice of the availability of funds was published twice in the East County Gazette on November 22 and 29, 2018, and posted in the kiosk at City Hall, uploaded to the City’s website, and mailed to the two libraries in El Cajon on November 19 and 29, 2018.

**Public Hearings:** A public hearing before the City Council was held on February 26, 2019 to review applications for funding for the FY 2019-20 Action Plan and to accept public input on the Draft Consolidated Plan. A second public hearing was held on April 23, 2019 before the City Council to review and adopt the Final Consolidated Plan and Action Plan. Public notices for the hearings were published at least twice beginning 14 days prior to the Public Hearings in the East County Gazette.

**Public Review of Draft Documents:** A summary of the draft Consolidated Plan and a full listing of the activities approved as a part of the One-Year Action Plan were published in East County Gazette on March 14, 2019. The public review period was March 14 to April 18, 2019. Copies of the draft Consolidated Plan and Action Plan were made available for the public at the following locations: City Hall, Third Floor, Housing Counter, the County Library, and on the City’s Website.

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

## 5. Summary of public comments

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

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

All comments were received and accepted.

## 7. Summary

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



# ATTACHMENT “2” CDBG FACT SHEET

## I. Introduction

This FACT SHEET has been prepared to assist the community to understand the COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) program in El Cajon. Also, this FACT SHEET provides information as to how non-profit organizations may apply for CDBG funds from the City of El Cajon and how those funds must be used to benefit the community.

## II. Overview of Program

- A. Per Title I of the Housing and Community Development Act of 1974 (Public Law 93-383), as amended, the City of El Cajon is entitled to receive federal CDBG funds on an annual basis. The purpose of the federal grant program is to assist cities, such as El Cajon, with the development of decent housing, a suitable living environment, and economic opportunities for the benefit of low and moderate-income residents.
- B. **All CDBG-funded projects and programs must meet one or more of the following NATIONAL OBJECTIVES:**
- 1) Benefit low/moderate income residents; or
  - 2) Meet a community need having a particular urgency because existing conditions pose a serious and immediate threat to the health and/or welfare of the community and no other financial resources are available to meet the need. (A condition will be considered urgent or of recent origin if it developed or became critical within the 18-month period preceding the application); or
  - 3) Aid in the prevention or elimination of conditions of slum and blight.

***NOTE: All CDBG-funded projects in the City of El Cajon must address the national objective to benefit low/moderate income residents.***

- C. **Additionally, projects must meet at least one or more of the local goals/priorities developed by the City of El Cajon in its FY 2014-2018 Five-Year Consolidated Plan:**

- Goal 1:** Provide Decent and Affordable Housing  
**Goal 2:** Promote Equal Housing Opportunity  
**Goal 3:** Support a Continuum of Care System for the Homeless  
**Goal 4:** Provide Community Facilities and Infrastructure  
**Goal 5:** Provide Community and Supportive Services

The Goals/Priorities are more fully described in the FY 2014-2018 Five-Year Consolidated Plan which is available for review at the Housing Division public counter, located at 200 Civic Center Way, Third Floor, El Cajon, CA 92020 during regular business hours, and is also available for review any time on the City's website at <http://www.cityofelcajon.us/dept/redev/housing/funding.aspx>.

- D. In addition, proposed projects/programs will be assessed according to the following objectives and outcomes:

### PERFORMANCE MEASUREMENT STANDARDS

Outcomes → Objectives ↓	Availability / Accessibility	Affordability	Sustainability
<b>Suitable Living Environment</b>	Enhance suitable living environment through improved/ new accessibility	Enhance suitable living environment through improved/ new affordability	Enhance suitable living environment through improved/ new sustainability
<b>Decent Housing</b>	Create decent housing with improved/ new availability	Create decent housing with improved/ new affordability	Create decent housing with improved/ new sustainability
<b>Economic Opportunity</b>	Provide economic opportunity through improved/ new accessibility	Provide economic opportunity through improved/ new affordability	Provide economic opportunity through improved/ new sustainability

NOTE: City staff will assign the most suitable Outcome/Objective classification.

