



**City of El Cajon**  
**2009-2014 Consolidated Plan**  
and  
**One-Year Action Plan for FY 2009-2010**

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**2009-2014 Consolidated Plan**  
**(Five-Year Strategic Plan)**



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# Five-Year Strategic Plan

## GENERAL

### Executive Summary

#### Organization of Document

This document constitutes the Five-Year Strategic Plan component of the City of El Cajon 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 information - This needs assessment is incorporated throughout this Strategic Plan.
- Implementing strategies to address housing and community development needs – These strategies are elaborated in this Strategic Plan document.
- Annual actions – The Annual Action Plan outlines the City's intended uses of CDBG and HOME funds for the upcoming fiscal year.

This document is structured in accordance with the Consolidated Plan Management Program (CPMP) developed by the U.S. Department of Housing and Urban Development (HUD), agency overseeing the CDBG and HOME funds. Italicized text in text box represents HUD instructions on the Consolidated Plan requirements. City responses follow the instructions, usually numbered as such to correlate with the instructions.

#### Priority Setting

Priority Needs established in the 2009-2014 Consolidated Plan, which form the basis for establishing objectives and outcomes in the Strategic Plan and FY 2009-10 Annual Action Plan, are as follows:

- Conserve and Improve Existing Affordable Housing
- Provide Homeownership Assistance to Low and Moderate Income Households
- Provide Rental Assistance to Low and Moderate Income Households
- Preserve Assisted Housing at Risk of Converting to Market Rate
- Assist in the Development of Affordable Housing
- Promote Equal Housing Opportunity
- Support a Continuum of Care System for the Homeless
- Provide for New Community Facilities and Improve the Quality of Existing Community Facilities to Serve Those of Low and Moderate Income and/or with Special Needs
- Provide Needed Community and Supportive Services to Those of Low and Moderate Income and/or with Special Needs

- Provide for Needed Infrastructure Improvements in Low and Moderate Income Areas
- Provide for Necessary Planning Activities to Develop and Implement Both Housing and Community Development Plans to Address Anticipated Needs

### **Performance Measures/Outcomes**

In addition, the City has incorporated outcome measures for activities in accordance with the Federal Register Notice dated March 7, 2006, which requires the following Performance Measure Objectives/Outcomes to be associated with each activity:

#### **General Objective Categories**

Activities will meet one of the following:

- Decent Housing (DH)
- A Suitable Living Environment (SL)
- Economic Opportunity (EO)

#### **General Outcome Categories**

Activities will meet one of the following:

- Availability/Accessibility (1)
- Affordability (2)
- Sustainability (3)

## Strategic Plan

*Due every three, four, or five years (length of period is at the grantee's discretion) no less than 45 days prior to the start of the grantee's program year start date. HUD does not accept plans between August 15 and November 15.*

The City of El Cajon has elected to submit a Five-Year Strategic Plan to the U.S. Department of Housing and Urban Development (HUD) in May 2009. The Five-Year Plan covers the period of July 1, 2009 through June 30, 2014.

## General Questions

1. *Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.*
2. *Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)). Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.*
3. *Identify any obstacles to meeting underserved needs (91.215(a)(3)).*

### **Five-Year Strategic Plan General Questions response:**

1. The geographic distribution of El Cajon's proposed projects for FY 2009-2010 is as follows:
  - a. Public improvement projects funded with CDBG funds are located primarily in the City's CDBG target areas, defined by HUD as Census block groups with 51 percent or more of low and moderate income persons.

Figure 1 illustrates the City's low and moderate income areas (page CP-37).

- b. Supportive services are available citywide to low and moderate income residents and persons with special needs.
  - c. Housing programs funded with CDBG and HOME funds are available to low and moderate income persons on a citywide basis.
  - d. Administrative and fair housing services are available on a citywide basis.
2. The Priority Needs identified in the City's 2009-2014 Consolidated Plan will be the basis for allocating investments geographically within the City during the five-year period. These priorities are a result of various community outreach efforts and consultation meeting developed under the Citizen Participation process. The established priorities are:
- Conserve and Improve Existing Affordable Housing
  - Provide Homeownership Assistance to Low and Moderate Income Households
  - Provide Rental Assistance to Low and Moderate Income Households
  - Preserve Assisted Housing at Risk of Converting to Market Rate
  - Assist in the Development of Affordable Housing
  - Promote Equal Housing Opportunity
  - Support a Continuum of Care System for the Homeless
  - Provide for New Community Facilities and Improve the Quality of Existing Community Facilities to Serve Those of Low and Moderate Income and/or with Special Needs
  - Provide Needed Community and Supportive Services to Those of Low and Moderate Income and/or with Special Needs
  - Provide for Needed Infrastructure Improvements in Low and Moderate Income Areas
  - Provide for Necessary Planning Activities to Develop and Implement Both Housing and Community Development Plans to Address Anticipated Needs

Activities assigned with a High or Medium Priority level will receive funding during 2009-2014. Approximately 15 percent of CDBG funds each year will be used for public services for the low to moderate income clientele benefit; 20 percent of funds will be used for planning and administration costs; and 65 percent of funds will be used for various facility improvements, infrastructure improvements, and blight removal projects to benefit low to moderate income areas.

3. A major obstacle for the City of El Cajon in meeting underserved needs is the lack of adequate financial resources to meet the growing needs of low and moderate income persons. The required subsidies have deepened with inflation, lower incomes, and extensive needs, yet the funding allocations have continued to decrease in recent years. The City will continue to use CDBG funding to support public service agencies that address the special needs of the underserved, including the homeless, the potential homeless, the youth, seniors, female-headed families, victims of domestic violence, and the disabled. The City will also proactively seek additional resources to meet the underserved needs. Specifically, the City will be pursuing a Neighborhood Revitalization Strategy (NRS) to enhance its efficiency in

addressing housing and community development needs in Downtown El Cajon where there are concentrations of low and moderate income persons, blighted areas, and businesses in need of assistance.

### Managing the Process (91.200 (b))

1. *Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.*
2. *Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.*
3. *Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.*

#### **Five-Year Strategic Plan Managing the Process response:**

1. The City of El Cajon, through its Department of Redevelopment and Housing, serves as the lead agency in coordinating of the consolidated planning and submission process. The City of El Cajon is responsible for administering its own Community Development Block Grant (CDBG) and HOME Investment Partnership Act (HOME) programs. The City is also responsible for preparing its own Annual Action Plan and Consolidated Annual Performance Evaluation and Review (CAPER).
2. Extensive efforts were undertaken by the City to solicit input in the development of the Five-Year Consolidated Plan (2009-2014) and accompanying Annual Action Plans for FY 2009-10. The City's process for consultation and participation is described below:

**Community Meeting:** The City conducted a community workshop on January 28, 2009 to discuss housing and community development needs in the City. Invitations were sent to nonprofit service providers and a public notice was published in the *East County Gazette*. The meeting was attended by 15 residents and representatives of nonprofit agencies.

**Housing and Community Development Needs Survey:** The City also conducted a Housing and Community Development Needs Survey. Residents and service agencies were asked to rank the extent of needs for various housing programs, public services, and community facility and public improvements. A total of 377 surveys were received. While this is not a scientific survey, with 377 responses, a spectrum of community opinions is captured.<sup>1</sup>

<sup>1</sup> The survey is not controlled for sample size or respondents. The survey questionnaire was distributed at public locations and to service providers and was available on the City's website.

**Public Hearing:** A public hearing before the City Council was held on February 24 to review applications for funding for FY 2009-10. A public hearing before the City Council to review the Draft Consolidated Plan and Action Plan was held on April 14, 2009. Another public hearing before the City Council will be held on May 12, 2009 to adopt the Consolidated Plan and Action Plan. Public notices for the hearings were published in the *East County Gazette*.

Proof of publication for all public hearings, meetings, and general outreach efforts can be found in Appendix A.

The 2009-2014 Consolidated Plan and FY 2009-2010 Annual Action Plan were posted on the City's website, and at City Hall (Department of Housing and Redevelopment, 200 E. Main Street, El Cajon) and County Library (200 E. Lexington Avenue, El Cajon). Copies were also available for review by requesting in person or by telephone, fax, or e-mail.

3. The City of El Cajon consulted with key City departments in the development of the 2009-2014 Consolidated Plan including:
  - Planning
  - Code Enforcement
  - Redevelopment and Housing
  - Public Works

In preparing the needs assessment, a wide range of service providers were contacted and resources used to compile information on community needs. Agencies representing persons with HIV/AIDS, homeless persons, low-income youth, persons with disabilities, elderly persons, and persons with alcohol/substance abuse problems were contacted:

- Housing Authority County of San Diego
- San Diego County Department of Public Health, HIV/AIDS Epidemiology Program
- County of San Diego Department of Public Health, Childhood Lead Poisoning Prevention Program (CLPPP)
- California Association of Realtors (CAR)
- California State Community Care Licensing Division
- Regional Task Force on Homeless, San Diego
- Copies of the draft Consolidated Plan were sent to adjacent units of local government (cities of La Mesa and Santee, and the County of San Diego) during the 30-day public review of the Plan.

## Citizen Participation (91.200 (b))

1. *Provide a summary of the citizen participation process.*
2. *Provide a summary of citizen comments or views on the plan.*
3. *Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.*
4. *Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.*

*\*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.*

**Five-Year Strategic Plan Citizen Participation response:**

1. Citizen participation is one of the most important components of the Consolidated Plan process. Per the Consolidated Plan submission guidelines, the City is expected to take appropriate actions to encourage the participation of all its residents. The City of El Cajon utilized the following strategy to solicit meaningful input in preparing the Consolidated Plan for 2009-2014:

**Applications for Funding:** CDBG applications for funding were distributed the week of November 6, 2008 and were due December 19, 2008. Public Notice of the availability of funds, solicitation of applications and workshop were published in the *East County Gazette* November 6, 13 and 20, 2008.

**Public Hearings and Meetings:** El Cajon held a community workshop for the Consolidated Plan and Action Plan on January 28, 2009 to solicit input on needs. A public hearing before the City Council was held on February 24 to review applications for funding for FY 2009-10. A public hearing before the City Council to review the Draft Consolidated Plan and Action Plan was held on April 14, 2009. A City Council meeting will be held on May 12, 2009 to adopt the Consolidated Plan and Action Plan. Public notices for the hearings were published in the *East County Gazette*.

**Access to Meetings and Information:** The City of El Cajon allowed adequate, timely notification of all public meetings. The public meetings conducted at various stages of the Consolidated Plan development were advertised in the *East County Gazette*.

A 30-day public review was held from March 12, 2009 through April 11, 2009. Copies of the draft Consolidated Plan and Action Plan are available for the public to read at the following locations:

- City website
- City Hall (Department of Housing and Redevelopment, 200 E. Main Street, El Cajon)

- County Library (200 E. Lexington Avenue, El Cajon)

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

City staff ensures adequate notification of public hearings related to significant amendments and performance reviews of the Consolidated Plan. Advance notice of public hearings is printed in newspapers of general circulation at least ten days prior to the meeting date. Furthermore, notices and surveys were available in both English and Spanish to assist non-English speaking residents. Translation services were also available upon request.

Additionally, the City ensures reasonable access to information and records related to the development of the Plan and to the expenditure of resources for programs funded by CDBG and HOME funds for the past five years.

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

**Community Development Needs Survey:** The City of El Cajon conducted a Community Development Needs Survey. The City presented the survey to residents at the Community Meeting. Additional surveys were sent to the organizations in Table 1. Some organizations took the initiative in helping the City distribute the survey to residents. A total of 377 responses were received.

**Table 1: Community Survey Recipients and Distributors**

<b>Agency</b>	<b>Address</b>	<b>Type</b>
Access Center	1295 University Ave. San Diego CA 92104	Nonprofit
Affordable Housing Applications	8130 La Mesa Blvd. PMB 806, La Mesa, CA 91941	Consultant
Alpha Project	3737 5 <sup>th</sup> Ave. Ste. 203, San Diego, CA 92103	Nonprofit
Alzheimer's Association of San Diego	4950 Murphy Canyon Rd. San Diego, CA 92123	Nonprofit
ARC San Diego	9575 Aero Dr. San Diego, CA 92123	Nonprofit
Being Alive San Diego	4070 Centre St. San Diego, CA 92103	Nonprofit
Catholic Charities	349 Cedar St. San Diego, CA 92101	Nonprofit
Children's Center for Child Protection	MC 6014 3020 Children's Way, San Diego, CA 92123-4283	County Department
Chinese Social Services	428 Third Ave. San Diego, CA 92101	Nonprofit
Community Connections Resource Center	4318 Louisianan St. San Diego, CA 92104	Nonprofit
Community HousingWorks	1820 E. Escondido Blvd. #101, Escondido, CA 92025	Nonprofit
Davlyn Investment Property Management	3456 Camino del Rio North, Suite 210, San Diego, CA 92108	Nonprofit
East County Community Center	7373 University Ave. La Mesa, CA 91941	Nonprofit
East County YMCA	8881 Dallas St. La Mesa, CA 91942	Nonprofit
Elder Law and Advocacy	2169 First Ave. San Diego, CA 92101	Nonprofit
ElderHelp of San Diego	4069 30 <sup>th</sup> St. San Diego, CA 92104	Nonprofit
Episcopal Community Services	4305 University Ave. Ste. 400, San Diego, CA 92105	Nonprofit
Father Joe's Village	3350 E St. San Diego, CA 92102	Nonprofit
Indian Human Resource Center	4256 Fairmount Ave. Ste. 140 San Diego, CA 92105	Nonprofit
Japanese American Citizens League	2672 San Marcos Ave. San Diego, CA 92104	Nonprofit
Jewish Family Service/Senior Services	2930 Copley Ave. San Diego, CA 92116	Nonprofit
MAAC Project	1355 Third Ave. Chula Vista, CA 91911	Nonprofit
Meals on Wheels Greater San Diego	2254 San Diego Ave. #200, San Diego, CA 92110	Nonprofit
Neighborhood House Association	5660 Copley Dr. San Diego, CA 92111	Nonprofit
Preist Development Co.	124 W. Main St. El Cajon, CA 92020	For profit
San Diego Center for the Blind and Visually Impaired	5922 El Cajon Blvd. San Diego, CA 92115	Nonprofit
San Diego Interfaith Housing Foundation	7956 Lester Ave. Lemon Grove, CA 91945	CHDO
San Diego Regional Center for the Developmentally Disabled	4355 Ruffin Rd. Ste. 200, San Diego, CA 92123	Nonprofit
Sharp Grossmont Hospital Mental Health Center	5555 Grossmont Dr. La Mesa, CA 91942	Nonprofit
Stepping Stone of San Diego	3969 4 <sup>th</sup> Ave. San Diego, CA 92103	Nonprofit
Townspeople, Inc.	3960 Park Blvd. Ste. B, San Diego, CA 92103	Nonprofit

**Table 1: Community Survey Recipients and Distributors**

<b>Agency</b>	<b>Address</b>	<b>Type</b>
United Cerebral Palsy Association of San Diego	8525 Gibbs Dr. #100, San Diego, CA 92123	Nonprofit
Volunteers of America	7777 Alvarado Rd. Ste. 101, La Mesa, CA 91941	Nonprofit
Weiland Construction	304 Front St. El Cajon, CA 92020	For profit
Westone Management Consultants	710 Camino de la Reina #129, San Diego, CA 92108	For profit
ARC San Diego East County Training Center	1374 E. Lexington Ave. El Cajon, CA 92019	Nonprofit
Carlton G. Luhman Center for Supportive Living	P.O. Box 1777 El Cajon, CA 92020	Nonprofit
Crisis House	1034 N. Magnolia Ave. El Cajon, CA 92020	Nonprofit
East County Accord	1136 Broadway #10 El Cajon, CA 92020	Nonprofit
East County Community Clinic	855 E. Madison Ave. El Cajon, CA 92020	Nonprofit
East County Mental Health Center	1000 Broadway #210 El Cajon, CA 92020	Nonprofit
East County Regional Occupation Program	924 E. Main St. El Cajon, CA 92021	School
El Cajon Collaborative Little House Family Services	131 Avocado Ave. El Cajon, CA 92020	Nonprofit
El Cajon Community Development Corporation	168 E. Main St. El Cajon, CA 92020	CHDO
Empty Cradle	30520 Rancho California Rd. Ste 107 PMB 63, Temecula, CA 92591	Nonprofit
Expanding Horizons Developmentally Disabled Vocational Training	1934 John Towers El Cajon, CA 92020	Nonprofit
Grossmont Work Training Center	230 Jamacha Rd. El Cajon, CA 92020	Nonprofit
Kurdish Human Rights Watch, Inc.	1109 E. Washington Ave. El Cajon, CA 92019	Nonprofit
McAllister Institute	1400 N. Johnson Ste. 101, El Cajon, CA 92020	Nonprofit
Meals on Wheels, Inc.	1488 Pioneer Way #4, El Cajon, CA 92020	Nonprofit
Neighborhood Healthcare	855 E. Madison Ave. El Cajon, Ca 92020	Nonprofit
Planned Parenthood	1685 E. Main St. #301, El Cajon, CA 92020	Nonprofit
Pregnancy Care Center	677 S. Magnolia Ave. El Cajon, CA 92020	Nonprofit
Professional Community Services	900 N. Cuyamaca #206. El Cajon, CA 92020	Unknown
Salvation Army	1011 E. Main St. El Cajon, CA 92019	Nonprofit
San Diego East County Chamber of Commerce	201 S. Magnolia Ave. El Cajon, CA 92020	Nonprofit
San Diego Workforce Partnership – East County Career Center	924 E. Main St. El Cajon, CA 92021	County Department
San Diego Youth & Community Services the Gatehouse	121 Richfield, El Cajon, CA 92020	Nonprofit
Success	416 Garfield Ave. El Cajon, CA 9202	Nonprofit
Sharp Mesa Vista Center	343 E. Lexington El Cajon, CA 92020	Nonprofit
The Wellness Community	332 W. Douglas El Cajon, CA 92020	Nonprofit

Respondents were asked to rate the list of needs under each category on the survey as having a “High”, “Medium”, “Low” or “No Such Need” priority level. Each need level was assigned a weight to determine the average rate of response, as follows: High = 4; Medium=3; Low=2; and No Such Need=1. The closer the response average is to 4, the greater the community need is for that priority.

In El Cajon, the top ranking community development needs are:

- Fire Stations and Equipment (3.27)
- Anti-Crime Programs (3.14)
- Neglected and Abused Children’s Center and Services (3.12)
- Park and Recreation Facilities (3.03)
- Youth Centers (3.01)
- Youth Activities (3.01)
- Libraries (2.98)
- Graffiti Removal (2.98)
- Job Creation and Retention (2.98)
- Health Care Facilities (2.94)
- Street Lighting (2.94)

**Table 2: Survey Responses**

Survey Categories	Average Score		Average Score
<b>Community Facilities</b>		<b>Community Services</b>	
Senior Centers	2.79	Senior Activities	2.75
Youth Centers	3.01	Youth Activities	3.01
Child Care Centers	2.69	Child Care Services	2.79
Park and Recreational Facilities	3.03	Transportation Services	2.84
Health Care Facilities	2.94	Anti-Crime Programs	3.14
Community Centers	2.78	Health Services	2.89
Fire Stations and Equipments	3.27	Mental Health Services	2.71
Libraries	2.98	Legal Services	2.44
<b>Infrastructure</b>		<b>Neighborhood Services</b>	
Drainage Improvement	2.60	Tree Planting	2.36
Water/Sewer Improvement	2.84	Trash & Debris Removal	2.93
Street/Alley Improvement	2.84	Graffiti Removal	2.98
Street Lighting	2.94	Code Enforcement	2.68
Sidewalk Improvements	2.71	Parking Facilities	2.44
		Cleanup of Abandoned Lots and Buildings	2.86
<b>Special Needs</b>		<b>Business and Jobs</b>	
Centers/Services for Disabled	2.73	Start-up Business Assistance	2.51
Accessibility Improvements	2.50	Small Business Loans	2.66
Domestic Violence Services	2.85	Job Creation/Retention	2.98
Substance Abuse Services	2.74	Employment Training	2.91
Homeless Shelters/Services	2.78	Commercial/Industrial Rehabilitation	2.55
HIV/AIDS Centers/Services	2.43	Façade Improvements	2.36
Neglected/Abused Children	3.12	Business Mentoring	2.42

**Table 2: Survey Responses**

Survey Categories	Average Score		Average Score
Center and Services			
<b>Housing</b>			
ADA Improvements	2.32	Senior Housing	2.79
Ownership Housing Rehabilitation	2.45	Housing for Large Families	2.24
Rental Housing Rehabilitation	2.46	Fair Housing Services	2.43
Homeownership Assistance	2.66	Lead-Based Paint Test/Abatement	2.23
Affordable Rental Housing	2.72	Energy Efficient Improvements	2.92
Housing for Disabled	2.67		

The Community Development Needs Assessment Survey is one of the methods by which the City determined priority community development needs for the next five years. Other methods include demographic and empirical data analysis, interviews with staff and service providers, and direct input by residents and stakeholders during public meetings.

2. Comments received during the public review period of the Draft Consolidated Plan are summarized in Appendix A.
3. In an effort to broaden public participation in the development of the Consolidated Plan, the City sent a special invitation to the community meeting to agencies that represent a broad spectrum of the community, including minorities and persons with disabilities. A Spanish-speaking staff member was available at all public meetings for translation services if requested. Statements regarding the availability of special accommodations were printed on all written materials pertaining to the Annual Action Plan and Five-Year Consolidated Plan development.
4. The City of El Cajon made every effort to respond to all relevant comments.

**Institutional Structure (91.215 (i))**

1. *Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.*
2. *Assess the strengths and gaps in the delivery system.*
3. *Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.*

**Five-Year Strategic Plan Institutional Structure response:**

1. The City of El Cajon strives to foster and maintain relationships with other agencies to establish an institutional structure that maximizes its resources. The institutional structure was modified in 2004. The Department of Redevelopment and Housing was created by combining the former Housing Division of the Community Development Department with the Redevelopment Agency. Currently, the institutional structure consists of public agencies, for-profit agencies, and non-profit organizations. The public agencies include the City of El Cajon Department of Community Development, Department of Redevelopment and Housing, and the Housing Authority of the County of San Diego.

Staff members of the Redevelopment and Housing Department continue to attend appropriate training sessions as available. The City continues to provide operational assistance to El Cajon Community Development Corporation, a Community Housing Development Organization/Community Based Development Organization (CHDO/CBDO). The Neighborhood Revitalization Strategy Area (NRSA) for the Downtown area was adopted during FY 2007/08. The City will be resubmitting the strategy during 2009-2010.

The Department of Redevelopment and Housing carries out the programs and activities associated with the housing strategy. The Department manages the Community Development Block Grant (CDBG) and HOME programs, including the filing of grant applications and administration of funds made available for City and Agency programs. The El Cajon Redevelopment Agency sets aside 20 percent of the tax increment generated from within redevelopment project areas for low and moderate income housing. Agency funds must be used to increase, improve and preserve the City's supply of low and moderate income housing available at affordable housing costs to persons and families of low and moderate income.

The Planning Division of the Department of Community Development performs development review for residential subdivisions, apartment projects, mobile home parks, group quarters and second units.

The Housing Authority of the County of San Diego administers the Section 8 Rental Assistance for the City of El Cajon.

In the past, the City of El Cajon has funded the following Community Housing Development Organizations (CHDOs):

- **San Diego Interfaith Housing Federation:** Interfaith Housing is organized by churches interested in addressing the housing needs of low and moderate income families, the elderly and disabled persons.
- **El Cajon Community Development Corporation:** El Cajon Community Development Corporation (ECCDC) is a non-profit, community based organization formed to conduct community revitalization in downtown El Cajon. El Cajon CDC has a comprehensive housing program which creates affordable housing for low to moderate income families and facilitates the maintenance, improvement and increase in El Cajon's housing stock for all income levels. In Fiscal Year (FY) 2008/09 the City allocated ECCDC \$37,953 in CHDO Operating Support and \$113,858 in CHDO Set-Aside for first-time homebuyer loans.
- **San Diego Community Housing Corporation:** San Diego Community Housing Corporation is another certified CHDO that received \$468,200 in HOME funds from El Cajon to acquire land and construct eight units of to be sold to lower income (80 percent AMI) first-time homebuyers.

County-wide, for profit developers and builders continue to have difficulty finding appropriate sites for multi-family development, obtaining adequate financing from private sources, and constructing housing that is affordable to low and moderate income renters and home buyers.

2. The housing delivery system in El Cajon continues to provide opportunities for increases to the housing inventory. Between 2000 and 2008, approximately 355 units were constructed in the City. This one-percent growth was due primarily to the limited availability of vacant land in the City and high housing development costs. To compensate for the gap in new construction of housing, the City provided affordable housing opportunities to existing and new residents through other housing programs, such as rental assistance, rehabilitation loans, and first-time homebuyer assistance.

The limited availability of public funding sources represents another major gap in the housing delivery system. Providing affordable housing to El Cajon's lower income households generally requires some form of government subsidy, necessitating a close working relationship between the public and private sectors.

3. There is no public housing in El Cajon.

## Monitoring (91.230)

1. *Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.*

### **Five-Year Strategic Plan Monitoring response:**

Monitoring should be directed toward programmatic, financial and regulatory performance. Primary objectives are (1) to ensure that subrecipients/CHDOs comply with all pertinent regulations governing their administrative, financial and programmatic operations; (2) to ensure subrecipients/CHDOs achieve their performance objectives within their program year and budget; and (3) to assess capabilities and/or any potential needs for training or technical assistance in these areas.

### **All Projects and Programs**

1. Subrecipients/CHDOs are evaluated and monitored as part of the pre-award assessment. Evaluation of the nature of activity, proposed plan for carrying out activity, the organization's capacity to do the work, and the possibility of potential conflicts of interests are within the pre-award assessment, which may be mentioned in the staff report for the first public hearing.
2. Reports must be current prior to approval of any payment request. Reports may be monthly or quarterly, as mutually established between the City and the subrecipient/CHDO prior to contract execution. Report forms are provided to the subrecipient/CHDO with the executed contract, to ensure that all required information is included.
3. Technical assistance will be provided as requested or with Subrecipients identified as inexperienced with CDBG/HOME/ADDI or with agency management.

### **CDBG Projects and Programs**

1. Establish an Annual Monitoring Plan  

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

  - a. Establish a schedule for on-site visits. Smaller Subrecipients or Subrecipients that have been monitored in the past and are managing well can be monitored through file evaluation.
  - b. If on-site monitoring is deemed appropriate, conduct on-site monitoring with checklist. Conduct exit interview.

- c. Write subrecipient with findings, concerns and areas worthy of commendation. Provide deadlines for compliance with correcting deficiencies. Include positive feedback.
2. Single Audit Requirements
    - a. Notify subrecipient in writing of requirements under the Single Audit Act.
    - b. Review Audit Report. Letter of review sent to subrecipient. Assure all findings have been cleared by subrecipient.

## **HOME/ADDI Projects and Programs**

### **Rental Projects**

The City or its agent will:

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

### **Ownership Projects and Programs**

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

**Priority Needs Analysis and Strategies (91.215 (a))**

1. *Describe the basis for assigning the priority given to each category of priority needs.*
2. *Identify any obstacles to meeting underserved needs.*

**Five-Year Strategic Plan Priority Needs Analysis and Strategies response:**

1. The City conducted a Community Development Needs Assessment to identify community development needs. The Community Development Needs Assessment is one of the methods by which the City determined priority community development needs for the next five years. Other methods used to establish priorities included demographic and empirical data analysis, interviews with staff and service providers, direct input by residents and stakeholders during public meetings, and compliance requirements for the CDBG and HOME regulations. After reviewing the data the City established a scale of priority needs:
  - High-priority activities are to be funded by the City during the five-year period.
  - Medium-priority activities will be addressed as funds are available in the five-year period and the City will take actions to help these groups locate other sources of funds.
  - The City will not directly fund low-priority need activities but other entities applications for federal assistance might be supported and found to be consistent with this Plan.
  - The City has also found that there are some activities with no need or that have already been substantially addressed.
2. Obstacles to meeting underserved needs are varied based on the needs. Overall, the most critical obstacle is the lack of adequate funding given the extent of needs in El Cajon. Furthermore, with conserving and improving existing affordable housing, one of the biggest obstacles is that 77 percent of the City's housing stock is over or approaching 30 years of age and many rental properties are owned by absentee landlords. Other obstacles in providing affordable housing include the lack of available undeveloped land in El Cajon and high costs of construction given land and labor costs.

Lead-based Paint (91.215 (g))

1. Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low income, low income, and moderate income families.
2. Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

**Five-Year Strategic Plan Lead-based Paint response:**

1. The age of housing stock is the key variable in estimating the number of housing units with potential lead-based paint (LBP) hazard – the use of all lead-based paint on residential property was prohibited starting in 1978.

Based on the national average, 75 percent of all residential properties built prior to 1978 contain lead-based paint. Approximately 77 percent (27,479 units) of the El Cajon’s housing stock was built prior to 1979. Using the national average, approximately 20,609 housing units in El Cajon may contain LBP. Table 3 presents estimates of housing units with potential LBP using census data.

**Table 3: Number of Housing Units with LBP**

Year Built	Units	Percent with LBP <sup>a</sup>	Estimated No. of Units with LBP
1960-1979	18,661	62% ± 10%	11,569 ± 1,866
1940-1959	8,292	80% ± 10%	6,633 ± 829
Before 1940	526	90% ± 10%	473 ± 52
Total Units	27,479		18,675 ± 2,747

Sources: 2000 Census

The Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD further indicates that approximately 8,416 low and moderate income households in El Cajon occupied housing units built prior to 1970 (84 percent renters and 16 percent owners). According to a report by the San Diego County Department of Health and Human Services, there were 50 reports of lead exposure (elevated blood lead levels) among residents age zero to six, only two of which were in the East County region.

2. The City informs residents applying for loans or grants through the Housing Rehabilitation Loan Programs about the hazards of lead-based paint. In order to address the health risks to young children posed by lead-based paint in residential dwellings, the City has implemented the following guidelines for Housing Rehabilitation Programs:

**Table 4: Lead-Based Paint Guidelines for Residential Rehabilitation**

Rehab Costs (per Unit)	<\$5,000	\$5,000-\$25,000	>\$25,000
Approach to Lead Hazard Evaluation and Reduction	Do no harm	Identify and control lead hazards	Identify and abate lead hazards
Notification	Yes	Yes	Yes
Lead Hazard Evaluation	<ul style="list-style-type: none"> <li>▪ Paint Testing of surfaces to be disturbed by rehabilitation</li> </ul>	<ul style="list-style-type: none"> <li>▪ Paint Testing of surfaces to be disturbed by rehabilitation</li> <li>▪ Risk Assessment</li> </ul>	<ul style="list-style-type: none"> <li>▪ Paint Testing of surfaces to be disturbed by rehabilitation</li> <li>▪ Risk Assessment</li> </ul>
Lead Hazard Reduction	<ul style="list-style-type: none"> <li>▪ Repair surfaces disturbed during rehabilitation.</li> <li>▪ Safe work practices</li> <li>▪ Clearance of work sites</li> </ul>	<ul style="list-style-type: none"> <li>▪ Interim Controls</li> <li>▪ Safe work practices</li> <li>▪ Clearance of unit.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Abatement</li> <li>▪ Safe work practices</li> <li>▪ Clearance of unit</li> </ul>
Ongoing Maintenance	For HOME funded rental properties only.	For HOME funded rental properties only.	For HOME funded rental properties only.
Options	<ul style="list-style-type: none"> <li>▪ Presume lead-based paint</li> <li>▪ Use safe work practices on all surfaces</li> </ul>	<ul style="list-style-type: none"> <li>▪ Presume lead-based paint</li> <li>▪ Use standard treatments</li> </ul>	<ul style="list-style-type: none"> <li>▪ Presume lead-based paint</li> <li>▪ Abate all applicable surfaces</li> </ul>
<p><b>Lead Hazard Evaluation.</b> A risk assessment, paint testing or a combination of these to determine the presence of lead-based hazards or lead-based paint in properties built prior to 1978</p> <p><b>Lead Hazard Reduction.</b> Activities designed to reduce or eliminate exposure to lead based paint hazards through methods including interim controls, standards treatments or abatement. The action taken will depend on the project costs as required under Subpart J.</p> <p><b>Clearance.</b> An activity conducted following lead-based paint hazard reduction activities to determine that the hazard reduction activities are complete.</p>			

For single-family rehabilitation projects, the City's policy is to isolate the cost of lead abatement in a forgivable third trust deed (3<sup>rd</sup> mortgage), as the lead abatement costs may exceed 100 percent of the loan-to-value ratio. That loan is forgiven upon the expiration of the affordability period found at 24 CFR 92.254(as)(4).

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

Of the eight mobile home parks in which the City offers mobile home rehabilitation loans, five have been exempted from the lead requirements, as they are senior-only parks. The rehabilitation of individual units in the remaining three mobile home parks will be addressed per the table above.

In addition, the City will continue to participate in the Rehabilitation Roundtable regional group. The group meets occasionally and is comprised of representatives

from local jurisdictions that operate housing rehabilitation programs. A standing topic for these meetings is lead-based paint. Code enforcement and building inspectors will continue to identify lead-based paint hazards as part of their ongoing activities, if the scope of the complaint allows them into the unit, or if it is part of an ongoing investigation. The City will not participate in downpayment or closing cost assistance on any house containing lead unless abated as a condition of the sale and prior to occupancy of the unit. The Building Division will continue to be alert to units that may contain lead-based paint. They will inform tenants and landlords as part of their inspections of the dangers of lead-based paint. The City will continue to distribute the brochures, Lead Based Paint, a Threat and Protect Your Family from Lead in Your Home. The City will continue to attend meetings and training on lead-based paint hazards.

## HOUSING

### Housing Needs (91.205)

1. *Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low income, low income, moderate income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost-burden, substandard housing, and overcrowding (especially large families).*
2. *To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.*

*\*Please also refer to the Housing Needs Table in the Needs.xls workbook.*

#### **Five-Year Strategic Plan Housing Needs response:**

1. **Persons with Special Needs:** Some population groups are identified as having a need for special housing assistance or alternative types of housing. These groups include: the elderly/frail elderly; persons with disabilities (including those with HIV/AIDS); large families; single parents/female-headed households; victims of domestic violence; persons with substance abuse problems; and young people aging out of the foster system. These special need populations have difficulty finding appropriate housing to meet their needs due to economic, social, mental, or physical conditions.
  - a. **Elderly and Frail Elderly:** With limited incomes, many elderly and frail elderly persons spend a high percentage of their income on housing, medical care, and personal care. Housing assistance can help relieve the financial burden for

elderly persons. The elderly population comprised about 11 percent (10,749 persons) of the population according to the 2000 Census.

For many federal programs, elderly is defined as 62 years or older, while frail elderly is an elderly person who is 62 years or older and unable to perform at least three activities of daily living. Examples of daily living activities include, but are not limited to eating, bathing, grooming, and household management activities. The 2000 Census also reports that 1,104 residents over the age of 65 reported a self-care disability. It can be assumed that the frail elderly population is at least 1,104.

The housing needs of the elderly include supportive housing, such as intermediate care facilities, group homes, and other housing that may include a planned service component. Needed services related to elderly households include: personal care, health care, housekeeping, meal preparation, personal emergency response, and transportation.

According to the CHAS data, 6,213 elderly households were residing in El Cajon, the majority of which were owners (70 percent). Among the elderly homeowners, 26 percent were paying more than 30 percent of their income for housing and 12 percent were paying more than 50 percent of their income for housing.

Overpayment (paying more than 30 percent of income for housing) is a more prevalent issue among renters as 61 percent of the elderly renter-households in El Cajon were overpaying for housing, including 33 percent paying more than 50 percent of their income for housing.

In addition to being on fixed incomes and overpaying for housing, 23 percent of the El Cajon elderly residents also reported a disability. Of the elderly residents in the City, 1,990 or 19 percent specifically reported a mobility or go-outside-the-home disability and 1,202 or 11 percent also reported a self-care limitation. A person with a mobility or self-care limitation is defined as having: 1) a long lasting condition that substantially limits one or more basic physical activities, such as walking, climbing stairs, reaching, lifting, or carrying; and/or 2) a physical, mental, or emotional condition lasting more than six months that creates difficulty with dressing, bathing, or getting around inside the home.

According to the California Department of Social Services, Community Care Licensing Division, there are 37 residential care facilities for the elderly and four adult day care centers located in El Cajon. Additionally, a number of senior apartments are located in El Cajon, including:

- Anza Terrace – 26 units
- El Cajon Senior Towers – 88 units
- Persimmon Terrace – 37 units
- Persimmon Villas – 12 units
- Silvercrest El Cajon – 73 units
- Sundance Terrace Senior Apartments – 26 units
- Lexington Senior Towers – 100 units

Currently, there is no senior center in El Cajon; however, there are a number of senior service providers. The East County Council on Aging (ECCOA), (which was incorporated into the Center for Social Advocacy), located in El Cajon, provides information on services to seniors including counseling, education, emergency services, finances, health, legal, nutrition, recreation, transportation, and volunteer and employment opportunities. ECCOA also oversees the Shared Housing program which matches individuals with homeowners to reduce living costs, increase expendable income, and provide companionship and security. In addition, City of El Cajon's Commission on Aging addresses senior issues in the community and advises the City Council on policy matters pertaining to programs, projects, and issues concerning seniors.

- b. **Persons with Disabilities:** According to the Bureau of the Census, a person is considered to have a disability if he or she has difficulty performing certain functions (seeing, hearing, talking, walking, climbing stairs, and lifting or carrying), or has difficulty with certain social roles (doing school work for children or working at a job for adults). A person, who is unable to perform one or more such activities, uses an assistive device to get around, or who needs assistance from another person to perform basic activities, is considered to have a severe disability.

The 2000 Census data reported 18,382 people in El Cajon with a disability, representing 22 percent of the population. Table 5 illustrates the disabilities tallied in the 2000 Census. An individual can report more than one disability; thus the numbers of disabilities tallied are higher than the total count of disabled persons. As shown, most disabled residents were affected by employment disabilities (25 percent), followed by physical disabilities at 23 percent.

**Table 5: Disabilities Tallied**

Disability	5 to 15 Years	16 to 64 Years	65 + Years	Total	Percent
Sensory	160	1,717	1,648	3,525	10.5%
Physical	153	4,546	3,019	7,718	22.9%
Mental	727	3,123	1,280	5,130	15.2%
Self-Care	140	1,202	1,104	2,446	7.3%
Go-outside-home	0	4,665	1,990	6,655	19.7%
Employment	0	8,243	0	8,423	25.0%
Total	1,180	23,496	9,041	33,717	100.0%

Note: A person can have multiple disabilities. Therefore, the number of disabilities tallied is larger than the number of persons with disabilities.

Source: Census 2000

Affordability, design, location, and discrimination significantly limit the supply of housing available to persons with disabilities. Most homes are inaccessible to people with mobility and sensory limitations. There is a need for housing with widened doorways and hallways, access ramps, larger bedrooms, lowered countertops, and other features necessary for accessibility. Location of housing is also an important factor as many persons with disabilities often rely on public transportation.

The CHAS data estimated 6,593 households in El Cajon as having members with a mobility or self-care limitation. Low to moderate income households comprised 12 percent of these “disabled” households. While 53 percent of all disabled households reported having any housing problem in El Cajon, disabled renters were more impacted (67 percent) than owners (37 percent). Elderly persons 75 years of age and over, who are disabled and renters were the most impacted of all disabled households in El Cajon – 69 percent of these households had one or more housing problems (e.g. overpayment and inadequate housing conditions).

Group housing, shared housing, and other supportive housing options can help meet the needs of persons with disabilities. These housing options often have the advantage of social service support on-site or readily available. Disabilities can also hinder the ability of a person to earn adequate income. The Census estimated that 70 percent of all people with severe disabilities were unemployed and relied on fixed monthly disability incomes that are rarely adequate for the payment of market rate rent.

According to the State Community Care Licensing Division, 59 adult residential facilities with a total capacity of 624 beds are located in El Cajon. For children with disabilities, there are three small family homes with a capacity of 16 beds.

**Physically Disabled:** According to the 2000 Census, 7,718 people over the age of five in El Cajon had physical disabilities. The majority of the supportive services and housing assistance for physically disabled persons are provided through non-profit organizations, including but not limited to:

- The American Red Cross
- California Council for the Blind
- California Department of Rehabilitation
- Project Sister Senior Safety Program
- Eye DAS
- Salvation Army
- Special Olympics

**Mentally Disabled:** According to the 2000 Census, 5,130 people over the age of five in El Cajon had mental disabilities. Region-wide, facilities for the mentally disabled include hospitals, medical centers, outpatient clinics, mental health centers, counseling centers, treatment centers, socialization centers, residential facilities for children, crisis centers, and adolescent and adult day treatment offices.

Supportive services and housing assistance for the mentally disabled are provided through non-profit organizations. Providers in the City include:

- San Diego County Department of Mental Health Services
- San Diego Regional Center for the Developmentally Disabled
- United Cerebral Palsy Association of San Diego County
- Access Center of San Diego
- Challenge Center
- KPBS Reading Service
- San Diego Center for the Blind and Visually Impaired

**Severely Mentally Ill:** Severe mental illness includes the diagnosis of psychoses and major schizoaffective disorders and qualifies as chronic if it lasts at least one year. National estimates indicate that approximately one percent of the adult population meets the definition of severe mental illness based on diagnosis, duration, and disability. Applying these figures would result in 979 severely mentally ill persons in El Cajon (based on 2008 population).

Mental Health and Vocational Services in El Cajon offers psychiatric day treatment and a socialization program designed to increase functional ability of mentally/emotionally disturbed and decrease the need for hospitalization. The San Diego County Adult/Older Adult Mental Health offers a wide variety of treatment, rehabilitation and recovery services to help people who are experiencing persistent and severe mental illness or a mental health crisis. The County's Health and Human Services Agency - Adult Mental Health Administration (AMHS) is responsible for oversight, planning and program development for the public mental health adult system of care for San Diego County. The public system is responsible for providing the services for County residents who are experiencing a mental health crisis or who have, as a primary diagnosis, persistent, severe mental illness. Services are provided through direct, County-operated services and through contracts with organizational providers and individual fee-for-service providers.