### III. Eligible Activity Categories (24 CFR 570.201)

The following provides a sample of activities that may be eligible for funding under the CDBG program. Please note that each category is subject to very specific guidelines.

- ◆ Acquisition of real property
- ◆ Disposition of real property
- ◆ Public facilities and improvements
- ◆ Infrastructure improvements
- ◆ Public services
- ◆ Housing and fair housing services
- ◆ Construction of improvements related to housing
- ◆ Rehabilitation and preservation activities
- ◆ Homeownership assistance
- ◆ Facilitation of economic development
- ◆ Planning and Program administration

### IV. Ineligible Activities (24 CFR 570.207)

The following provides a sample of activities which would **NOT** be eligible for CDBG funding:

- ◆ Buildings, or portions thereof, used for the general conduct of government.
- ◆ General government expenses.
- ◆ Political activities.
- ◆ Purchase of construction equipment.
- ◆ Purchase of equipment, fixtures, motor vehicles, furnishings or other personal property that is not an integral structural fixture (specific exceptions exist—contact program administrator with questions).
- ◆ Income payments to individuals for housing or any other purpose.
- ◆ Services, activities or improvements to facilities which do not serve primarily low income persons and households.

### V. Citizen Participation

To encourage public participation in the development of the CDBG program, the City has adopted a Citizen Participation Plan which outlines the procedures to be followed by public officials and private citizens to establish a statement of projects for a given program year. The complete Citizen Participation Plan is available for review at the public counter of the Housing Division, Third Floor, 200 Civic Center Way, El Cajon, CA 92020. A summary of the application process for CDBG funds is provided below for organizations and/or private citizens who wish to participate in the City's program.

The application process for CDBG funding begins each year in the fall. A "Notice of Funding Availability" is published in the local newspaper of general circulation for review by the public and a courtesy copy is mailed to all persons and organizations that requested to be placed on the City's mailing list. The Notice will provide information regarding the amount of funds expected to be available, the procedures to follow for submitting proposals to the City with a schedule of applicable activities, and any additional information determined to be necessary by the program coordinator.

In the "Notice of Funding Availability", the City will request applications for proposed projects from community agencies for eligible projects to be funded through the CDBG program. Applicants will be given at least thirty (30) days to submit a proposal or submit program comments/suggestions to the Housing Division, 200 Civic Center Way in El Cajon. Staff will review project submittals and determine whether or not a proposed project meets the stated criteria and is eligible for CDBG funding, and will then forward all eligible projects to the City Council for further consideration at two (2) public hearings.

The City Council will select the projects to be funded through the CDBG program and those projects will be included in the One Year Action Plan that is submitted to the U.S. Department of Housing and Urban Development for additional review and final approval. Once the Action Plan is approved, and all other stated conditions are met, project activities may begin and CDBG funding will be available for disbursement to the agencies who were selected to participate in the program.

For additional information on the CDBG program and/or to obtain an application for funding, contact the City of El Cajon Housing Division at (619) 441-1786.

\*\*\* **All dates listed herein are tentative and are subject to change.** Persons relying on this Schedule must contact Community Development -- Housing staff at (619) 441-1710 or [jkasviki@cityofelcajon.us](mailto:jkasviki@cityofelcajon.us) to confirm the actual date of each event listed below as the timeframe nears.\*\*\*