**Developmentally Disabled:** The federal definition of developmental disability is a severe chronic disability caused by physical or mental impairment that is evident before age 22. According to the Association of Retarded Citizens, approximately one to three percent of the population is affected by developmental disabilities. Applying this average rate to the El Cajon's 2008 population, an estimated 979 to 2,938 people in the City may be developmentally disabled.

Other supportive services and housing assistance for developmentally disabled persons in the City are provided through non-profit organizations, including the following:

- The American Red Cross
- Expanding Horizons Developmentally Disabled Vocational Training
- Salvation Army

Additionally the San Diego Regional Center serves as a focal point in the community through which a person with a developmental disability and families can obtain services and be linked to other community resources within San Diego and Imperial County.

- c. **Large Households/Families:** Large households, defined as households with five or more members, usually require units with three or more bedrooms and pay a larger percentage of monthly income for housing. They often have lower incomes and frequently live in overcrowded units.

According to the CHAS data, 4,280 (13 percent) of El Cajon's households were large families. Of those, 1,495 (35 percent) were owner-households and 2,785 (65 percent) were renter-households. Approximately 48 percent (2,067) of these large families were low to moderate income households.

The 2000 Census reported 28,775 housing units with three or more bedrooms (46 percent owner-occupied/54 percent renter-occupied). There were a sufficient number of large homes to accommodate the large households. However, the problem related primarily to mismatches between housing needs and affordability.

In El Cajon, 83 percent of the large renter-households reported having one or more housing problems, including 43 percent indicated paying more than 30 percent of their income for rent. The remaining 40 percent of the renter-households with housing problems were impacted by overcrowding and substandard housing conditions alone. In comparison, 54 percent of the large owner-households reported having one or more housing problems, with 41 percent of the large owner households indicating they pay more than 30 percent of their income for housing.

Overcrowding is generally defined by HUD as a household with more than one person per room, while severe overcrowding is defined as a household with more than 1.5 persons per room. According 2000 Census, 13 percent of El Cajon households were overcrowded. There were 605 owner-households considered to be overcrowded, including 281 that were severely overcrowded. In contrast, there were 3,914 renter-households considered to be overcrowded, including 2,084 that were severely overcrowded. Thus, overcrowding and severe overcrowding conditions impacted renters more than owners

- d. **Single Parents and Female-Headed Households:** Single parents comprise a significant portion of lower-income households "in need." Single-parent households often require special consideration and assistance because they tend to have lower incomes and a greater need for day care, health care, and proximity to related facilities.

The 2000 Census data indicate that 4,753 (14 percent) of El Cajon's total households were headed by single parents. Of these households, 1,073 (23 percent) were headed by males and 3,681 (77 percent) by females. Of the single-parent female householders (with no husband present and children under 18 years of age), 1,332 (36 percent) were living below the poverty level, compared to 233 (22 percent) male householders with no wife present and children under 18. Thus, female-headed families were disproportionately impacted by poverty than male-headed families.

- e. **Victims of Domestic Violence:** Many single women and women with children become homeless as the result of domestic violence. Homeless women, therefore, often require additional counseling to work through psychological impairment from physical abuse to transition into the mainstream. Approximately half of all homeless women are believed to be domestic violence victims, based on self-reporting and observations of program staffs. Women fleeing abuse and

other threats to life at home have difficulty finding refuge in public shelters that serve the general homeless population. The 2007 San Diego County Child and Family Health and Well Being Report Card reported a 18.5 percent rate of domestic violence reports per 1,000 residents in 2006. The rate of domestic violence is believed to be an underestimate because many incidents of domestic violence go unreported. Most homeless shelters cannot function as a "safe house" with a confidential location. In El Cajon, the Center for Community Solutions' Project Safe House provides emergency safe shelter, food, clothing, and counseling to women and children who are affected by domestic violence.

- f. **Substance Abuse:** People suffering from substance abuse such as drug or alcohol require special housing needs while they are being treated and are recovering. The National Institute of Alcohol abuse and Alcoholism estimates the number of men with a drinking problem at 14 to 16 percent of the adult male population and the number of women at six percent of the adult female population. Applying these rates to El Cajon indicates that between 6,479 and 7,404 men and 2,915 women may face substance abuse problems.

Services available to El Cajon residents include:

- **Alcoholics Anonymous** - Outpatient alcohol recovery services using a 12-step based program.
  - **Cross Roads Recovery Home** – A social model recovery program for women.
  - **San Diego Freedom Ranch** – A 120 day, 12-step based program.
  - **McAllister Institute for Treatment and Education, Inc.** – Counseling for gay and lesbians, native Spanish speakers, teens and men in substance abuse addiction recovery.
  - **Set Free Baptist Fellowship** – A ministry that reaches out to the homeless and addicted and provides recovery treatment and housing.
  - **Stepping Stones** – Residential and non-residential recovery program for addicts
- e. **Foster Children:** According to the San Diego County Department of Health and Human Services Agency, approximately 0.47 percent of the County's children under age 18 were in the foster system.<sup>2</sup> Applying this proportion to the population in El Cajon, 322 children in the City may be in the foster care system.
- f. **Persons with the HIV Infection and with AIDS:** The National Commission on AIDS estimates that approximately one-third to one-half of all people infected with HIV who have developed AIDS are either homeless or are in imminent danger of becoming homeless.

According to the County's Health and Human Services Agency AIDS Epidemiology Unit, there have been 264 cumulative adult AIDS cases recorded in El Cajon through December 31, 2007. New drugs, better treatment, and preventative education have reduced the number of fatalities. Stable housing is an integral part of HIV/AIDS treatment. Persons with HIV/AIDS live longer today

<sup>2</sup> County of San Diego Health and Human Services Agency, "2006 Modified County Self- Assessment County of San Diego", 2006.

and require longer provision of services. Increased number of housing units must now be provided for people who are healthier and living longer, not just those who are severely ill and dying. Studies have proven that stable housing for people with HIV/AIDS reduces costly hospitalizations, allows for successful compliance with medical and medication regimens, and allows residents to address other priority issues such as mental health and substance addictions.

The Countywide Strategic HIV/AIDS Housing Plan surveyed persons living with HIV/AIDS.<sup>3</sup> Despite the fact that most of the respondents were housed, many respondents felt that they were in a precarious housing situation. Over half of all respondents indicated they would move if their rent were raised by \$50, an indicator of being at risk of homelessness. Many people living with HIV/AIDS rely on Supplemental Security Income (SSI) as their sole source of income yet they must compete for housing in a tight rental market that is out of reach for most households with very low incomes. The Countywide Housing Plan indicated that there is an acute need for more affordable permanent housing units and emergency housing resources that are accessible to persons with HIV/AIDS.

2. According to HUD, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole. Based on CHAS data the following disproportionate needs exist:

<b>Table 6: Disproportionate Needs</b>	
<b>Income</b>	<b>El Cajon</b>
<b>Extremely Low Income (0-30% AMI)</b>	<ul style="list-style-type: none"> <li>▪ Black (Elderly Renters, All Other Renter Households and Total Households)</li> <li>▪ Hispanic (Elderly Owners, All Other Owner Households and Total Owners)</li> <li>▪ Pacific Island (Total Households)</li> </ul>
<b>Low Income (31-50% AMI)</b>	<ul style="list-style-type: none"> <li>▪ Black (Elderly Owners, Families, Other Households and Total Households)</li> <li>▪ Hispanic (Elderly Renters and Family Renters)</li> <li>▪ Asian (Total Renters)</li> <li>▪ Pacific Islander (Total Renters and Total Households)</li> </ul>
<b>Moderate income (51-80% AMI)</b>	<ul style="list-style-type: none"> <li>▪ Black (Total Owners)</li> <li>▪ Hispanic (Total Owners and Total Households)</li> <li>▪ Native American (Total Renters)</li> </ul>

AMI = Area Median Income  
Source: CHAS Data

Based on the CHAS data, disproportionate needs were concentrated among minority elderly households. However, Asian and Black households comprised a relatively small proportion of total households in the City. Hispanic households were the second most significant racial/ethnic group after Whites in El Cajon. The City does not craft housing

<sup>3</sup> The San Diego County HIV/AIDS Housing Plan, Update 2004, November 2004, prepared by AIDS Housing of Washington for County of San Diego, Department of Housing and Community Services.

policies/programs based on race (to ensure compliance with fair housing laws). However, the City does provide specific housing programs that address the needs of low and moderate income households regardless of race, including:

- Single-Family Housing Rehabilitation Loan Program
- Mobile Home Rehabilitation Loan Program
- First-Time Homebuyer Programs
- Acquisition/Rehabilitation of Affordable Housing
- New Construction of Affordable Housing
- Rental Assistance (Section 8 administered by the County)

Because minority households (except Asian households) tend to earn lower incomes, these programs will benefit minority households.

### Priority Housing Needs (91.215 (b))

1. *Identify the priority housing needs and activities in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.*
2. *Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.*
3. *Describe the basis for assigning the priority given to each category of priority needs.*
4. *Identify any obstacles to meeting underserved needs.*

*Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.*

#### **Five-Year Strategic Plan Priority Housing Needs response:**

1. The priority housing needs for El Cajon are shown in the Housing Needs Table included in Appendix B. The characteristics of the housing market in El Cajon and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.

As previously stated, the CHAS data reported that 4,280 (13 percent) of El Cajon's households were large families. Of those, 1,495 (35 percent) were owner-households and 2,785 (65 percent) were renter-households. Approximately 48 percent (2,067) of these large families were low to moderate income. Housing problems were most prevalent among large households, compared to other household types. Specifically, 83 percent of large renter-households experienced one or more housing problems, more than any other renter-household types. Similarly, 54 percent of large owner-households had one or more housing problems, more than any other owner-household types. By nature of large households, it is more likely that these households experience overcrowding.

There were 605 owner-households considered to be overcrowded, including 281 that were severely overcrowded. In contrast, there were 3,914 renter-households considered to be overcrowded, including 2,084 that are severely overcrowded.

According to the CHAS data, 6,213 elderly households were residing in El Cajon, the majority of which were owners (70 percent). Among the elderly homeowners, 26 percent were paying more than 30 percent of their income for housing, including 12 percent were paying more than 50 percent of their income for housing. Overpayment (paying more than 30 percent of income for housing) was more prevalent issue among renters as 61 percent of the elderly renter-households in El Cajon were overpaying for housing, including 33 percent paying more than 50 percent of their income for housing.

2. The Community Development Needs Assessment Survey is one of the methods by which the City determined priority housing needs for the next five years. Other methods include demographic and empirical data analysis, interviews with staff and service providers, and direct input by residents and stakeholders during public meetings.
3. Obstacles to meeting underserved needs include the lack of funding and available land to provide affordable housing opportunities and supportive services for seniors and lower income households, particularly renter-households. To address the provision of housing related services to low and moderate income residents, El Cajon partners with and provides funding for a variety of public service agencies. The City also leverages CDBG and HOME funds to provide affordable housing for low and moderate income households. The extent of needs typically far exceeds the City's ability to address those needs with limited resources.

## Housing Market Analysis (91.210)

1. *Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families. Data on the housing market should include, to the extent information is available, an estimate of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.*
2. *Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).*
3. *Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.*

*\*Please also refer to the Housing Market Analysis Table in the Needs.xls workbook*

### Five-Year Strategic Plan Housing Market Analysis responses:

1. The following narrative describes the City's housing market analysis:

#### Housing Growth

According to the 2000 Census, El Cajon had a housing stock of 35,173 units. By 2008, the State Department of Finance estimated that the El Cajon housing stock had grown 1.1 percent to 35,545 units.

**Table 7: Housing Units**

Year	El Cajon
1990	34,453
2000	35,173
2008	35,545
Percent Increase: 2000-2008	1.1%

Source: US Census 2000 and 1990 and State Finance Department Estimates 2008.

#### Housing Type

As of January 2008, multi-family units comprised the largest percentage of the housing stock in El Cajon (51 percent). Single-family detached units made up only 39 percent of the housing stock, with another four percent being single-family attached units. Mobile homes represented slightly less than six percent of the 2008 housing stock. Between 2000 and 2008, the biggest increases were for single-family detached homes and mobile homes.

**Table 8: Housing Stock Type**

Housing Type	El Cajon			
	2000	2008	% Change	% Total 2008
Single-Family Attached	1,547	1,556	-0.6%	4.4%
Single-Family Detached	13,376	13,744	2.8%	38.7%
Multi-Family	18,216	18,201	-0.1%	51.2%
Mobile Homes	1,755	2,034	15.9%	5.7%
Other	279	NA	NA	NA
<b>Total</b>	<b>35,173</b>	<b>35,545</b>	<b>1.1%</b>	<b>100.0%</b>

Source: US Census 2000 and State Finance Department Estimates 2008

#### Housing Condition

**Age of Housing:** Age of housing is often an indicator of housing conditions. Many federal and state programs use age of housing as one factor to determine housing rehabilitation needs.

Table 9 indicates that the majority of the housing units in El Cajon were more than 30 years old. Approximately 77 percent (27,479 units) of the City's housing units were built

prior to 1979. It is generally accepted that housing over 30 years old needs minor repair, while housing older than 50 years is apt to need major rehabilitation.

Typically, older units are a source of affordable housing stock for low and moderate income residents as rents and sales prices are usually lower. It is important for El Cajon to preserve these units as affordable housing stock through careful monitoring, code enforcement, and rehabilitation.

**Table 9: Age of Housing Stock**

Year Built	Number	Percent
2000 to 2008	372	1.0%
1999 to March 2000	219	0.6%
1995 to 1998	539	1.5%
1990 to 1994	1,127	3.2%
1980 to 1989	5,809	16.3%
1970 to 1979	11,437	32.2%
1960 to 1969	7,224	20.3%
1940 to 1959	8,292	23.3%
1939 or earlier	526	1.5%
<b>Total</b>	<b>35,545</b>	<b>100.0%</b>

Sources: US Census 2000 and 2008 State Department of Finance, Population and Housing Estimates.

**Substandard Housing:** Substandard housing units may consist of the following conditions: Structural hazards, poor construction, inadequate maintenance, faulty wiring, plumbing, fire hazards, and inadequate sanitation.

The 2000 Census indicated that in El Cajon, 34 owner-occupied units and 135 renter-occupied units lacked complete plumbing facilities. Almost one quarter of the City's housing stock is 50 years or older. These units are more likely to require substantial improvements/rehabilitation. The City rigorously pursues code enforcement and housing rehabilitation programs to improve and maintain the housing stock.

### Housing Occupancy and Tenure

The number of occupied dwelling units in El Cajon was 34,199, according to the 2000 Census. Of these, 13,860 units (41 percent) were owner-occupied and 20,339 (60 percent) were renter-occupied. The City's First-Time Homebuyer programs seek to increase the opportunity for low to moderate income renter-households to become homeowners.

### Housing Costs

Housing costs are indicative of housing accessibility for all economic segments of the community. Typically if housing supply exceeds housing demand, housing costs will fall. If housing demand exceeds housing supply, housing costs will rise.

**Rental Housing:** A snapshot of 2008 rents in El Cajon, based on an internet survey conducted in December 2008, shows a rental range by bedrooms as follows:

- 1-bed Average - \$857
- 2-bed Average - \$1,213
- 3-bed Average - \$1,886

Large units are rarely affordable to low and moderate income renter-households.

**Ownership Housing:** In El Cajon, like the rest of the County and most of the State, home prices had escalated in previous years until 2008. Table 10 shows the median home prices in El Cajon along with surrounding areas. El Cajon's home prices are lower than surrounding jurisdictions and the East San Diego County area, and experienced greater decreases in median prices between 2007 and 2008.

**Table 10: Median Cost of New and Resale Housing**

Jurisdiction	November 2008	November 2007	% Change
El Cajon – 92019	\$245,000	\$297,675	-21.5%
El Cajon – 92020	\$140,000	\$218,260	-55.9%
El Cajon – 92021	\$250,000	\$351,500	-40.6%
La Mesa - Mt. Helix	\$365,000	\$460,630	-26.2%
La Mesa – Grossmont	\$239,250	\$307,197	-28.4%
East San Diego County	\$274,000	\$334,828	-22.2%

Source: Dataquick, November 2008

**Foreclosures:** The substantial decreases in median home prices in El Cajon are results of the current crisis in the mortgage lending industry. In El Cajon, foreclosures affect not only homeowners but also renters. According to a foreclosure listing source, more than 1,200 properties in El Cajon were at different stages (pre-foreclosure sales, auction, bank-owned, etc.) of foreclosures as of January 2008.<sup>4</sup> Properties being foreclosed include multi-family rental buildings, as well as single-family homes that are used as rentals. When these homes are being foreclosed, renters have limited options for affordable housing. Despite paying rents dutifully, many renters are impacted by this foreclosure crisis.

### Projected Housing Needs

State law defines regional share needs for new housing units by jurisdiction and distributes that need to all income groups. According to the Regional Housing needs Assessment, the City of El Cajon has a housing construction need of 621 units for the 2005-2010 planning period as follows:

- 86 units for households earning 50 percent or less of the County Area Median Income (AMI)
- 75 units for households earning between 51 and 80 percent of AMI
- 117 units for households earning between 81 and 120 percent of AMI
- 343 units for households earning more than 120 percent of AMI

<sup>4</sup> <http://www.homes.com/Content/ListingSearchResults.cfm?>

## Income

Income levels influence the ability of a household to afford housing, services and other necessities. Households with lower incomes are limited in their ability to balance housing costs with other needs and often the ability to find housing of adequate size. For purposes of the Consolidated Plan, HUD has established the following income categories:

- **Extremely Low Income Households:** Households whose gross income is equal to or less than 30 percent of the area median income (AMI).
- **Low Income Households:** Households whose gross income is between 31 percent and 50 percent of the area median income.
- **Moderate Income Households:** Households whose gross income is between 51 percent and 80 percent of the area median income.
- **Above Moderate Households:** Households whose gross income is above 80 percent of the area median income.

Extremely low and low income households collectively are sometimes referred to as lower income households.

Table 11 shows the median household income reported by the 2000 Census.<sup>5</sup> The 2000 Census household income reported for the City of El Cajon was \$35,566, which was lower than the County and most of the surrounding cities, and higher than only the City of National City. Similarly, household income increases in El Cajon was the second lowest in the region, ahead of only the City of National City.

**Table 11: Median Household Income**

Jurisdiction	Median Household Income		% Change
	1990	2000	
El Cajon	\$28,108	\$35,566	26.5%
La Mesa	\$31,171	\$41,693	33.8%
Lemon Grove	\$31,851	\$39,823	25.0%
National City	\$22,129	\$29,826	34.8%
Santee	\$39,073	\$53,624	37.2%
San Diego City	\$33,686	\$45,733	35.8%
San Diego County	\$35,022	\$47,067	34.4%

Source: US Census 1990 and 2000

Table 12 illustrates median income reported by the 2000 Census by race/ethnicity of householders. In the City of El Cajon, Asian and Non-Hispanic White households had a considerably higher median income than all other races. However, Asian households represented only a small portion of all households. Native Hawaiian/Pacific Islander households earned the least.

<sup>5</sup> The 2000 Census reported household income earned during 1999.

**Table 12: Median Household Income by Race/Ethnicity**

Race/Ethnicity	El Cajon		San Diego
	% of Total Households	Median Income	Median Income
Non-Hispanic Households			
White	72.5%	\$37,244	\$52,025
Black	5.0%	\$32,007	\$34,539
Asian	2.3%	\$38,531	\$51,436
American Indian/Alaskan Native	0.7%	\$27,109	\$36,349
Native Hawaiian/Pac Islander	0.3%	\$26,458	\$47,165
Hispanic or Latino Households	15.9%	\$33,169	\$31,022

Note: To make the proper comparison to household income, the race/ethnicity of householders is used rather than race/ethnicity of all residents.

Source: US Census 2000

HUD's Comprehensive Housing Affordability Strategy (CHAS) data indicate that 53 percent of the households in El Cajon earned low to moderate incomes, while 48 percent of the households had above moderate income levels.

**Table 13: Households by Income Level**

Income Group	Total Households	Percent
Extreme Low (0-30%)	5,117	15.0%
Low (31-50%)	5,114	14.9%
Moderate (51-80%)	7,705	22.6%
Above Moderate (80%+)	16,204	47.5%
Total	34,140	100.0%

Source: HUD CHAS Data.

### Concentration of Low to Moderate Income Population

Typically, an area of low to moderate income concentration is defined as a census tract or block group where 51 percent or more of the residents earn 80 percent or less of the Metropolitan Statistical Area (MSA) area median income (AMI). Table 14 presents the block groups considered low and moderate income. Figure 1 illustrates the geographic concentrations of low and moderate income population.

**Table 14: Low and Moderate Income Block Groups**

Tract	Block Group	Low/ Moderate Income Persons	Total Persons	% Low/ Moderate Income
0153.03	2	1,236	1,954	63.3
0154.04	1	2,605	3,968	65.7
0156.01	1	1,818	3,411	53.3
0157.01	1	2,343	3,114	75.2
0157.01	2	1,467	2,133	68.8
0157.03	1	3,110	3,894	79.9
0157.03	2	1,566	2,077	75.4
0157.04	1	1,290	1,993	64.7
0157.04	2	1,147	1,852	61.9
0158.01	1	1,310	1,740	75.3
0158.02	1	847	979	86.5
0158.02	2	1,580	2,145	73.7
0158.02	3	476	916	52.0
0159.01	1	2,839	3,287	86.4
0159.02	2	2,378	3,328	71.5
0162.02	1	427	771	55.4
0162.02	2	1,513	2,592	58.4
0163.01	1	1,088	2,016	54.0
0163.01	2	2,009	2,908	69.1
0163.02	1	1,926	3,036	63.4
0163.02	2	1,418	2,046	69.3
0164.02	3	725	1,029	70.5
0164.02	4	927	1,267	73.2
0164.02	5	908	1,698	53.5
0165.01	3	70	135	51.9
0165.01	4	418	629	66.5
0165.01	5	362	454	79.7
0165.02	2	53	65	81.5
0165.02	3	351	612	57.4

Source: www.HUD.gov

### Concentration of Minority Population

As shown in Figure 2, the City of El Cajon has increased in diversity since 1990. For example, Black, Hispanic, and Asian residents increased by 97 percent, 72 percent, and 10 percent respectively, while the proportion of Whites and Native Americans decreased. Despite these changes, White residents still comprised a majority of the population in El Cajon (65 percent). The large increase in “Other” populations is explained by changes in Census methodology. The 2000 Census includes two or more races as a racial category therefore increasing the amount of “other” reported races.

**Table 15: Racial and Ethnic Composition**

	1990		2000		% Change in Population
	Number	% of Total	Number	% of Total	
Non-Hispanic Households					
White	70,793	79.8%	61,188	64.5%	-13.6%
Black	2,449	2.8%	4,828	5.1%	97.1%
Native Am.	682	0.8%	661	0.7%	-3.1%
Asian	2,267	2.6%	2,511	2.6%	10.8%
Other*	115	0.1%	4,368	4.6%	3,698.3%
Hispanic	12,387	14.0%	21,313	22.5%	72.1%
Total	88,693	100.0%	94,869	100.0%	7.0%

\*The significant increase in Other population is a result of the 2000 Census' restructuring of the race data. In 2000, a person can identify more than one race.

Source: US Census, 1990 and 2000.

As indicated before, minority households in the City of El Cajon tend to earn lower incomes. Therefore, the concentrations of minority populations overlap with the concentration of low and moderate income persons. Figure 2 maps the geographic concentrations of non-White population in the City and the relationship to location of low and moderate income areas.

Figure 1: Majority Low and Moderate Income Block Groups in El Cajon

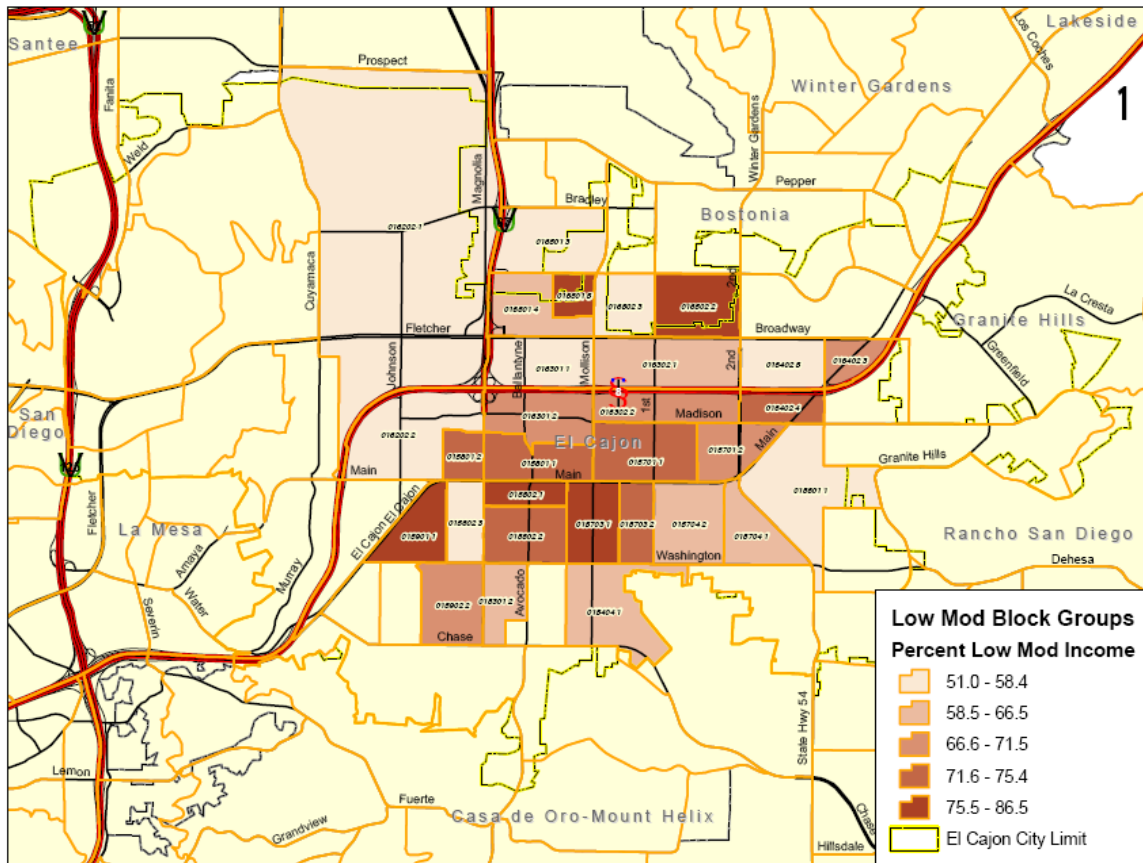
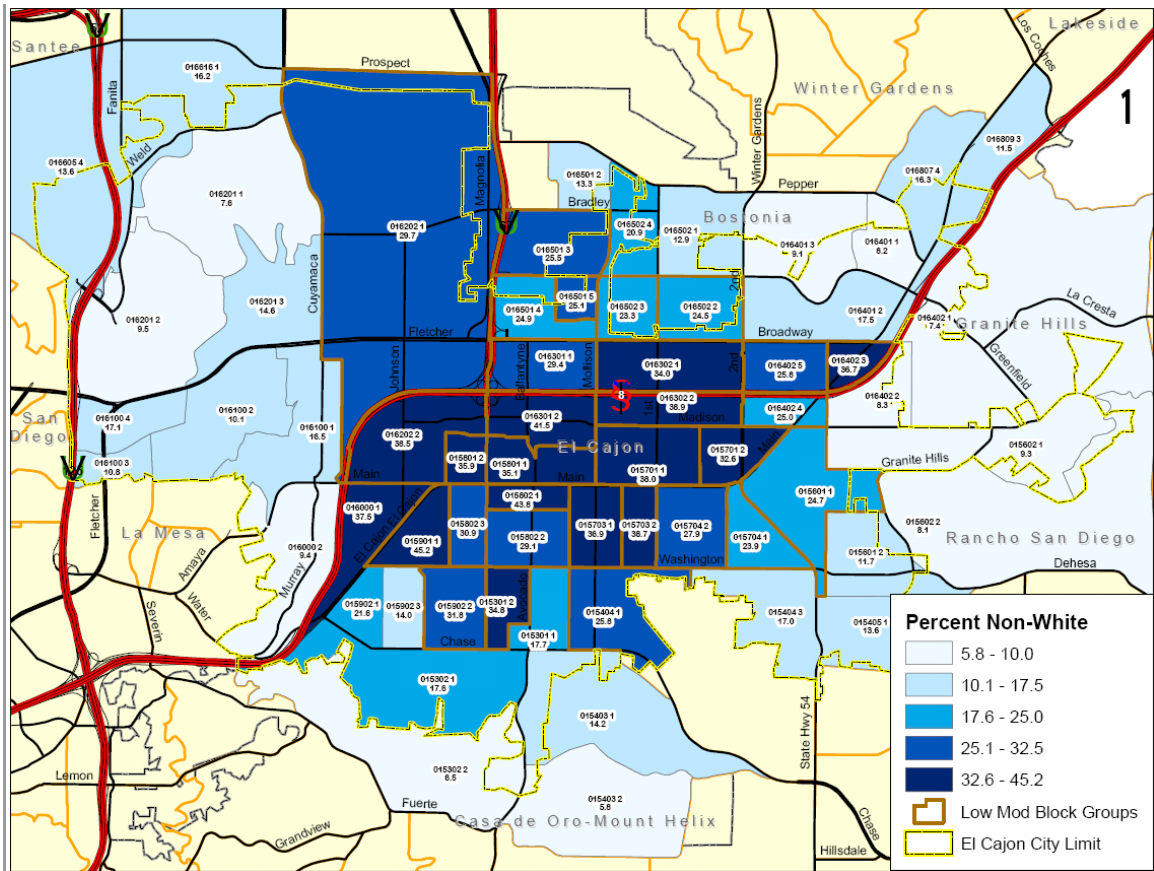


Figure 2: Concentrations of Non-White Population in El Cajon



## Specific Housing Objectives (91.215 (b))

1. *Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.*
2. *Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.*

### Five-Year Strategic Plan Specific Housing Objectives response:

Housing activities that benefit low and moderate income households will receive a High Priority during the 2009-2014 Consolidated Plan period. The intended outcomes will be the conservation and improvement of existing affordable housing, increased development of affordable housing, and the promotion of equal housing opportunities.

### Priority 1: Conserve and Improve Existing Affordable Housing

High Priority is assigned to addressing: 1) the rehabilitation needs of all low income renter- and owner-households (0-50 percent AMI); and 2) the rehabilitation needs of all moderate income households with large families, overcrowding, or housing with physical defects (0-80 percent AMI). Efforts at rehabilitation also include a High Priority for the provision of code enforcement and energy efficient improvements. High Priority is assigned to addressing the LBP hazard.

- a. **Residential Rehabilitation Programs:** The City offers assistance to rehabilitate housing for low and moderate income households.

**Single-Family Housing Rehabilitation Loan Program:** Loans are available to rehabilitate/repair single-family homes in the City of El Cajon for families earning 80 percent or less of the Area Median Income (AMI). This is a fully deferred, up to \$100,000 zero interest loan that becomes due and payable upon sale, rental, refinance, and transfer of the property. In addition to income restrictions, maximum property value restrictions apply. The homeowner must have owned the property for at least one year and have adequate equity in the home.

**Mobile Home Rehabilitation Loan Program:** The City provides up to \$20,000 to rehabilitate mobile homes located in eligible parks in the City of El Cajon. The mobile home owner must have owned their home for at least one year. The loans become due and payable upon sale, rental, refinance and transfer of the property.

**Multi-Family Residential Rehabilitation:** The City uses redevelopment set-aside and HOME funds to provide assistance to rehabilitate multi-family units.

**Acquisition/Rehabilitation:** The City uses HOME and redevelopment set-aside funds to acquire and rehabilitate single-family homes and resell those units to first-time homebuyers. This program is operated through El Cajon Community Development Corporation, CHDO.

**Lend-A-Hand Day:** Using Redevelopment funds, the El Cajon Community Development Corporation (ECCDC) targets a two-three block neighborhood in the downtown area. Working with property owners, tenants, Building Inspectors, Code Enforcement and Community Police Officers, a prioritized list of improvements is developed leading toward a single neighborhood clean-up day once a month and a larger 3-day event every other year. The location is changed every month.

**Five-Year Objectives:**

- Provide rehabilitation assistance to five owner units and ten mobile homes annually for a total of 75 owner units over five years.
- Distribute brochure materials throughout the community including City Hall, library, and key community locations.

**Performance Measures/Outcomes:** Decent Housing (DH)/Availability (1)

- b. Lead-Based Paint Hazard Reduction:** Approximately 78 percent of the housing units in El Cajon were built prior to 1978. Based on the age of housing stock and household income, an estimated 5,831 older housing units with Lead-Based Paint in the City may be occupied by low and moderate income households (0-80 percent AMI).

**Five-Year Objectives:**

- The City will continue to educate residents on health dangers of lead and encourage screening of children for elevated blood-lead levels by providing educational materials as part of the City's various housing rehabilitation programs.
- The City will require testing and lead hazard reduction in conjunction with rehabilitation.
- The City will provide educational materials on lead hazards to tenants and landlords as part of City inspections.
- The City will require inspections for lead at appropriate times when housing is otherwise being inspected or evaluated.

**Performance Measures/Outcomes:** Decent Housing (DH)/Availability (1)

**Priority 2: Provide Homeownership Assistance to Low and Moderate Income Households**

- a. First-Time Homebuyer Assistance:** The City of El Cajon offers two unique programs designed to assist first-time homebuyers purchase a new or existing single-family or condominium home in the City. The American Dream and California Dream First-Time Homebuyer Programs may utilize a combination of HOME and CalHome or redevelopment set-aside/tax increment funds for up to 30 percent, 40 percent or 50 percent of the purchase price for downpayment, plus up to \$5,000 for closing cost assistance. Pre-qualification by the City is

required and restrictions do apply. Funds are available on a first-come, first-serve basis.

**Five-Year Objectives:**

- Provide first-time homebuyer assistance from the HOME, CalHome, and redevelopment set-aside programs. Assist 10 first-time buyers annually for a total of 50 households over five years.

**Performance Measures/Outcomes:** Decent Housing (DH)/Affordability (2)

- b. Acquisition and Resale of Foreclosed Properties:** In an effort to stabilize neighborhoods, preserve the affordable housing stock, and promote homeownership, the City intends to allocate the 15 percent HOME CHDO set-aside funds to an eligible CHDO for the acquisition, rehabilitation and resale of vacant foreclosed properties to low-income households.

**Five-Year Objectives:**

- Based on funding availability and allocations, through an eligible CHDO, anticipate assisting not less than three low-income households per year for a total of not less than 15 households over five years.

**Performance Measures/Outcomes:** Decent Housing (DH)/Affordability (2)

- c. Foreclosure Prevention:** The City is in the process of establishing a Foreclosure Prevention Program.

**Five-Year Objectives:**

- Establish program and begin implementation in 2009.

**Performance Measures/Outcomes:** Decent Housing (DH)/Affordability (2)

**Priority 3: Provide Rental Assistance to Low and Moderate Income Households**

High priority is assigned to low income households with severe housing overpayment, especially those households with special needs (e.g. elderly and disabled).

- a. Section 8 Housing Choice Voucher:** The Section 8 Housing Choice Voucher program extends rental subsidies to low income (50 percent of MFI) families and elderly who spend more than 30 percent of their income on rent. The subsidy represents the difference between the excess of 30 percent of the monthly income and the allowable rent determined by the Section 8 program. Section 8 subsidies are issued in the form of vouchers that permit tenants to locate their own housing and rent units beyond the federally determined fair market rent in an area, provided the tenants pay the extra rent increment. The City of El Cajon contracts with the Housing Authority of San Diego County to administer the Section 8 Housing Choice Voucher Program.

**Five-Year Objectives:**

- The City will continue to participate in Section 8 Housing Choice Voucher Program.

- The City will investigate the possibility of establishing its own Housing Authority for administering Section 8 Housing Choice Vouchers.

**Performance Measures/Outcomes:** Decent Housing (DH)/Affordability (2)

- b. Home Sharing:** Many seniors who would prefer to live independently resort to institutionalized living arrangements because of housing costs, security problems, or loneliness. The City provides redevelopment set-aside funding to the Center for Social Advocacy to administer a shared housing program. This program assists seniors in locating roommates to share existing housing in the community. Services offered by the agency include information and referral, outreach, client counseling, placement, and follow-up. The additional rental income generated from the roommates aids the homeowners in meeting their housing expenses, and the relatively low rental cost assists the roommate by providing a source of affordable housing.

**Five-Year Objectives:**

- The Center for Social Advocacy will continue to conduct educational outreach including public service announcements, distribution of brochures, and public speaking engagements in attempts to increase the number of seniors they are able to assist through roommate matches. The goal is to make a total of 150 elderly owners and elderly renters benefiting from the program over five years.
- The City of El Cajon will assist in program outreach efforts for the shared housing program through advertisements in the City newsletter, City website, and placement of program brochures in key community locations.

**Performance Measures/Outcomes:** Decent Housing (DH)/Availability (1)

**Priority 4: Preserve Assisted Housing at Risk of Converting to Market Rate**

In order to meet the housing needs of persons of all economic groups in El Cajon, the City must guard against the loss of housing units available to lower income households. A total of 650 units in six HUD-insured projects are at risk of conversion to market rate prior to July 2014. The City's objective is to either retain or replace as low income housing all "at risk" units in the City. The El Cajon Department of Redevelopment and Housing will implement the following programs on an ongoing basis to conserve its affordable housing stock.

- a. Monitor Units at Risk:** Lexington Green, Broadway Apartments, Broadway Apartments II, and Key Largo are all eligible to prepay their remaining HUD-insured Section 236 loans and opt out of low income use restrictions any time. Furthermore, long-term Section 8 contracts for these projects have already expired. Section 8 subsidies for units in these four projects are renewed on short-term basis and may not be renewed in the future due either to lack of funding at the HUD level or owner decision to opt out of the Section 8 program. In addition, two other projects – El Cajon Apartments and Silvercrest El Cajon – have Section 8 contracts that are expiring before the end of 2010.

- b. Work with Potential Purchasers:** Establish contact with public and non-profit agencies interested in purchasing and/or managing units at risk to inform them of the status of at-risk projects. Where feasible, provide technical assistance to these organizations with respect to financing.
- c. Tenant Education:** The California Legislature extended the required notification period, requiring property owners give a 12-month notice of their intent to opt out of low income use restrictions. The City will work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures. The City will also provide tenants in "at risk" projects information regarding Section 8 rent subsidies through the Housing Authority of the County of San Diego, and other affordable housing opportunities in the City.
- d. Assist Tenants of Existing Rent Restricted Units to Obtain Priority Status on Section 8 Waiting List:** HUD has set aside special Section 8 vouchers for existing tenants in Section 8 projects that are opting out of low income use. Upon conversion, the units will stay affordable to the existing tenants as long as they stay. Once a unit is vacated and new tenant moves in, the unit will convert to market-rate housing.

**Five-Year Objectives:**

- The City will monitor the status of any HUD receipt/approval of Notices of Intent and Plans of Action filed by property owners to convert to market rate units.
- The City will identify non-profit organizations as potential purchasers/managers of at-risk housing units.
- The City will explore funding sources available to purchase affordability covenants on at-risk projects, transfer ownership of at-risk projects to public or non-profit agencies, purchase existing buildings to replace at-risk units, or construct replacement units.
- The City will assist tenants to obtain special Section 8 vouchers reserved for tenants of converted properties.

**Performance Measures/Outcomes:** Decent Housing (DH)/Availability (1)

**Priority 5: Assist in the Development of Affordable Housing**

New construction is typically a major source of housing for prospective homeowners and renters. However, the lack of developable vacant land for housing represents one of the most significant constraints to increasing the supply of quality, affordable housing in El Cajon. A second constraint is the high cost of new construction. City and other government assistance will be necessary to facilitate such development.

One of the City's policies is to ensure that housing constructed expressly for low income households not be concentrated in any single portion of the City. Through a variety of citywide housing programs, the City seeks to provide affordable housing opportunities to residents in dispersed locations.

**a. Non-Profit Housing Development Corporations:** A non-profit housing development corporation promotes, assists, or sponsors housing for low and moderate income people. The City has worked with the following Community Housing Development Organizations (CHDOs) that are active in the local area:

- El Cajon Community Development Corporation (El Cajon CDC) is a non-profit, community-based organization formed to conduct community revitalization in downtown El Cajon. El Cajon CDC has a comprehensive housing program that creates affordable housing for low to moderate income families and facilitates the maintenance, improvement, and increase in El Cajon's housing stock for all income levels.
- San Diego Community Housing Corporation - The City assisted this CHDO with HOME funds to acquire a site and construct six affordable units on Emerald Avenue that were sold to low income first-time home buyers.
- San Diego Interfaith Housing Foundation - the City assisted this CHDO with HOME funds for the acquisition and construction of up to eight units to be sold to first-time homebuyers whose income is at or below 80 percent MFI.
- Other local non-profit housing developers include Community Housing of North County, Habitat for Humanity, Chicano Federation of San Diego County, and Mexican-American Anti-Poverty Advisory Committee (MAAC).

**Five-Year Objectives:**

- Augment and refine the list of non-profit developers for purposes of coordinating their involvement in affordable housing development in the City.
- Assist in expanding capacity of CHDOs for affordable housing development and preservation.
- Meet with existing local non-profit groups periodically to coordinate the development of family and other types of affordable housing in El Cajon.

**Performance Measures/Outcomes:** Decent Housing (DH)/Affordability (2)

**b. Land Assemblage and Write-Down:** The City can utilize CDBG, HOME, and redevelopment monies to write-down the cost of land for the development of low and moderate income housing. The intent of this program is to reduce land costs to the point that it becomes economically feasible for the private developer to build units which are affordable to low and moderate income households. As part of the land write-down program, the City may also assist in acquiring and assembling property and in subsidizing on-site and off-site improvements.