November 19, 2018	"Notice of Funding Availability" published in the newspaper and mailed to interested parties' list.
<b>November 19, 2018</b>	<b>APPLICATIONS FOR CDBG FUNDING AVAILABLE.</b>
November 19 - December 20, 2018	Technical Assistance is available upon request. Call Housing staff at (619) 441-1786 for assistance via telephone or to set an appointment. <b><u>NOTE: Technical Assistance will not be available after 5:00 pm on December 20, 2018.</u></b>
<b>THURSDAY DECEMBER 20, 2018</b>	<b>5:00 PM DEADLINE FOR SUBMITTING PROPOSALS/APPLICATIONS FOR CDBG FUNDING.</b> Applications must be received in Community Development Department, Project Assistance Center, 200 Civic Center Way, Third Floor, El Cajon, CA 92020 <b>by 5:00 p.m on Thursday, December 20, 2018.</b>
January 31, 2019	Date by which Applicants will be notified regarding project eligibility.
February 7 and 14, 2019	"Notice of First Public Hearing" to be published in newspaper.
<b>February 26, 2019</b>	<b>FIRST PUBLIC HEARING at 7:00 p.m. to solicit public input and to tentatively allocate FY 2019-2020 CDBG and HOME funds.</b>
March 7, 2019	Notice of 30-day Public Review Period and Second Public Hearing" to be published in newspaper. Notice includes full listing of approved projects, amounts and regulatory citations, and seeks public input. Draft of One Year Action Plan is available at the Community Development – Housing Counter, 200 Civic Center Way, El Cajon and on the Housing website.
April 4 and 11, 2019	"Notice of Second Public Hearing" to be published in newspaper.
<b>April 23, 2019</b>	<b>SECOND PUBLIC HEARING at 3:00 p.m. to solicit public input and final adoption of FY 2019-2020 One-Year Action Plan.</b>
April 24, 2019	Begin contract negotiations with selected CDBG and HOME subrecipients and initiate environmental reviews. Agreements targeted for execution on or before July 1, 2019.
<b>May 15, 2019</b>	<b>FY 2019-2020 One Year Action Plan submitted to HUD for approval.</b>
May 23, 2019	"Notice of Submittal of One Year Action Plan" published in newspaper.
May 15 – June 30, 2019	HUD review period of One Year Action Plan.
<b>July 1, 2019</b>	<b>Begin Fiscal Year 2019-2020.</b>

\*\*\* **All dates listed herein are tentative and are subject to change.** Persons relying on this Schedule must contact Community Development – Housing staff at (619) 441-1710 or [jkasviki@cityofelcajon.us](mailto:jkasviki@cityofelcajon.us) to confirm the actual date of each event as the timeframe nears. \*\*\*

<b>ESTIMATED CDBG FUNDS AVAILABLE on 7/1/19:</b>	
Est FY 2019-20 CDBG Grant Allocation:	\$ 1,275,000
Less 20% (max) for ADMIN:	\$ (255,000)
Less 15% (max) for PUBLIC SERVICES:	\$ (191,250)
<b>CDBG Funds Available for Capital projects:</b>	<b>\$ 828,750</b>

**ADMINISTRATION - 20% CAP (estimated \$255,000 available)**

Tab No.	Agency	Project/Program	Grant	Category	FUNDED PRIOR YEAR	AMOUNT REQUESTED	STAFF RECOMMENDATIONS
--	City - Housing	CDBG Administration (1)	CDBG	Admin	\$ 236,645	\$ 230,000	\$ 230,000
1	CSA San Diego County	Fair Housing Services	CDBG	Admin or PS	\$ 25,000	\$ 35,000	\$ 25,000
						<b>sub-total:</b>	<b>\$ 265,000</b>

(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 \$828,750 available)**

Tab No.	Agency	Project/Program	Grant	Category	FUNDED PRIOR YEAR(S)	AMOUNT REQUESTED	STAFF RECOMMENDATIONS	
2	City - Public Works	Wells Park - Phase 3	CDBG	Capital	\$ 500,000	\$ 500,000	\$ 500,000	
3	City - Public Works	ADA Pedestrian Curb Ramps & Sidewalks Program (2)	CDBG	Capital	\$ 320,348	\$ 250,000	\$ 250,000	
4	East County Transitional Living Center	Security Fencing at 1527 E. Main (3)	CDBG	Capital	\$ -	\$ 50,000	\$ 25,000	
5	Crisis House	HVAC Replacements at 1034 N. Magnolia Facility	CDBG	Capital	\$ 19,725	\$ 72,293	\$ -	
6	Boys & Girls Clubs of East County	Replacement of Clubhouse Roof at 1171 E. Madison	CDBG	Capital	\$ -	\$ 138,140	\$ 54,085	
7	San Diego Community Housing Corp	Rehabilitation of 9-unit Multi-family complex at 735-739 El Cajon Blvd. being converted to Permanent Supportive Housing for Homeless Seniors	CDBG	Capital	\$ -	\$ 150,000	\$ -	
						<b>sub-total:</b>	\$ 1,160,433	\$ 829,085

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

(3) CDBG funds may only be expended for the eligible portion of the Security Fencing project (estimated to be 39% of the total lineal footage). Final allocation amount to be determined by staff, and not to exceed \$25,000.