**Five-Year Objectives:**

- Facilitate land assemblage for affordable housing development. The City has identified the Downtown Specific Plan Area and Transit Center Area as target areas for higher density housing development. As these areas are within the El Cajon Redevelopment Project Area, the Redevelopment Agency may utilize redevelopment authorities to facilitate lot consolidation.

- Assist in the construction of 20 affordable units over five years.

**Performance Measures/Outcomes:** Decent Housing (DH)/Affordability (2)

### **Priority 6: Promote Equal Housing Opportunity**

In order to make adequate provision for the housing needs of all economic segments of the community, the City must pursue actions that promote housing opportunities for all persons regardless of race, color, national origin, ancestry, religion, sex, familial status, marital status, age, disability, source of income, or sexual orientation.

**a. Fair Housing:** The City of El Cajon contracts with the Center for Social Advocacy to provide a variety of fair housing and tenant/landlord services, including:

- Serves as a fair housing resource for the area, including implementation of an affirmative fair housing marketing plan, testing and complaint verification;
- Responds to all citizen complaints regarding violations of the fair housing laws;
- Provides tenant-landlord counseling to all inquiring citizens;
- Promotes community awareness of tenant landlord rights and responsibilities;
- Monitors housing legislation and reports to the City; and
- Maintains a free rental listing service of affordable housing within the City of El Cajon.

#### **Five-Year Objectives:**

- Actively advertise services provided by the Center for Social Advocacy through brochures at the public counter, community service agencies, public libraries, and City website.
- Continue to comply with the fair housing planning requirements of the CDBG and HOME programs, including updating the Analysis of Impediments (AI) to Fair Housing Choice every five years and incorporating actions to address any impediments in its annual Action Plans to HUD.
- Through the fair housing service provider, assist 2,000 persons with fair housing services.

**Performance Measures/Outcomes:** Decent Housing (DH)/Availability (1)

2. Housing resources reasonably expected to be available include: CDBG; HOME; CalHome; Section 8; and Redevelopment Housing Set-Aside funds; among others.

## Needs of Public Housing (91.210 (b))

*In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.*

### **Five-Year Strategic Plan Needs of Public Housing response:**

The needs of public housing in City of El Cajon are typically met by the Housing Authority of the County of San Diego.

There are no public housing units in El Cajon.

## Public Housing Strategy (91.210)

- 1. Describe the public housing agency's strategy to serve the needs of extremely low income, low income, and moderate income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low income, low income, and moderate families residing in public housing.*
- 2. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))*
- 3. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))*

### **Five-Year Strategic Plan Public Housing Strategy response:**

1. The needs of public housing in the City of El Cajon are typically met by the Housing Authority of the County of San Diego.
2. There is no public housing in the City of El Cajon.

3. There is no public housing in the City of El Cajon and the City has not established a Local Housing Authority.

According to the Housing Authority of the County of San Diego (HACSD), the physical condition of its public housing stock is considered to be good. The units are inspected, repaired, and maintained on a regular basis. It is the goal of HACSD to maintain each home, whether the unit is a single-family residence or in an apartment complex.

### Barriers to Affordable Housing (91.210 (e) and 91.215 (f))

1. *Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.*
2. *Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.*

#### **Five-Year Strategic Plan Barriers to Affordable Housing response:**

1. Affordable housing barriers exist in the form of market factors and governmental regulations. Barriers or impediments to affordable housing are caused when the incentive to develop such housing is removed due to excessive development costs and/or the lack of community commitment. Because of the barriers, housing development can be rendered economically infeasible, or the housing produced may not be affordable to low and moderate income households. Some development costs are motivated by economic conditions and issues that affect the real estate market and are outside the control of local government.

Local government cannot control many factors that tend to restrict housing supply especially those that relate to regional, national, and international economy. Various factors not under the control of local government influence the cost, supply, and distribution of housing. These factors include land costs, construction costs, and financing costs.

In addition, the development of affordable housing is affected by both the economic market conditions and the housing policies of federal, state, and local governments, and the "Not in My Back Yard" (NIMBY) mentality as expressed by residents and local businesses. Federal and state environmental regulations implemented at the local level, add to the cost of development. Furthermore, public policy and community issues potentially affect the cost of all development projects through the design and implementation of land use ordinances, fees, and development standards.

## Market Barriers

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

In this region the greatest barrier to affordable ownership is the price of housing. The City's First-Time Homebuyer program provides 30, 40 or 50 percent of the purchase price as a silent second to income eligible applicants (the varying percentage amounts correspond to the income levels – 50 percent of the purchase prices is available to families earning at or below 50 percent of the area median income level). The El Cajon Redevelopment Agency is currently funding two new construction projects that are on hold. These projects include approximately 30 new single-family detached homes for first-time homebuyers.

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

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

**Lack of Adequate Infrastructure:** A primary constraint to the expansion of the housing supply is inadequate infrastructure to support development. As a primarily built out community, El Cajon faces infrastructure constraints in older neighborhoods where infrastructure was constructed to serve low intensity developments. To accommodate intensification in older neighborhoods, infrastructure improvements are necessary.

**Mortgage Financing:** Under the Community Reinvestment Act (CRA) of 1977, banks are required to loan money in low and moderate income communities, have meaningful communication with members of the community regarding banking services, and market or provide special credit-related information to make residents aware of the credit services. In tandem with the CRA, the Home Mortgage Disclosure Act (HMDA) requires lending institutions to disclose the disposition of each home purchase and improvement loan application. The following summarizes residential lending activities of conventional home purchase loans, as related to the availability/accessibility of financing.

The annual HMDA data for 2007 (the most recent year available) indicates that 3,133 conventional home mortgage applications were submitted for homes in El Cajon. Of the applications, 52 percent were approved, 13 percent were approved by the lenders but not accepted by the applicants, 23 percent were denied by the lenders, 10 percent were withdrawn, and three percent were closed for incomplete information.

Information on race and home loans is not readily available through the HMDA for the City of El Cajon, but it is available for the San Diego-Carlsbad-San Marcos MSA that includes El Cajon. In this MSA, the HMDA data indicates that 62 percent of the applications were from Non-Hispanic households, 20 percent from Hispanic households, three percent from Black households, and eight percent from Asian households.

In the San Diego-Carlsbad-San Marcos MSA, only seven percent of applications were filed by households earning less than 80 percent of the AMI; 14 percent were filed by households earning between 80 and 120 percent of the AMI; and 75 percent were filed by households earning greater than 120 percent of the AMI.

In addition, HMDA data indicates that there were 42 government-backed financing applications were received for El Cajon. These types of loans typically help lower income applicants. The low number of applications received indicates that the home prices in El Cajon are too high to qualify for government-backed financing.

Access to conventional financing was not an issue during the last few years until 2008. In fact, it was the over abundance of mortgage financing that led to the foreclosure crisis that many communities, including El Cajon, are facing today. As previously indicated, many properties in El Cajon are in various stages of foreclosures. These foreclosures affect not only owner-occupants but renters where their landlords over financed their properties and are facing foreclosures.

### **Government Barriers**

Local government can constrain the production of affordable housing in a variety of ways, including: limiting the land designated for residential development and/or the densities at which that development can occur, imposing fees or exactions (park fees, permit processing fees, etc.), and requiring lengthy review periods prior to approval or denial of a project. However, it is important to recognize that the goal of producing a range of affordable housing may at times conflict with other City goals, such as the desire to provide sufficient open space and recreation facilities, the desire to protect unique environmental features and historic resources, and the desire to ensure the health and safety of the residents by maintaining an acceptable level of community services and infrastructure. The need to ensure adequate housing for all economic segments of the community must be balanced with these goals.

**Planning and Development Fees:** Development fees and taxes charged by local governments also contribute to the cost of housing. Building, zoning, and site improvement fees can significantly add to the cost of construction and have a negative effect on the production of affordable housing. El Cajon charges fees to

offset the costs associated with permit processing, though they are not a deterrent to housing development.

**Permit and Processing Procedures:** The processing time required to obtain approval of development permits is often cited as a contributing factor to the high cost of housing. For some proposed development projects, additional time is needed to complete the environmental review process before an approval can be granted. Unnecessary delays add to the cost of construction by increasing land holding costs and interest payments.

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

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

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

To ensure the development of affordable housing, El Cajon will make efforts to ensure that developmental review processes are efficient and fees reasonable. Actions that will take place during the next few years to remove barriers to affordable housing include:

- Periodically review and modify City policies and regulations to respond to State and federal laws, changing market conditions and development trends.
- Apply for State and federal funding to gap finance affordable housing production and rehabilitation of existing affordable housing stock.
- Continue to improve City permit processing and planning approval processes to minimize the delay in housing development in general and affordable housing development in particular.
- Continue to provide rehabilitation assistance, homeownership assistance, and rental assistance, and to assist in the construction of affordable housing to expand affordable housing opportunities in the City.

## HOMELESS

## Homeless Needs (91.205 (b) and 91.215 (c))

*Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness and chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low income individuals and children, (especially extremely low income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available, the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.*

*\*Please also refer to the Homeless Needs Table in the Needs.xls workbook*

**Five-Year Strategic Plan Homeless Needs response:**

1. Many extremely low and low income households are considered at risk of becoming homeless because they often overpay for housing and would likely lose their homes if they were to become unemployed. A new group of at-risk households are those facing evictions due to foreclosures on their homes or on their rental units when their landlord defaulted on their mortgages. Victims of domestic violence, persons with HIV/AIDS, youth recently released from the foster system, parolees, and other persons released from medical facilities may also be considered “at-risk.”

**Nature and Extent of Homelessness and Subpopulations**

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

According to the January 1, 2008 Point in Time County by the County of San Diego, there are 4,101 homeless persons on any given day throughout the San Diego Region. Homeless families with children make up 33 percent of this population and other homeless individuals/households without children account for the remaining 67 percent of the population.

Specific information by jurisdiction is not available. However, the Regional Task Force of the Homeless estimated a homeless population of 361 persons for El Cajon. The 2006 survey found 209 homeless persons on the streets and 152 sheltered persons (70 persons in emergency shelters and 82 in transitional housing). Because there is no agricultural land in the City there is no “rural” homeless population. The

homeless population in El Cajon is mostly made up of chronically homeless individuals. The City of El Cajon regularly supports homeless shelters and other services.

Key needs identified in the Homeless Count included: housing for veterans and the mentally ill; long-term or permanent housing; domestic violence services; case management and supportive services; transitional programs for youth; emergency beds; and even distribution of shelter beds across the County.

**Subpopulations**

Specific statistics regarding the characteristics of the homeless population in El Cajon are not available at this time. Countywide subpopulations reported by the County from the Homeless Count are presented in Table 16.

**Table 16: Homeless Subpopulations**

<b>Sub-population Type</b>	<b>Sheltered</b>	<b>Unsheltered</b>	<b>Total</b>
Chronic Homeless	284	243	527
Domestic Violence	266	0	266
Mentally ill Persons	306	531	837
Chronic Substance Abusers	636	1,413	2,049
Veterans	270	426	696
Persons with HIV/AIDS	7	0	7
Youth (under the age of 18)	103	0	103

Note: Categories are mutually exclusive.  
 Source: County of San Diego, Continuum of Care, Point In Time Homeless Sub-Population, January 1, 2008.

**Needs of Persons Threatened with Homelessness**

Lower income families, especially those earning extremely low income (those earning less than 30 percent of the median), are considered to be “at- risk of becoming homeless.” These families are often living below the poverty level and are generally experiencing a housing cost burden, paying more than 30 percent of their income for housing. In more severe cases, some families pay more than 50 percent of their income for housing. Households paying a greater portion of their income for housing are at a higher risk of becoming homeless due to financial setbacks and a lack of savings, created as a direct result of their housing cost burden.

The CHAS data indicated there are 5,117 extremely low income households in El Cajon, of these 4,206 were renters and 911 were owners. Of the renters, 3,625 (86 percent) were paying more than 30 percent of their income for housing, including 3,238 (77 percent) who were paying more than 50 percent. Of the owners 747 (82 percent) were paying more than 30 percent of their income for housing, including 655 (72 percent) who were paying more than 50 percent. The 2000 Census data also identified 17 percent of the population (15,469 people) were living below the poverty level.

## Continuum of Care Gap Analysis

The City of El Cajon participates in the regional Continuum of Care Strategy in addressing the growing homeless issues in the County. The Continuum of Care Gap Analysis presents the unmet homeless shelter and service needs in the region. This gaps analysis is presented in Appendix B.

## Priority Homeless Needs

1. *Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.*
2. *A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.*

### Five-Year Strategic Plan Priority Homeless Needs response:

1. The City of El Cajon participates in the San Diego County Regional Task Force on the Homeless system that consists of the following components:
  - **Emergency Shelter:** Shelter services provided through a homeless shelter or a motel voucher. Outreach and assessment will be provided to identify an individual's or a family's needs and connect them to the appropriate facilities and services.
  - **Supportive Services:** Services include job training, drug and/or alcohol rehabilitation, mental health services and special services to specific sub-populations.
  - **Transitional Housing:** Housing for homeless families and individuals that is temporary, but longer than emergency facilities and that is provided prior to finding permanent housing.
  - **Permanent Housing:** Housing provided along with prevention services in the final phase of the continuum.

Based on the nature and extent of the homeless population as discussed, there is a significant unsheltered homeless population. Most of this population is made of up chronic substance abusers, mentally ill persons and veterans (Table 16). In addition

to the inventory of facilities and services listed in Table 17, Appendix B provides the Continuum of Care Gap Analysis plan to meet the unmet shelter and service needs of the region,

2. The City of El Cajon has given a High Priority to provide emergency shelters for homeless individuals and families; High Priority is assigned to transitional housing, or permanent supportive housing for the chronically homeless persons in the community.

## Homeless Inventory (91.210 (c))

*The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low income individuals and families with children (especially extremely low income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.*

**Five-Year Strategic Plan Homeless Inventory response:****1. Inventory of Homeless Services and Facilities**

Table 17 provides an inventory of services and facilities available in El Cajon.

**Table 17: Homeless Services and Facilities**

Agencies	Service/Facility Type	Target Population (Special Needs)	Beds
Halcyon Crisis Center	Emergency Shelter	Adult Men/Women (Acute Mentally Ill)	n.a.
North Central Mental Health Services - Shelter Beds	Emergency Shelter	Adult Men/Women (Homeless Severely Mentally Ill)	n.a.
M.I.T.E. – East County Detox	Emergency Shelter	Adult Men/Women (Substance Abuse Treatment)	1
Carlton G. Luhman Center	Emergency Shelter	Family with Children	6
Crisis House – Adult with Disabilities	Transitional Housing	Adult Men/Women	12
Crisis House – Family Shelter	Transitional Housing	Families with Children (Victims of Domestic Violence)	12
Crisis House – Focus	Transitional Housing	Families with Children	9
Gatehouse	Transitional Housing	Homeless Youth	7
Fabulous 7 transitional Living Center	Transitional Housing	Adult Men/Women	60
Veterans Village of San Diego – Focus	Transitional Housing	Adult Men/Women (Veterans)	9
Veterans Village of San Diego – Disabilities	Transitional Housing	Adult Men/Women (Veterans)	6
Crisis House	Hotel Vouchers	Families with Children Elderly Disabled	n.a.

n.a. = not available

Source: San Diego Housing Resources Directory, 2009.

**Homeless Prevention Programs and Services**

While some segments of the community may be able to move out of or avoid poverty on their own or with some initial assistance (such as job training), other more vulnerable segments of the community may require ongoing assistance. These include frail elderly, children, youth, and individuals with certain disabilities. Programs available to El Cajon residents include:

- Crisis House, which offers case management services for the homeless and administers a motel voucher program.
- FEMA Homeless Program, which utilizes United Way and Catholic Charities to deliver a variety of services, including shelter vouchers, food, emergency rent and mortgage assistance, transportation, and other assistance to the homeless.

In addition, the City may also use CDBG funds to provide a variety of supportive services to the homeless and those who are at risk of becoming homeless due to emergency circumstances.

### Homeless Strategic Plan (91.215 (c))

1. *Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low and low income individuals and families who are at imminent risk of becoming homeless.*
2. *Chronic homelessness—Describe the jurisdiction's strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.*
3. *Homelessness Prevention—Describe the jurisdiction's strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.*
4. *Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.*

5. *Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include “policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.” The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.*

### **Five-Year Homeless Strategic Plan response:**

#### **Priority 7: Support a Continuum of Care System for the Homeless**

The San Diego Regional Task Force on the Homeless (RTFH) estimated a homeless population of 361 in El Cajon, of which 209 are not sheltered. The majority of the unsheltered homeless persons in El Cajon are the chronically homeless.

In addition, approximately 72 percent of the City’s extremely low income households are paying more than 50 percent of their income on housing. These households, upon loss of employment, would be at imminent danger of losing their housing. Emergency shelter, rental assistance, job training, and other support services for homeless prevention and intervention are needed in the City.

High Priority is assigned to addressing the emergency shelter needs for homeless individuals and families; High Priority is assigned to addressing transitional and permanent housing needs for homeless individuals; and High Priority is assigned to providing supportive services for homeless individuals and families.

**a. Continuum of Care for the Homeless:** As a service hub in the East County area, El Cajon participates in the RTFH through Crisis House to provide coordinated efforts to address homeless issues in the area through a continuum of care model. This model includes the following components:

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

The RTFH, along with other committees, have proposed a Plan to End Chronic Homelessness in the San Diego Region. This Plan requires all jurisdictions to participate and identify available resources county-wide. Members are being recruited as outlined in “The Plan” to serve on the implementation team to oversee the Housing First – Housing Plus plan.

The City provides funding support for the Crisis House (through CDBG funds, in-lieu rent, and cell phone tower revenue) which offers case management services for the homeless and administers a motel voucher program. In addition, as a CDBG entitlement jurisdiction, El Cajon receives funding from the Federal Emergency Management Agency (FEMA) to provide emergency services for the homeless. Annually, funding is provided by FEMA to CDBG entitlement jurisdictions in San Diego County. The City contributes its FEMA funds to the County's FEMA Homeless Program, which utilizes United Way and Catholic Charities to deliver a variety of services, including shelter vouchers, food, emergency rent and mortgage assistance, transportation, and other assistance to the homeless.

Through the Section 8 Housing Choice Voucher Program, the City addresses the issues of low income residents overpaying for housing and in eminent danger of becoming homeless.

In addition, the City may also use CDBG funds to provide a variety of supportive services to the homeless and those who are at risk of becoming homeless due to emergency circumstances. Needed services include: housing counseling; temporary shelter; hotel and motel vouchers; emergency food and transportation; clothing; job search assistance.

**Five-Year Objectives:**

- Continue to participate in the San Diego County RTFH to assess the extent of homeless needs and to coordinate efforts in addressing the needs, including needs for the chronically homeless.
- Provide assistance to agencies serving the homeless and at-risk homeless, with the objective of assisting 200 homeless/at-risk homeless annually (1,000 over five years).

**Performance Measures/Outcomes:** Suitable Living (SL)/Availability (1)

## Emergency Shelter Grants (ESG)

*(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.*

**Five-Year ESG Strategy response:**

Not Applicable. The City of El Cajon does not receive ESG funds.

## COMMUNITY DEVELOPMENT

## Community Development (91.215 (e))

1. *Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), – i.e., public facilities, public improvements, public services and economic development.*
2. *Describe the basis for assigning the priority given to each category of priority needs.*
3. *Identify any obstacles to meeting underserved needs.*
4. *Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low and moderate income persons.*

*\*Please also refer to the Community Development Table in the Needs.xls workbook*

*NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.*

### **Five-Year Strategic Plan Community Development response:**

Under HUD regulations, CDBG funds may be used to provide services and facilities that benefit primarily those residents earning up to 80 percent of AMI. CDBG funds may also be used to provide or improve facilities located in areas where the majority of the population (51 percent) earns up to 80 percent AMI (see Figure 1).

### **Priority 8: Provide for New Community Facilities and Improve the Quality of Existing Community Facilities to Serve Those of Low and Moderate Income and/or with Special Needs**

The City currently is home to a Boys and Girls Club that provides morning camps, special events and transportation to school. Youth in the City need safe gathering places that provide constructive and recreational activities. Many youth direct their energy to socially unacceptable behavior such as engaging in gang activities and graffiti.

Fire station and equipment, senior centers, health care facilities, community facilities, and parks and recreational facilities have also been identified as needed community facilities. While the City has adequate community park centers, long-term maintenance and improvements of these facilities is necessary.

According to the 2000 Census, 18,382 El Cajon residents had one or more disabilities. Specifically, 7,718 El Cajon residents may be considered as physically disabled,

according to the Census. To comply with ADA requirements, the City must ensure that all public facilities, including all parks facilities, be accessible to persons of all abilities.

High Priority is assigned to addressing the needs for community facilities serving youth, and the park and recreational needs of all members of the community. High Priority is assigned to making ADA improvements to public buildings and community facilities. Medium Priority is assigned to addressing the needs for community facilities serving seniors, neighborhoods, persons with disabilities, and health care needs.

- a. **Capital Improvement Planning:** The City has prepared a five-year Capital Improvement Plan (CIP). The CIP is a planning tool for City staff to identify capital project needs and to assess the City's financial capability in addressing these needs. This CIP is updated annually.