**PUBLIC SERVICES - 15% CAP (estimated \$191,250 available) (4)**

Tab No.	Agency	Project/Program	Grant	Category	FUNDED PRIOR YEAR	AMOUNT REQUESTED	STAFF RECOMMENDATIONS	
8	City - Police Services	Community Policing (Crime-Free Multi-Housing Program)	CDBG	Pub Svc	\$ 50,915	\$ 50,915	\$ 50,915	
9	ECTLC	Emergency Shelter Program for Homeless	CDBG	Pub Svc	\$ 100,000	\$ 100,000	\$ 100,000	
10	Interfaith Shelter Network	Rotational Shelter Program	CDBG	Pub Svc	\$ 10,000	\$ 10,000	\$ 10,000	
11	Meals on Wheels Greater San Diego	Food Delivery Program for Seniors	CDBG	Pub Svc	\$ 15,000	\$ 15,000	\$ 15,000	
12	Elderhelp of San Diego	Senior Care Coordination Program	CDBG	Pub Svc	\$ -	\$ 15,000	\$ 15,000	
						<b>subtotal:</b>	\$ 190,915	\$ 190,915

(4) When the actual final allocation from HUD is determined, and if it is higher than anticipated, no adjustments are to be made in this category. If the actual allocations are lower, all projects funded herein are to be adjusted 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 2019-2020 HOME ALLOCATIONS WORKSHEET

# ATTACHMENT "4"

ESTIMATED HOME FUNDS AVAILABLE on 7/1/19:	
Est. FY 2019-20 HOME Grant Allocation:	\$ 420,000
Less 10% Reserved for Admin:	\$ (42,000)
Less 15% Required for CHDO Set-Aside:	\$ (63,000)
<b>Total HOME available to allocate:</b>	<b>\$ 315,000</b>

City Project No.	Agency	Project/Program	Grant	Category	FUNDED PRIOR YEAR	REQUESTED NEXT YEAR	STAFF RECOMMENDATIONS
<b>ADMINISTRATION - 10% CAP (estimated \$42,000 available)</b>							
HADMIN	City - Housing	HOME Administration (1)	HOME	Admin	\$ 55,231	\$ 37,000	\$ <b>37,000</b>
H0715	CSA San Diego County	Fair Housing Services	HOME	Admin	\$ 5,000	\$ 5,000	\$ <b>5,000</b>
(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%).						<b>sub-total:</b>	\$ <b>42,000</b>

<b>REQUIRED CHDO RESERVE - 15% MINIMUM (estimated \$63,000 available)</b>							
--	TBD	CHDO Set Aside Funds (2)	HOME	CHDO Set-aside	\$ 90,347	\$ 63,000	\$ <b>63,000</b>
(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.						<b>sub-total:</b>	\$ <b>63,000</b>

<b>ENTITLEMENT PROGRAMS - NO CAP (estimated \$315,000 available)</b>							
H0719	City - Housing Division	American Dream First-Time Homebuyer*	HOME	Entitlement	\$ -	\$ -	\$ -
H0722	City - Housing Division	Single-Family Rehabilitation Program*	HOME	Entitlement	\$ -	\$ -	\$ -
H0721	City - Housing Division	Mobilehome Rehab/Replacement Program*	HOME	Entitlement	\$ -	\$ -	\$ -
H0720	City - Housing Division	Housing Programs Pool of Funds*	HOME	Entitlement	\$ 451,741	\$ 315,000	\$ <b>315,000</b>
*These programs are City Council-authorized, and the City Manager is authorized to move funds between the Housing Programs Pool of Funds (H0720) and these authorized programs (H0719, H0722, H0721) on an as-needed basis, based on market conditions and demand.						<b>sub-total:</b>	\$ <b>315,000</b>

<b>FY 2019-20 Grand Totals:</b>	<b>\$ 420,000</b>	<b>\$ 420,000</b>
---------------------------------	-------------------	-------------------