**Parks and Recreation Facility Improvements:** CDBG funds may be used to improve and expand parks and recreation facilities that serve a majority of low and moderate income persons and those with special needs.

**Fire Equipment** – The City of El Cajon is located near high fire hazard areas. Protection against wild fires is a critical need in the community in light of the fire storms that had devastated the region in recent years. CDBG funds may be used to purchase/lease fire equipment to provide adequate fire services for residents and businesses in the community.

**Americans with Disability Act (ADA) Transition Plan:** Pursuant to ADA requirements, the City completed an ADA Transition Plan which evaluates all city-owned facilities, including public buildings and parks and recreation facilities for ADA compliance and provides a plan for achieving compliance. Based on the Transition Plan assessment, the CIP identifies improvements to be made annually.

**Community Facilities:** El Cajon may use CDBG funds to assist in the construction, expansion, and/or rehabilitation of other non-City owned community facilities serving the City's low and moderate income households as well as persons with special needs. Special needs populations include: children; youth; elderly and frail elderly persons; persons with disabilities; low income families with dependent children; and low and moderate income households in general.

**Five-Year Objectives:**

- Pursue two improvement projects to parks, recreational, and community facilities annually, for a total of ten projects over five years.
- Pursue one ADA improvement project annually, for a total of five projects over five years.

**Performance Measures/Outcomes:** Suitable Living (SL)/Availability (1)

**Priority 9: Provide Needed Community and Supportive Services to Those of Low and Moderate Income and/or with Special Needs**

Public assistance is typically required to deliver community and supportive services for low and moderate income households and persons with special needs. These populations tend to have less income at their disposal, or services catering to their special circumstances are hard to find. Special needs groups include youth, particularly at-risk youth, seniors, and persons with disabilities, among others.

The Housing and Community Development Needs Survey identified crime awareness, services for neglected youth and children, and general youth services as High Priority needs in the community. Youth services, particularly those for at-risk youth, are needed to provide youth with a positive direction in life. Community Oriented Policing programs offer opportunities for reducing crime and working with at-risk youth.

High Priority is assigned to anti-crime programs which are provided citywide, with a focus in the high crime areas -- Census Tracts 158, 162.02, and 163. Portions of these census tracts are low and moderate income areas (80 percent of AMI).

High Priority is assigned to providing supportive services for the City's youth population, seniors, and persons with disabilities. High Priority is assigned to the provision of fair housing services.

Medium Priority is assigned to providing employment training as part of the City's economic development/anti-poverty strategy. Medium Priority is assigned to providing substance abuse, handicapped, transportation, and health care services.

- a. **Community and Supportive Services:** CDBG funds may be used to provide a variety of community services, employment training and retraining services to the City's low and moderate income residents, as well as a variety of supportive services for youth, particularly at-risk youth, seniors, disabled, persons with alcohol/drug abuse, persons with HIV/AIDS, victims of domestic violence, and persons with other special needs.

**Crime Awareness/Prevention Programs:** To improve public safety, El Cajon funds innovative crime prevention programs such as home security rehabilitation, neighborhood watch, citizen patrol, and Community-Oriented Police Services (COPS).

**Youth and At-Risk Youth:** Needed services include recreational programs, child care programs, counseling services, and services for neglected/abused children, among others.

**Senior Services:** Needed services include housing; in-home services; health services; meals-on-wheels; adult day care; information and referral; and transportation.

**Fair Housing:** The Center for Social Advocacy, a private nonprofit fair housing service provider, is under contract to provide fair housing services in El Cajon. Fair housing is promoted by providing workshops to rental housing providers, tenants, Realtors, City Staff and other community agencies to counter the lack of

knowledge by landlords and tenants. The Center for Social Advocacy also provides enforcement, investigation, case development and testing.

The City of El Cajon is participating in the San Diego Regional Analysis of Impediments to Fair Housing in 2009. The Impediment Study provides a Five-Year Action Plan for the City to implement. The City will implement a strategy to correct or implement each of the recommended actions.

**Other Services:** Needed services may include counseling; substance abuse; independent living skills; rehabilitation; case management; in-home services; health services; information and referral; job training and placement; and transportation.

**Five-Year Objectives:**

- Provide community and supportive services that benefit:
  - 2,000 low and moderate income persons through fair housing services
  - 800 seniors through meals, in-home, health, and referral services
  - 10,000 persons through crime awareness programs

**Performance Measures/Outcomes:** Suitable Living (SL)/Availability (1)

**Priority 10: Provide for Needed Infrastructure Improvements in Low and Moderate Income Areas**

In the City's low and moderate income areas, sidewalk improvements, particularly the installation of pedestrian ramps, are needed on certain streets in order to comply with the requirements of the American with Disabilities Act. High Priority is assigned to provide pedestrian ramps in order to remove architectural barriers at various City locations.

While the Housing and Community Development Needs Survey identified streetlights as important infrastructure improvements, the City uses funding sources other than CDBG for installing and maintaining streetlights.

- a. Handicapped Public Improvement Program:** This program is administered by the Public Works Department and is financed with CDBG funds. The program provides pedestrian ramps along City streets and sidewalks. Pedestrian ramps are also provided with street intersection improvement and sidewalk projects.

**Five-Year Objectives:**

- Pursue one handicapped access improvement project on public streets annually using CDBG funds (five projects over five years).

**Performance Measures/Outcomes:** Suitable Living (SL)/Availability (1)

- b. Section 108 Loan:** The Section 108 Loan Guarantee Program enables states and local governments participating in the Community Development Block Grant (CDBG) program to obtain federally guaranteed loans that can help fuel large economic development projects and other revitalization activities.

Under this program, HUD guarantees repayment of notes issued by local governments to raise capital for approved projects. The guaranteed amount must not exceed five times the community's most recent CDBG allocation. The maximum loan term is 20 years. Eligible activities include property acquisition; rehabilitation of publicly owned property; housing rehabilitation; economic development; acquisition, construction, reconstruction, or installation of public facilities; and related relocation, clearance, and site improvements.

Currently, the City has utilized Section 108 loan guarantee to finance the construction of Fire Station No. 8, as well as for a ladder truck.

**Five-Year Objectives:**

- Periodically assess the need to pursue Section 108 loans for large-scale economic development and revitalization projects.

**Performance Measures/Outcomes:** Suitable Living (SL)/Availability (1)

**Priority 11: Provide for Necessary Planning Activities to Develop and Implement Both Housing and Community Development Plans to Address Anticipated Needs**

To ensure the effective use of limited CDBG, HOME, and redevelopment tax increment funds, the City needs to better understand its housing and community development needs. Preparation of the Five-Year Consolidated Plan and annual updates allows the City to address the community's changing needs. Continued outreach to the City's low and moderate income households should be conducted as part of the CDBG and HOME programs' required citizen participation process. City staff should be abreast of current CDBG and HOME program requirements and future program development through attending training and meetings with related agencies.

High Priority is assigned to the preparation of plans to address the community's housing and community development needs.

- a. CDBG and HOME Administration:** Up to 20 percent of the CDBG funds and up to 10 percent of the HOME funds can be used to support the general administration of the CDBG and HOME programs by the Department of Community Development. Administration funds can be used to provide publication of required public notices; attendance at training and meetings; preparation and implementation of the Consolidated Plan; annual Consolidated Annual Performance Evaluation and Reporting (CAPER); annual financial audit; and other administrative costs.

**Five-Year Objectives:**

- Annually review implementation of the Consolidated Plan and update the Action Plan and other components as necessary.
  - Conduct monitoring of its CDBG- and HOME-funded activities annually.
- b. Neighborhood Revitalization Strategy Area (NRSA):** In 1996, the U.S. Department of Housing and Urban Development (HUD) established criteria for approving locally determined revitalization strategies in a designated area that is among the community's most distressed. The Neighborhood Revitalization

Strategy Area (NRSA) seeks to create partnerships among residents, community stakeholders, federal and local governments and community organizations, to engage in comprehensive and focused community revitalization. This collaborative approach develops communities of opportunity by leveraging the investment of human and economic capital and by empowering low income residents to take a participatory role in developing a healthy, vibrant and prosperous community.

**Criteria:** The NRSA must be primarily residential and meet the threshold for low and moderate income residents (no less than 51 percent), and the neighborhoods within the NRSA boundaries must be contiguous.

**Benefit:** The primary benefit of creating a NRSA is that it allows for much greater flexibility in the use of CDBG funds within this designated area:

- (1) Job Creation/Retention as Low/Moderate Income Area Benefit: Job creation/retention activities undertaken pursuant to the strategy may be qualified as meeting area benefit requirements, thus eliminating the need for a business to track the income of persons that take, or are considered for, such jobs (24 CFR 570.208(a)(1)(vii) and (d)(5)(i));
- (2) Aggregation of Housing Units: Housing units assisted pursuant to the strategy may be considered to be part of a single structure for purposes of applying the low and moderate income national objective criteria, thus providing greater flexibility to carry out housing programs that revitalize a neighborhood (24 CFR 570.208(a)(3) and (d)(5)(ii));
- (3) Aggregate Public Benefit Standard Exemption: Economic development activities carried out under the strategy may, at the grantee's option, be exempt from the aggregate public benefit standards, thus increasing a grantee's flexibility for program design as well as reducing its record-keeping requirements (24 CFR 570.209 (b)(2)(v)(L) and (M)); and
- (4) Public Service Cap Exemption: Public services carried out pursuant to the strategy by a Community-Based Development Organization will be exempt from the public service cap (24 CFR 570.204(b)(2)(ii)).

**El Cajon Neighborhood Revitalization Strategy Area Profile:** The City of El Cajon will pursue establishment of a NRSA in Downtown El Cajon and is planning to resubmit the strategy in the upcoming year. The target area includes all or parts of census tracts 158.01, 157.01, 159.01, 158.02, 157.03, 153.01, 159.02, 160, 162.02, 163.01, 163.02. As of the 2000 census, there were 34,241 residents in this target area of which 69.3 percent are low to moderate income. The target area is primarily residential, although the Downtown El Cajon central business district is located within the boundaries.

Downtown El Cajon is the center of the city as well as the historic crossroads of the East County region. Once the social and business hub of East County, Downtown El Cajon started into a decline that began with the suburbanization of the 1950s. The concentration of low income rental housing in and around the

business district, and the construction of malls and commercial strip centers outside of town, drew people and business away from El Cajon's core.

The Downtown El Cajon business district is currently comprised of over 500 diverse businesses with high commercial vacancy rates. Rental housing that is over 30 years old and in need of significant repair dominates the target area (76.9 percent) and borders the downtown business district. The target area is home to an ethnically diverse population, the majority of whom are low income. Of the 12,187 households in the target area, 63.4 percent are families and 23.5 percent of those households are headed by females. Approximately 895 multi-family housing units in the target area are government subsidized.

**Five-Year Objectives:**

- Pursue adoption of Downtown El Cajon as a Neighborhood Revitalization Strategy Area.

**Five-Year Priority Community Needs Table**

The five-year priority community needs and objectives are summarized in the Needs Tables contained in Appendix B. The Priority Need Level is developed based on several factors: 1) results of the Housing and Community Development Needs Survey; 2) results of the Housing and Community Development Needs Assessment; and 3) the relative level of CDBG and HOME funds required to address community development needs. Current and past funding levels for services and facility improvements, as well as funding needs identified in the City's Capital Improvement Plan are used as gross estimates for the funding needed for the next five years. The unit of assistance, depending on the nature of the program, may represent a household, a housing unit, a person, a project, or an organization.

**Antipoverty Strategy (91.215 (h))**

1. *Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.*
2. *Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.*

**Five-Year Strategic Plan Antipoverty Strategy response:**

1. The City will continue to implement its strategy to help impoverished families achieve economic independence and self-sufficiency. The anti-poverty strategy utilizes existing County job training and social service programs to increase employment marketability, household income, and housing options. The City's anti-poverty strategy also includes redevelopment activities that focus on job creation and retention, particularly in the downtown area.
  - a. **Coordination with Other Agencies:** As a means of reducing the number of persons with incomes below the poverty line, the City will 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
    - El Cajon Community Development Corporation
    - East County Regional Occupational Program (ROP)
    - Grossmont College Regional Occupational Program (ROP)
    - San Diego Workforce Partnership
    - Workforce Investment Act
    - East County Career Center
    - East County Help Ourselves
    - Crisis House
  - b. **Downtown Redevelopment:** The current Five-Year Redevelopment Implementation Plan includes numerous efforts to attract and retain business to the downtown redevelopment area (Project Area) in order to boost job creation:
    - **Business Retention, Recruitment and Relocation:** The Agency will assist the El Cajon Community Development Corporation (ECCDC) with retaining, recruiting or relocating business within the downtown. The existence of such a program allows the Agency and the ECCDC to be proactive and flexible in the revitalization of downtown. Completion of this project will help create new

jobs, reverse high vacancy rates, and eliminate factors hindering economically viable use.

- **Façade Improvement Program:** The Agency will assist the ECCDC in the physical improvement to structures within the ECCDC boundaries by offering financial assistance for façade upgrade, interior renovation, landscaping, signage and related physical improvements. The work required to complete these activities requires prevailing wages which will be monitored by the ECCDC to ensure that Agency funds will be expended in compliance with state labor laws. Completion of this project will help improve unsafe and unhealthy structures, encourage stakeholder participation, provide architectural continuity, and eliminate factors hindering economically viable use.
2. 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 redevelopment.

#### Low Income Housing Tax Credit (LIHTC) Coordination (91.315 (k))

1. *(States only) Describe the strategy to coordinate the Low income Housing Tax Credit (LIHTC) with the development of housing that is affordable to low and moderate income families.*

#### **Five-Year Strategic Plan LIHTC Coordination response:**

Not applicable as this section pertains to state governments coordinating Low income Housing Tax Credits.

## NON-HOMELESS SPECIAL NEEDS

### Specific Special Needs Objectives (91.215)

1. *Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.*
2. *Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.*

#### **Five-Year Non-homeless Special Needs Analysis response:**

1. Certain groups in the “non-homeless special needs” category are assigned a High Priority need level in the City of El Cajon’s 2009-2014 Consolidated Plan. This category includes persons in various subpopulations who are not homeless but may require housing or supportive services, including youth and at-risk youth, elderly, frail elderly, and persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families).
2. Additional federal, State, local public- and private-sector resources likely to be available for addressing identified non-homeless special needs include CDBG and redevelopment housing set-aside funds. Additional resources, such as non-profit organizations, have been identified in the Community Development section in this document.

### Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)

1. *Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.*

*\*Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.*

2. *Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.*

3. *Describe the basis for assigning the priority given to each category of priority needs.*
4. *Identify any obstacles to meeting underserved needs.*
5. *To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.*
6. *If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.*

*\*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.*

#### **Five-Year Non-Homeless Special Needs Analysis response:**

1. The Housing Needs section of this document contains estimates of the nature and extent of housing and supportive service needs of special needs groups. The Other Narrative section also contains additional trends regarding special needs groups.

In addition, Appendix B contains the Non-Homeless Special Needs Table that illustrates the number of persons in various subpopulations that are not homeless but may require housing or supportive services in the City.

2. Appendix B contains the Non-Homeless Special Needs Table that illustrates the priority housing and supportive service needs of special needs persons who are not homeless.
3. The Community Development Needs Assessment Survey is one of the methods by which the City determined priority community development needs for the next five years. Other methods include demographic and empirical data analysis, interviews with staff and service providers, and direct input by residents and stakeholders during public meetings.
4. Obstacles to meeting underserved needs include the provision of affordable housing opportunities for renters and ownership opportunities for first-time homebuyers. The City leverages redevelopment funds to expand affordable housing opportunities.
5. According to the California State Department of Social Services, Community Care Licensing Division, 113 facilities with a capacity of 2,025 persons to serve those with special needs see (Table 18).

**Table 18: Licensed Community Care Facilities**

Facility Type	Facilities	Capacity
<b>Adult and Elderly Residential</b>		
Adult Day Care	4	702
Adult Residential	64	650
Residential Elderly	37	576
<b>Children’s Care and Residential</b>		
Group Home	7	93
Small Family Home	1	4
<b>Total*</b>	113	2,025

Source: California Community Licensing Division website, 2009

\*includes facilities pending approval and their capacities.

Definitions for the types of facilities listed above are as follows:

- **Adult Day Care Facilities (ADCF)** are facilities of any capacity that provide programs for frail elderly and developmentally disabled and/or mentally disabled adults in a day care setting.
  - **Adult Residential Facilities (ARF)** are facilities of any capacity that provide 24-hour non-medical care for adults ages 18 through 59, who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled.
  - **Residential Care Facilities for the Elderly (RCFE)** provide care, supervision and assistance with activities of daily living, such as bathing and grooming. They may also provide incidental medical services under special care plans. The facilities provide services to persons 60 years of age and over and persons under 60 with compatible needs. RCFEs may also be known as assisted living facilities, retirement homes and board and care homes. The facilities can range in size from six beds or less to over 100 beds.
  - **Group Homes** are facilities of any capacity and provide 24-hour non-medical care and supervision to children in a structured environment. Group Homes provide social, psychological, and behavioral programs for troubled youths.
  - **Small Family Homes (SFH)** provide 24-hour-a-day care in the licensee's family residence for six or fewer children who are mentally disabled, developmentally disabled, or physically handicapped, and who require special care and supervision as a result of such disabilities.
6. The City does not anticipate using HOME-funded tenant-based rental assistance or other tenant-based rental assistance to assist one or more of these subpopulations.

**Housing Opportunities for People with AIDS (HOPWA)**

1. *The Plan includes a description of the activities to be undertaken with its HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living. The plan would identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.*
2. *The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.*
3. *For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).*
4. *The Plan includes an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.*
5. *The Plan describes the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.*
6. *The Plan includes the certifications relevant to the HOPWA Program.*

*\*Please also refer to the HOPWA Table in the Needs.xls workbook.*

**Five-Year Strategic Plan HOPWA response:**

Not applicable; the City of El Cajon does not receive or administer HOPWA funds.

## Specific HOPWA Objectives

1. *Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.*

### Five-Year Specific HOPWA Objectives response:

Not applicable; the City of El Cajon does not receive or administer HOPWA funds.

## OTHER NARRATIVE

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

### Background and Trends

The City of El Cajon is located in the greater San Diego metropolitan area, approximately 12 miles east of downtown San Diego. El Cajon is the hub of the East San Diego County metropolitan area and serves as the center of East County commercial, legal, and cultural activities.

**Population Growth:** As shown in Table 19, between 1990 and 2000, the City of El Cajon increased in population by seven percent. However, between 2000 and 2008, the City has experienced a much smaller amount of growth. Over that eight-year time span, the City population increased by only 3.2 percent. Comparatively, the San Diego County population increased 12.6 percent between 1990 and 2000 and 11.8 percent between 2000 and 2008. Population at the near Le Mesa and Lemon Grove sustained stable growth during the past 18 years. National City is an outlier that experienced no growth during the last decade and then more growth than neighboring cities in the current decade.

**Table 19: Population Growth**

City	1990	2000	1990-2000 % Change	2008	2000-2008 % Change
El Cajon	88,693	94,869	7.0%	97,964	3.2%
Lemon Grove	23,984	24,918	3.9%	25,611	2.8%
La Mesa	52,931	54,749	3.4%	56,666	3.5%
National City	54,249	54,260	0.0%	61,194	12.8%
San Diego	1,110,549	1,223,400	10.2%	1,336,865	9.3%
Santee	52,902	52,975	0.1%	56,068	5.8%
San Diego County	2,498,016	2,813,833	12.6%	3,146,274	11.8%

Sources: US Census (1990 and 2000), and 2008 California State Department of Finance Estimates.

**Age of Residents:** Table 20 shows the age characteristics of El Cajon residents. Children and youth made up approximately 28 percent of the population, while seniors made up 11 percent of the population in 2000.

**Table 20: Age Characteristics**

Age Group	1990		2000	
	# of Persons	% of Population	# of Persons	% of Population
Under 5	8,202	9.2%	7,752	8.2%
5 to 17	15,190	17.1%	18,679	19.7%
18 to 24	11,354	12.8%	10,626	11.2%
25 to 34	18,250	20.6%	14,690	15.5%
35 to 44	12,193	13.7%	14,969	15.8%
45 to 54	7,651	8.6%	10,724	11.3%
55 to 64	6,164	6.9%	6,680	7.0%
65 and over	9,689	10.9%	10,749	11.3%
Total	88,693	100.0%	94,869	100.0%

Source: US Census 1990 and 2000

**Household Language and Linguistic Isolation:** The 2000 Census reports that approximately 17 of the residents in El Cajon were foreign born. A linguistically isolated household is one in which all members over 14 years of age has some difficulty with English. In El Cajon, 5,905 households spoke Spanish (17 percent of all households), of which 21 percent were linguistically isolated (Spanish-speaking only). Of 831 households that spoke Asian languages, 20 percent were linguistically isolated.

Language barriers may prevent residents from accessing services, information, housing, and may also affect educational attainment and employment. Executive Order 13166 ("Improving Access to Services by Persons with Limited English Proficiency") was issued, in August 2000, which requires federal agencies to assess and address the needs of otherwise eligible persons seeking access to federally conducted programs and activities who, due to Limited English Proficiency (LEP), cannot fully and equally participate in or benefit from those programs and activities. This requirement passes down to grantees of federal funds as well; therefore, the City of El Cajon is responsible for ensuring compliance with this regulation. The Community Development Needs Survey was available in English and Spanish and City staff that speaks English and Spanish is always available.

**Employment Characteristics:** According to the State Employment Development Department (EDD), 53,000 El Cajon residents were in the labor force (2008), with 48,000 being employed. The unemployment rate was 9.4 percent in December 2008, much higher than the County rate of 6.9 percent.

As shown in Table 21, the City of El Cajon experienced slight growth (12 percent) in employment between the 1990 and 2000 Census. However, certain segments of the economy experienced significant losses in employment (such as retail trade, manufacturing and wholesale trade). In contrast, employment growth was concentrated in entertainment and recreation services, health services and public administration.

**Table 21: Employment by Industry**

	1990	2000	Percent Change
Agriculture, forestry, and fisheries	734	61	-92%
Mining	52	40	-3.8%
Construction	3,942	3,767	-4.4%
Manufacturing	4,953	3,587	-27.6%
Trans. Comm. Public Utilities	2,181	1,718	-21.2%
Wholesale trade	1,714	1,266	-26.1%
Retail trade	8,561	5,784	-32.4%
Finance, insurance, and real estate	2,788	3,000	7.6%
Entertainment and recreation services	617	3,906	533.1%
Health services	3,312	4,639	40.1%
Educational services	2,925	2,693	-7.9%
Other professional and related services	2,434	2,448	0.58%
Public administration	1,845	2,132	15.6%
Total	36,058	40,337	11.9%

Source: Census 1990 and 2000

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## **Appendix A: Community Outreach**

Proof of Publication

Housing and Community Development Needs Survey

Summary of Public Comments on Draft Consolidated Plan

Proof of Publication



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PROOF OF PUBLICATION

State of California )
County of San Diego ) SS

Notice Type: LEGAL

Ad Description: EAST COUNTY GAZETTE

I am a citizen of the United States and a resident of the State of California: I am over the age of eighteen years. I am the owner and publisher of the EAST COUNTY GAZETTE, a newspaper published in the English language in the County of San Diego. The notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

1/15, 1/22
Executed on: 1/22/09
At San Diego County, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Handwritten signature of Debbie Norman
Signature

This space for filing stamp only

CITY OF EL CAJON
CONSOLIDATED PLAN
COMMUNITY MEETING

City of El Cajon
Consolidated Plan
Community Meeting

Pursuant to State law, El Cajon is required to prepare a Consolidated Plan that covers the period of July 1, 2009 through June 30, 2014. The Consolidated Plan satisfies the statutory requirements for El Cajon's two formula programs: Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME), both received from the U.S. Department of Housing and Urban Development (HUD). The Consolidated Plan identifies the City's overall housing and community development needs, and outlines a five-year strategy to address those needs. The primary purpose of the Consolidated Plan is to develop a plan for addressing the needs for lower income groups who are the intended beneficiaries of the HUD formula programs.

On January 28, 2009, a community meeting will be held to assist the City's consultant in the development of the housing and community development goals for the period 2009 through 2014. City Councilmembers, Non-Profit Service Organizations and Developers are all invited to attend to provide input. The meeting will be held at the El Cajon Community Center, 195 E. Douglas Ave., El Cajon, at 6:30 p.m.

A draft version of the Plan is anticipated for public review in March, and adoption of the Plan in May, 2009.

For additional information on the City's Consolidated Plan, please contact Xavier Volasco in the Redevelopment and Housing Department at (619) 441-1786.

East County Gazette- GIE030790
01/15, 01/22/09

**CITY OF EL CAJON  
PUBLIC NOTICE  
NOTICE OF PUBLIC HEARING  
ALLOCATIONS FOR FY 2009-10  
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM,  
the HOME PROGRAM, and POTENTIAL REALLOCATION OF  
PRIOR YEARS CDBG AND HOME FUNDS INCLUDING PROGRAM INCOME**

Under Title I of the Housing and Community Development Act of 1974, as amended, the City of El Cajon invites citizens to participate in the preparation of the FY 2009-10 One Year Action Plan. The One Year Action Plan consists of the proposed activities to be funded through both the Community Development Block Grant (CDBG) and HOME programs. The CDBG funds are for community development improvements to benefit low and moderate income residents, and the HOME funds are to assist in providing affordable housing opportunities. The City anticipates receiving over \$1,000,000 in CDBG funds and over \$700,000 in HOME funds for fiscal year 2009-10 (July 1, 2009 - June 30, 2010). In addition, the City may reallocate any available remaining funds, including any available program income.

NOTICE IS HEREBY GIVEN that a public hearing will be held at 7:00 p.m. on Tuesday, February 24, 2009, in the City Council Chambers located at 200 East Main Street in El Cajon. The purpose of the public hearing is to provide El Cajon citizens with the opportunity to voice their opinions on, and participate in the development of the City's program to use the federal CDBG and HOME funds. This is the first of two public hearings to be held. The second public hearing will be April 14, 2009, at 3:00 p.m.

The City Council will allocate CDBG and HOME funds for FY 2009-10 at this time. A reallocation of existing funds plus any available program income may also occur. Public input is welcome and encouraged on the proposed use of these funds. Citizens may participate in written form prior to the public hearing or orally during the hearing. Written comments must be submitted to the Redevelopment and Housing Department no later than 5:00 p.m. on Wednesday, February 17, 2009. All comments and/or other inquiries should be forwarded to the Redevelopment and Housing Department, 200 East Main Street, El Cajon, CA 92020 or call (619) 441-1710.

The City of El Cajon is endeavoring to be in total compliance with the Americans with Disabilities Act. If you require assistance or auxiliary aids in order to participate at Public Hearings, please contact the City Clerk's Office at (619) 441-1763 as far in advance of the meeting as possible.

CITY OF EL CAJON - RESIDENT SURVEY  
Fiscal Year 2009 – 2010

**WHAT ARE THE HOUSING AND COMMUNITY DEVELOPMENT NEEDS IN YOUR NEIGHBORHOOD?**

The City of El Cajon receives approximately \$1.2 million in Community Development Block Grants (CDBG) and \$750,000 in HOME Investment Partnership grants each year for housing and community development projects. The City wants you to have a voice in how the City invests this money. Please assist us by filling out this survey. As you fill-out this survey, please consider the following: 1) The needs in your neighborhood and how they can be improved; 2) Rate the need level for each of the following items and circle the one that best applies.

**PLEASE CIRCLE YOUR ZIP CODE:    92019                    92020                    92021**

*Using the range from 1 – 4, 1 indicates the lowest need, 4 indicates the highest need.*

<b>Community Facilities</b>	<b>Lowest</b>		<b>Highest</b>		<b>Community Services</b>	<b>Lowest</b>		<b>Highest</b>	
Senior Centers	1	2	3	4	Senior Activities	1	2	3	4
Youth Centers	1	2	3	4	Youth Activities	1	2	3	4
Child Care Centers	1	2	3	4	Child Care Services	1	2	3	4
Park & Recreational Facilities	1	2	3	4	Transportation Services	1	2	3	4
Health Care Facilities	1	2	3	4	Anti-Crime Programs	1	2	3	4
Community Centers	1	2	3	4	Health Services	1	2	3	4
Fire Stations & Equipment	1	2	3	4	Mental Health Services	1	2	3	4
Libraries	1	2	3	4	Legal Services	1	2	3	4
<b>Infrastructure</b>	<b>Lowest</b>		<b>Highest</b>		<b>Neighborhood Services</b>	<b>Lowest</b>		<b>Highest</b>	
Drainage Improvement	1	2	3	4	Tree Planting	1	2	3	4
Water/Sewer Improvement	1	2	3	4	Trash & Debris Removal	1	2	3	4
Street/Alley Improvement	1	2	3	4	Graffiti Removal	1	2	3	4
Street Lighting	1	2	3	4	Code Enforcement	1	2	3	4
Sidewalk Improvements	1	2	3	4	Parking Facilities	1	2	3	4
					Cleanup of Abandoned Lots and Buildings	1	2	3	4
<b>Special Needs Services</b>	<b>Lowest</b>		<b>Highest</b>		<b>Businesses &amp; Jobs</b>	<b>Lowest</b>		<b>Highest</b>	
Centers/Services for Disabled	1	2	3	4	Start-up Business Assistance	1	2	3	4
Accessibility Improvements	1	2	3	4	Small Business Loans	1	2	3	4
Domestic Violence Services	1	2	3	4	Job Creation/Retention	1	2	3	4
Substance Abuse Services	1	2	3	4	Employment Training	1	2	3	4
Homeless Shelters/ Services	1	2	3	4	Commercial/Industrial Rehabilitation	1	2	3	4
HIV/AIDS Centers & Services	1	2	3	4	Façade Improvements	1	2	3	4
Neglected/Abuse Children Center and Services	1	2	3	4	Business Mentoring	1	2	3	4

Housing	Lowest			Highest
ADA Improvements	1	2	3	4
Ownership Housing Rehabilitation	1	2	3	4
Rental Housing Rehabilitation	1	2	3	4
Homeownership Assistance	1	2	3	4
Affordable Rental Housing	1	2	3	4
Housing for Disabled	1	2	3	4
Senior Housing	1	2	3	4
Housing for Large Families	1	2	3	4
Fair Housing Services	1	2	3	4
Lead-Based Paint Test/Abatement	1	2	3	4
Energy Efficient Improvements	1	2	3	4

**Please write in any needs not listed above:**

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**THANK YOU!**

**Please return surveys to:**

**Xavier Velasco  
 City of El Cajon  
 Redevelopment and Housing  
 200 East Main Street  
 El Cajon, CA 92020**

**THIS SURVEY IS ALSO AVAILABLE ONLINE AT:  
[www.ci.el-cajon.ca.us](http://www.ci.el-cajon.ca.us)**

## Resident Survey Comments Received

### General Comments

- There is so much drugs and vandalism in El Cajon that when there is vandalism the police either don't respond or come the next day. We love the many entertainments at the East County performing Arts.
- Speed bumps would be good.
- With the dip in the economy, I feel a real focus should be placed on assisting business start up. I was driving down Johnson Avenue and I was amazed at the number of commercial businesses closed. Street improvement is also an important issue as well as graffiti removal.
- More low rent housing. More felony friendly employers.
- The Prop 36 program is a program that has proven itself more valuable than anything I have ever encountered. Finally, our tax dollars are being spent with success. For me and countless others.
- You really need more teen community centers to maybe help with teens and gangs.
- Improve Main Street all the way to 2<sup>nd</sup> Street. Get business into those empty buildings on Main Street Downtown.
- Income for Psychics not schizophrenic. Two different incomes. More money for Psychics
- No sings.
- Food donations for homeless and needy.
- New Section 8 housing which would allow ownership of aquariums, parakeets, cats and dogs under 40 pounds.
- The indiscriminate playing of personal home electronics at licensed healthcare facilities in El Cajon has hobbled. Nearly every, well-meant program in their effort to promote real health. We currently have three generations of "entertainment addicts," hell-bent on destroying, yet another, fourth generation. These people, who will use hundreds of dollars a day in public pharmacy benefits, actually have become too ill to make good enough aesthetic judgments in their selection of music, or shows, to be disturbing to others at their homes. To counter-act the effects of "junk sounds" played here, at my home, we are spending a fortune to stop.
- Fill pot holes and cracks on Greenfield Street or resurface. The workers do a terrible job and the holes are back in a few months. Stop El Cajon sales tax. I won't buy taxable items in El Cajon and do all my shopping in San Diego.
- We need some speed bumps so children could be safer.
- Adults not watching their children.
- Water use monitoring. Landscape design and planning. Signage regulation changes.
- I added mold to the lead based paint test because black mold seems to be a problem in the area and it is very expensive to test for and to get rid of it if it has invaded the walls or floors. Most of us low to moderate income people just can't afford to fix the problems, and it just continues to get worse. It is a very bad health problem and help is definitely needed for this.
- Low cost mental health clinics and/or more professionals to current clinics improve the current situation. People in need of this service are not getting it. Causing increased mental issues, family and/or other abuse, loss of jobs, homelessness, and more people ending up in mental hospital wards and/or rehab units costing the City

and County more money than if they just addressed the problem with increasing clinics and/or more professionals.

- I think codes should be enforced for people with disabilities. Some apartments are not handicap accessible.
- Some of the categories would seem to fall under the purview of other branches and would necessarily only receive a small amount of money. Perhaps the money would be better spent on providing information to the public concerning these vital needs. Also, if enough money is not available to sustain some of the needed programs in community facilities, perhaps a small fee could be charged to offset the cost and keep the programs alive.
- El Cajon street repair and improvements. Traffic signals from side streets to main artery set to change when 2-3 cars are lined up, such as Swallow to Cuyamaca. Five cars wait and wait (5+ minutes) before light changes to green to enter to Cuyamaca. El Cajon needs more and better restaurants like La Mesa's Brigantine. El Cajon still remains a town for welfare and homeless people. Keep ECPAC viable!!! I am a 30-yr resident and haven't seen much done to put El Cajon on map as a fine city of East County. Main and Magnolia have the newer improved stores closing down. More creative thinking is necessary to attract a higher class of people to El Cajon.
- Keep focused on existing facilities and programs (ECPAC, police, fire). The City of El Cajon should not mimic the federal government.
- Keep ECPAC going, PLEASE. I dislike all the advertisement in shop store windows. Makes El Cajon look very trashy (liquor stores, etc...).
- Need to enforce off street parking. Too many motor homes, trucks with campers, trailers parked on street longer than 72 hour law. Enforce them to park on their property or park on lot. Need to keep the Performing Arts Center; GCCA is a blessing and gold mine.
- Continuation and expansion of music in schools – all levels. Assistance and enlargement of GCCA. Very important.
- Need neighborhood parking enforcement. People park on the sidewalks. Please keep the theater going.
- Please keep ECPAC going. We were plank owners when it was built. El Cajon needs more kinds of nice restaurants.
- Honest government and better use of the tax money update the building code for energy efficiency.
- Better overseeing and accountability for spending funds. No money, no spending until funds are saved for projects.
- Crime abatement in Fletcher Hills.
- Make sure adult education continues. Continue to support East County Performing Arts Center, the theater.
- Crime abatement in Fletcher Hills.
- Housing Services – Shelter for homeless is the most pressing need in El Cajon. There are so many pan handling. It is important to help them! They are a problem because they have problems. GCCA program very important to many of us in El Cajon.
- Crackdown on those who hire illegal day laborers. Stop gathering points where illegal's hang out.
- Madison Street (500) block house with drug activity all the time.

- How about a program similar to Las Vegas in that the city helps homeowners get rid of their lawns and wasteful watering systems for the new fake lawns? I would do it but the fake lawns are too expensive.
- More officers present in our neighborhoods to help with the car break-ins, graffiti and residential break-ins.
- Animal shelter.
- Removal of cars parked along Broadway and along Main Street with for sale signs in their windows. This is annoying and a traffic hazard, and it looks tacky.
- We need a supermarket in our area.
- In regards to Question 6, Clean-up of Abandoned Lots and Buildings, we also need Clean-up of Occupied Lots and Buildings. Lots of inoperative vehicles, equipment and trash stored on site.
- Downtown grocery store! Adult continuing and lifetime education.
- Make El Cajon safer because a police helicopter flies over our house everyday and it makes us feel like we are in a ghetto city.
- Need more housing for average wage earners.
- Cleaning up low income rental apartment complexes that have drug/gang issues in communities where families are trying to raise children, clean-up the rising graffiti problems in our area, handling homeless problems in business areas.

#### **ECPAC Comments**

- The nicest thing El Cajon has is the East County Performing Arts Theater. Why would anyone want to get rid of it. City Council should do more in their efforts to support this facility.
- Save our ECPA center Please! We love it!
- Please continue supporting the Grossmont Community Concert Association. The theater and presentations are a very important part of this community and those surrounding El Cajon.
- ECPAC – ONE OF EL CAJON'S BEST ASSETS.
- Keep ECPAC, is important to the community and fix the roof.
- Keep East County Performing Arts Theater.
- Fix the roof at ECPAC so we are able to enjoy art shows again.
- ECPAC is very important. We enjoy each and every concert and all the seats are always filled. Please, please continue these shows. Every year every seat is a sell out.
- Please continue to support the East County Performing Arts Center! It is a wonderful facility.
- Please keep the theater going (ECPA).
- ECPAC is very important!! Please consider keeping it and maintain it.
- Please maintain the El Cajon Performing Arts Center. Everyone enjoys the concerts there.
- Continue the performing art center programs.
- Need support for the ECPAC – has wonderful programs and acoustics is wonderful – need to keep it repaired.
- Please keep ECPAC. Love it here, thanks.
- The programs at ECPAC are all well chosen and good. We hope you will consider helping maintain the building.
- Please maintain ECPAC and keep the arts going in El Cajon.
- Please maintain the El Cajon Performing Arts Theater.
- Please support ECPAC.
- Maintain and support ECPAC.

- I enjoy the Performing Arts Theater.
- Keep ECPAC alive. It is very important to the whole life of El Cajon. We appreciate the work you do to provide quality programs here. Thank you!
- Please take care of ECPAC, AN IMPORTANT ASSET IN EL CAJON.
- The ECPAC is not mentioned – Please include for funds to help this program.
- Grossmont Community theater. Please include funds for theater.
- We appreciate the Grossmont Community Concert Association’s many concerts. We really enjoy them – they mean a lot to us. Please support them!!
- ECPAC is an important piece of entertainment (one of very few) in El Cajon. Please maintain and improve this facility.
- As can be seen from the number of people who use the facilities and attend the performances at the ECPAC and others, we would hope it would be kept intact as a theater.
- Grossmont Community Theater! We need it!!
- Grossmont Community theater. We love the quests – please keep it going!
- Please support ECPAC.
- I don’t see the ECPAC on this questionnaire. Why – The public has been served here for years. I live in San Diego and for years have attended the performances. Hotels can go anywhere. Yes, the revenue is what you are thinking. Your mayor use this facility, keep it for the people.
- ECPAC rates a +4
- Please maintain EPAC. We need and enjoy the facility with the concerts and plays. We need EPAC.
- Please, please, please support the performing center as the converts are fabulous. Thanks,
- Funding needs to continue for ECPAC (East County performing Arts Center). Many people enjoy the concerts there which are reasonably paced.
- Please continue to support the Grossmont Community Concert Assoc. It brings people out and also supports the businesses in downtown El Cajon.
- Continued use and maintenance of ECPAC (East County Performing Arts Center). A wonderful addition to East County.
- Please support EPAC. Also it’s an asset to the community in many ways.
- Please continue to support East County Performing Arts Center. It is the jewel of El Cajon!
- No mention of keeping the East County Performing Arts in these needs. Whatever it takes to keep this theater going we would appreciate it. Thank you.
- Keep the ECPAC and Grossmont Concert series.
- Keep ECPAC functioning. Please support ECPAC.
- Performance was tremendous, so please support the East County Performing Arts Theater with some of these funds. This is a wonderful group for great entertainment of all El Cajon and extended San Diego residents. We have supported this effort for many years and hope it will continue.
- Don’t forget our Fantastic theater, ECPAC, which means so much to all of us.
- Please fund the ECPA.
- Please make sure ECPAC is funded and continued. Thank you.
- Please make sure ECPAC is funded and continued.
- Please support Grossmont Concert Association. It makes El Cajon proud!!
- The East County performing Arts Center.
- Save our ECPAC – Please!!
- ECPAC is very important to me – please keep it going.

- ECPAC – Theater is very important to us over 40 years – we pay El Cajon taxes and 8.7 sales tax – please support this entity.
- Chase Avenue resurfaced badly needed – Keep EPAC going.
- Support EPAC.
- I hope this theater will be on the list to be retained and maintained.
- Help East County performing Arts Center. Great programs for people of all ages – It’s an important cultural center for El Cajon.
- Please continue support of ECPAC – East County performing Arts Center.
- Keep ECPAC open. We pay taxes!
- Keep ECPAC open – first priority. There were over 1,000 people here tonight.
- Keep ECPAC open. East County Performing Arts.
- Please make East County Performing Arts Theater in priority rating to keep it running and in good condition.
- Keep East County Performing Arts. We come from out of town to the Grossmont Community Performances.
- Please continue to support ECPAC. It is very important to us. Thank you.
- ECPAC. Definitely keep the Grossmont Community Concert Association venue. It would be a terrible loss if you don’t support and keep this terrific facility for this community. “4” highest.
- Keep East County Arts Center Open!
- Keep East County Arts Center Open!
- We drive to El Cajon for the wonderful performances at your ECPAC! Thanks.
- Keep Grossmont Community Concert series @ ECPAC forever.
- ECPAC theater and the great prices for the entire Grossmont Community concert series. Keep ECPAC in your performances.
- Keep our performing arts center up and running.
- El Cajon Performing Arts Center.
- Just want to let you know how important ECPAC is for “our generation”. Nobody wants to drive downtown SD at night. Please, keep it going.
- The El Cajon Civic Center concert Hall is the focal point for community concerts and entertainment. It makes possible the large turnouts each season for the Grossmont Community Concert Assoc. We urge support for providing for and maintaining this important civil facility.
- Please continue to support the ECPAC. It is one of the only venues in East County worth going to.
- The East County Performing Arts Theater is a treasure! Don’t let it get buried!
- Don’t eliminate the East County Performing Arts Center. It is the best theater in San Diego County. The acoustics are perfect here!!
- Surely you’ve forgot ECPAC! A fabulous facility that needs to be kept open and maintained.
- Keep up the lovely EPAC auditorium in El Cajon!
- Please help support the ECPAC auditorium! We do so enjoy the wonderful musical programs and acts presented by the Grossmont Community Concert Assoc.
- Please don’t forget ECPAC. We love this theater.
- ECPAC is the most important facility in this community! You didn’t even include it. The entire East County benefits from it; not to mention El Cajon business. Maintaining and improving this facility should be a top priority. Get professional management for the theater!!!!
- Please continue the programs at the East County performance Center. We enjoyed hearing the only performance of the arts in East county serving our area.

- Where is ECPAC on this survey??? ECPAC should be top priority for the city! Improve and maintain this facility!
- ECPAC – We truly support and want you to work very diligently to keep and support “the Grossmont community concert Association”. It would be a terrible loss to our community of El Cajon if this venue is not supported and maintained. “4” highest need.
- Please remember to allot funds to keep ECPAC open and thriving. Several years ago nice programs and performers were booked. Surely such a splendid auditorium is an asset to this community should thrive under good management. Please keep it repaired, inviting and functioning!
- The El Cajon Performing Arts theater is a real asset to the community and surrounding communities. It would be greatly missed. Any repairs or improvements should be made to preserve this theater. Even the uses are not residents of El Cajon we attend many performances here.
- KEEP ECPAC GOING! GREAT VENUE – Seniors love this! Performers rave about how good ECPAC is for sound!
- We attend many concerts at the ECPAC. It is a major asset for this city of El Cajon. Please provide the funds necessary for its continued operation. It is perfect size, good acoustics and good seating; and good shows and concerts.
- We're writing as frequent ECPA attendees, and feel it is an important entertainment benefit for the community and San Diego County residents. It is convenient, comfortably designed for easy viewing, and has exceptionally clear acoustics. It would be a terrible loss if it would be closed, so we urge you to make every effort to keep it in operation.
- Devote funds for maintenance and upgrade of the East County Performing Arts Center. The theater is a bright spot of culture for the whole valley, which should not be neglected.
- Community Facilities: Why isn't the East County Performing Arts Theater listed? This is the one cultural venue in the area and it is under-utilized and under-funded. It needs to be refurbished and managed by a professional group in order to again become a “star” in the East County. With proper marketing and management it could become very profitable for the City and a venue to be proud of in the area.
- After a city is cared for it needs a fine arts center as East Pac. A fine place to live needs something to uplift its' citizens.
- Please support the Arts Center. It provides affordable and superbly artistic performances.
- Support for its continued operation and maintenance certainly need to be given some priority. Access to quality performing arts helps make a community livable.
- Please do not close the theater at the Civic Center. We love it. Over the years we have enjoyed many different programs here.
- Please keep ECPAC. It is the only thing on your list necessary to my life.
- Please continue to support ECPAC, the cultural core of East County.
- Maintenance and improvement where necessary of ECPAC. What a treasure we have in the lovely theater! Could we get San Diego Symphony to give concerts here?
- El Cajon Performing Arts Theater is the light of my life. Thank you!
- Theater to be included under the Community Facilities. El Cajon city needs to make the arts a priority in their planning to make sure we are able to continue the enrichment of our citizens.
- Financial support of ECPAC, the upkeep of such a fine facility is imperative. We are lucky to have this auditorium.

- East County Performing Arts Center should be supported and kept up to the highest quality. It brings in people from large surrounding areas. They participate in restaurants and discover that El Cajon is not just some “country bumpkin” kind of place. Should definitely receive top priority in keeping it as “the pride of the city.”
- The East County Performing Arts Center should be given top priority for retention and expanded through professional management. It is one of the finest theaters in the county and could foster and increase commercial business (restaurants, etc...).
- Everyone who performs or is in the audience at ECPAC marvels at the excellent acoustics. Please do everything possible to maintain this facility for concerts and programs for our enjoyment, edification and enlightenment.
- My biggest priority is ECPAC. Please support it, refurbish it, whatever is necessary to keep it going. It is a great thing for El Cajon.
- Maintain, keep, improve retention of ECPAC and concert series. La Mesa, Santee and other East County Associations should assist ECPAC.
- Please keep ECPAC open and well funded. This facility is fantastic and serves not only El Cajon but the whole community of East County.
- Support for cultural activities wasn't mentioned above. We have a fine performing arts center.
- Please keep ECPAC for future generations! Both of my daughters' have been performing at ECPAC for several years and hopefully will for many more years to come.
- Do not re-align Main Street again! Repair ECPAC.
- Keep ECPAC going! It's a wonderful venue that El Cajon is privileged to have. Give it all your support.
- ECPAC is important to El Cajon and its' citizens. Please continue to support their efforts.
- Continued use of ECPAC for cultural events. Only venue of its kind in East County. Definitely should be made available in years to come.
- East County Performing Arts – vital to the culture of El Cajon.
- Please consider ECPAC for grant monies. This theater is very important to East County and El Cajon.
- Maintain and support of the El Cajon Performing Arts and GCAA.
- We need to keep ECPAC going. It is most important that we have this theater open and providing the wonderful programs that we've enjoyed for years. Seriously consider this urgent request.
- Please continue funding of ECPAC.
- Save the ECPAC!!!
- ECPAC is a 4!!!
- ECPAC is very important to us. Please keep it and maintain it.
- Continued support for El Cajon Performing Arts Theater.
- Maintain ECPAC!
- Please do not close the “Grossmont Community Concert Association.” I support it and will continue to support this for our community. Please continue to maintain and support the El Cajon Performing Arts Center.
- We support the Grossmont Community Concert Association. Please, please continue to work hard to keep this facility and association going. Please maintain and support the El Cajon Performing Arts Center so we may also support all the above.
- Please continue to maintain the ECPAC and improve it. A great asset!

- Lots of seniors love this theater! Keep it up and going! They are also introducing their young grandchildren to the arts!
- LOVE ECPAC! IT KEEPS ME SANE.
- We need the Performing Arts Center. Theater is very important for a city's cultural aspect. Please allow us to enjoy this fine facility and what it has to offer.
- ECPAC Theater: Please keep it funded and maintained physically.
- Please keep ECPAC maintained. It is really a marvelous facility of which El Cajon can be proud.
- Please continue the East County Center for the Performing Arts.
- The El Cajon Performing Arts Theater must be one of the top projects. It is enjoyed by so many.
- El Cajon Civic Theater and GCCA.
- Support ECPAC.
- El Cajon Performing Arts Center and Concerts in the Park.
- We love the GCAA. Please keep this for the people to enjoy.
- Would like to see ECPAC make it.
- Please continue and improve the theater. We enjoy the Grossmont Community Concert series.
- We need to clean up more of El Cajon. You need to slow down the rent we need rent control. Help fund GCCA.
- Most interested in maintaining ECPAC. This is very important in this community.
- ECPAC needs support. We need to keep the arts alive in East County.
- Please support ECPAC. It is a lovely place and a necessity for East County.
- East County Performing Arts is a very important part of El Cajon. We NEED to support it, see that it is kept in repair and that performers keep wanting to come.
- Support ECPAC community concerts.
- Keep the theater for the East County Performing Arts.
- Please keep and maintain ECPAC. It is a great facility and very important to us.
- ECPAC is very important to us.
- We need ECPAC. Please keep it maintained to stay an entertainment venue. It's very important to us!!!
- Keep ECPAC functioning!
- Please do what it takes to save the East County Performing Arts Theater.
- ECPAC is very important.
- East County Performing Arts Center
- Please continue to support the Grossmont Community Concert Association.
- ECPAC needs your continued support!
- Please fund the ECPAC. East County Performing Arts. We need all varieties of cultural events in these trying times.
- ECPAC rates #4 in needs.
- ECPAC is HIGH, HIGH PRIORITY FOR CITY SUPPORT.
- East County Performing Arts Center needed for cultural development in East County.
- ECPAC Center is very important to the City of El Cajon. Please make certain it stays.
- ECPAC is very important, please keep it and maintain it and keep up-to-date. Very beautiful facility. Let's keep it!
- Please continue to support ECPAC.
- Why is the theater not listed? It is well used, enjoyed by many, including a Mayor (free of charge). Brings money into the downtown businesses. We do not need a hotel. Check the vacancy factor on the motels in the city now.

- How is it that the ECPAC Theater is not included in the distribution of funds? It brings in good revenue and our Mayor and friends enjoy good seats (perhaps free) for all the events shown here.
- Money for GCCA.
- Please keep East County Performing Theater going, #4.
- Need to keep ECPAC.
- Support ECAPC for art appreciation.
- Support East County Performing Arts Center.
- ECPAC needs to be continued at level #4.
- ECPAC needs help. We enjoy going there for concerts and want it to continue please.
- Please continue to maintain ECPAC.
- ECPAC is important.
- El Cajon Community Theater is a most important community asset!
- We need to maintain ECPAC. This is a wonderful venue to expose culture to East County. Especially youth and seniors.
- Keep East County Performing Arts Center.
- Maintain the East County Theater.
- We hope you will keep Performing Arts Center in operation. We all enjoy the programs.
- I love ECPAC. Keep it going.
- Please keep ECPAC going – great theater!
- Please keep ECPAC. It is a cultural need. Most important for East County.
- Please continue to support Grossmont Community Concert Association.
- Please keep East County Performing Arts Center. I attend various venues there.
- ECPAC – Please keep and maintain.
- Apparently the city does not recognize the need for any cultural facilities. Save/keep the Performing Arts Center.
- The greatest community activity we have is the continued use of the East County Performing Arts Center. Please keep its doors open and programs planned.
- ECPAC #4.
- Please support ECPAC.
- Support GCAA #4.
- ECPAC Center needs help to be able to have Grossmont Community Concert Association to continue. The house is always full and the programs provided are wonderful. Please continue as it is an important program for these 1000 or more (1200) seniors.
- Support ECPAC.
- Keep ECPAC alive and well!!
- Performing Arts Center and Grossmont Community Concert Association.
- The ECPAC is such a grand facility. Is there money to help it keep on going?
- Many of our residences rely on the East County Performing Arts Theater as an affordable source of fine arts entertainment. Even in hard times there will always be this need to preserve this community asset.
- East County Performing Arts Center is a high priority. I believe it is needed and should be kept.
- I enjoy performances at ECPAC and know it helps area businesses. It is an important factor in revitalization of the downtown area.
- ECPAC is not specifically listed. It is a very important community facility, the maintenance of which I consider a high priority.

## Community Meeting

January 28, 2009

On January 28, 2009, the City of El Cajon conducted a community meeting to provide technical assistance to potential applicants of CDBG funds and to receive comments of housing and community development needs for the five-year Consolidated Plan and Action Plan. The following provides a list of comments received:

### Housing:

- Low and moderate income housing for women coming out of substance abuse recovery and need sober living
- Acquisition and rehabilitation of vacant single-family homes/foreclosures for first time homebuyers

### Homelessness:

- Homeless and mentally ill need transitional housing, half-way housing and case management
- Homeless with substance abuse also need transitional housing
- There is an increasing homeless population
- Homeless also need intensive case management with housing
- Higher rate of homeless seniors due to market changes

### At-Risk Youth and Crime Prevention

- Case management for at-risk you (youth that have been through the Justice system), a new staff station in particular
- At-risk youth – truancy, juvenile justice, mental illness – please ensure continued funding
- Domestic violence prevention programs
- Homeless, graffiti and gangs are the biggest problems
- Youth and seniors need services
- Revitalizing neighborhood watch
- Addressing gang issues and crime prevention

### Social Services

- Outreach to recent Muslim immigrant population and staff cultural sensitivity training
- Outreach and advertising for residents about rehabilitation opportunities and joint neighborhood revitalization efforts
- Food banks, food programs for people that don't need intensive case management
- New population that will need public services as a result of recent economic conditions
- Dental clinic – needs new equipment
- Not enough CDBG allocated to social services (15% cap)

### Miscellaneous

- ECPAC
- Economic development around ECPAC

## City Council Community Development Block Grant Public Hearing

February 24, 2009

The hearing was held as part of the process for completing the HUD required annual Consolidated Plan for funding for fiscal year 2009-10. The comments were as follows:

### **Crisis House, Sue Christopher**

- The main focus of the organization has always been the City of El Cajon.
- The facility is located in a city owned building and has been providing services to the city and east county region for a long time.
- The poor economy is stretching the ability of the organization to provide for the increasing needy population.

### **Meals-on-Wheels, Stephanie Waltz**

- The organization is requesting money only for the food service portion of their operation. They serve an average of 111 seniors each year and are also seeing an increase in those in need.

### **La Maestra Family Clinic, Sally Bayliss**

- The clinic provides medical and dental services for the low income refugee population in El Cajon. They opened the clinic in 2004 and have seen an increase in the population over the years.
- They are anticipating a large number of the 17,000 new Iraqi refugees that will soon be allowed to enter the U.S. will be in San Diego and because there is a large Chaldean population in El Cajon a good number of those entering the county this year will find their way to the City.
- 75% of their patients receive Medicare or Medi-Cal.

### **Family Health Center, Chase Avenue Clinic, Jeanette Lawrence**

- They have created a new walk-in clinic and have seen their numbers increase by 12.5% this year.
- Approximately 60% of their patients are El Cajon residents and 32% are children.
- They are asking for money to remove some prickly types of plants at the entrance to the clinic and provide playground equipment for those children having to wait for appointments.

### **Set Free Ministries, Harold Brown**

- The request is for vouchers for the newly homeless.
- In 2007 the organization kept 312 people off the street with the allocation provided by the City that year. The monies allocated will be used primarily for women and children.

## City Council Community Development Block Grant Public Hearing

April 14, 2009

No comments received.

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**City Council Consolidated Plan and Action Plan Approval**

**May 12, 2009**

No comments received.



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## Appendix B: Consolidated Plan Tables

Housing Needs Table		Grantee: <b>City of El Cajon</b>		Only complete blue sections. Do NOT type in sections other than blue.													Priority Need?	Plan to Fund?	Fund Source	Households with a Disabled Member		Disproportionate Racial/Ethnic Need?	# of Households in lead-Hazard Housing	Total Low Income, HIV/AIDS Population			
		Current % of Households	Current Number of Households	3-5 Year Quantities																% of Goal	% HSHLD				# HSHLD		
				Year 1	Year 2	Year 3	Year 4*	Year 5*	Cumulative	Goal	Actual	Goal	Actual	Goal	Actual	Goal										Actual	
Household Income <=30% MFI	Renter	Elderly	NUMBER OF HOUSEHOLDS	100%	705																100%	18382	Y	18675	264		
			Any housing problems	74.5	525										0	0	#DIV/0!										
			Cost Burden > 30%	74.5	525											0	0	#DIV/0!									
			Cost Burden >50%	59.6	420											0	0	#DIV/0!									
	Small Related	NUMBER OF HOUSEHOLDS	100%	1714																							
		With Any Housing Problems	90.4	1549											0	0	#DIV/0!										
		Cost Burden > 30%	89.6	1536											0	0	#DIV/0!										
		Cost Burden >50%	81.7	1400											0	0	#DIV/0!										
	Large Related	NUMBER OF HOUSEHOLDS	100%	607																							
		With Any Housing Problems	98.7	599											0	0	#DIV/0!										
		Cost Burden > 30%	88.8	539											0	0	#DIV/0!										
		Cost Burden >50%	70.0	425											0	0	#DIV/0!										
	All other hshld	NUMBER OF HOUSEHOLDS	100%	1180																							
		With Any Housing Problems	86.9	1025											0	0	#DIV/0!										
		Cost Burden > 30%	86.9	1025											0	0	#DIV/0!										
		Cost Burden >50%	84.3	995											0	0	#DIV/0!										
	Owner	Elderly	NUMBER OF HOUSEHOLDS	100%	494																						
			With Any Housing Problems	69.6	344	3		3		3		3		3		15	0	0%	H	Y	B, M						
			Cost Burden > 30%	69.6	344											0	0	#DIV/0!									
			Cost Burden >50%	48.4	239											0	0	#DIV/0!									
		Small Related	NUMBER OF HOUSEHOLDS	100%	175																						
			With Any Housing Problems	81.4	142											0	0	#DIV/0!									
			Cost Burden > 30%	54.3	95	2				2						4	0	0%	H	Y	M						
			Cost Burden >50%	45.7	80											0	0	#DIV/0!									
		Large Related	NUMBER OF HOUSEHOLDS	100%	34																						
			With Any Housing Problems	100.0	34	1		1		1		1		1		5	0	0%	H	Y	B, M						
			Cost Burden > 30%	70.6	24	3				2						5	0	0%	H	Y	M						
			Cost Burden >50%	70.6	24											0	0	#DIV/0!									
All other hshld	NUMBER OF HOUSEHOLDS	100%	208																								
	With Any Housing Problems	54.3	113											0	0	#DIV/0!											
	Cost Burden > 30%	52.4	109											0	0	#DIV/0!											
	Cost Burden >50%	47.6	99											0	0	#DIV/0!											
Elderly	NUMBER OF HOUSEHOLDS	100%	493																		100%		N				
	With Any Housing Problems	88.2	435											0	0	#DIV/0!											
	Cost Burden > 30%	86.2	425											0	0	#DIV/0!											
	Cost Burden >50%	31.4	155											0	0	#DIV/0!											



Housing Needs Table			Grantee: <b>City of El Cajon</b>															Households with a Disabled Member			Disproportionate Racial/Ethnic Need?	# of Households in Lead-Hazard Housing	Total Low Income/ HIV/ AIDS Population	
			Only complete blue sections. Do NOT type in sections other than blue.																					
			Current % of Households		Current Number of Households		3-5 Year Quantities										% of Goal							Priority Need?
Year 1		Year 2					Year 3		Year 4*		Year 5*		Cumulative											
			Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	%	% HSHLD	# HSHLD					
Household Income >50 to <=80%	Owner	Large Related	With Any Housing Problems	72.7	545											0	0	#DIV/0!						
			Cost Burden > 30%	14.7	110											0	0	#DIV/0!						
			Cost Burden >50%	1.3	10											0	0	#DIV/0!						
	All other hshold	NUMBER OF HOUSEHOLDS	100%	1584																			N	
		With Any Housing Problems	42.6	675											0	0	#DIV/0!							
		Cost Burden > 30%	37.2	589											0	0	#DIV/0!							
	Elderly	Cost Burden >50%	0.9	14											0	0	#DIV/0!							
		NUMBER OF HOUSEHOLDS	100%	1029																			N	
		With Any Housing Problems	23.7	244	4		4		4		4		4		20	0	0%	H	Y	B, M				
	Small Related	Cost Burden > 30%	23.3	240											0	0	#DIV/0!							
		Cost Burden >50%	9.7	100											0	0	#DIV/0!							
		NUMBER OF HOUSEHOLDS	100%	674																			Y	
	Owner	Large Related	With Any Housing Problems	68.1	459	1		1		1		1		1		5	0	0%	H	Y	B, M			
			Cost Burden > 30%	63.8	430	4		4		4		4		4		20	0	0%	H	Y	M			
			Cost Burden >50%	29.7	200											0	0	#DIV/0!						
	All other hshold	NUMBER OF HOUSEHOLDS	100%	329																			Y	
		With Any Housing Problems	89.7	295	1		1		1		1		1		5	0	0%	H	Y	B, M				
		Cost Burden > 30%	77.5	255	4		4		4		4		4		20	0	0%	H	Y	M				
	All other hshold	Cost Burden >50%	31.9	105											0	0	#DIV/0!							
		With Any Housing Problems	53.9	164											0	0	#DIV/0!							N
		Cost Burden > 30%	53.9	164											0	0	#DIV/0!							
	Owner	Cost Burden >50%	16.1	49											0	0	#DIV/0!							
		With Any Housing Problems	53.9	164											0	0	#DIV/0!							
		Cost Burden > 30%	53.9	164											0	0	#DIV/0!							
<b>Total Any Housing Problem</b>					15	0	15	0	15	0	15	0	15	0	75	0		Total Disabled		0				
Total 215 Renter					0	0	0	0	0	0	0	0	0	0				Tot. Elderly	2067		Total Lead Hazard	18675		
Total 215 Owner					39	28	37	27	28	28	159							Tot. Sm. Related	11530		Total Renters	22572		
<b>Total 215</b>					39	0	28	0	37	0	27	0	28	0				Tot. Lg. Related	4577		Total Owners	6171		

**City of El Cajon**

<b>Housing Market Analysis</b>		<i>Complete cells in blue.</i>					
Housing Stock Inventory		Vacancy Rate	0 & 1 Bedroom	2 Bedrooms	3+ Bedroom	Total	Substandard Units
<b>Affordability Mismatch</b>							
Occupied Units: Renter			8,865	8,765	2,680	20,310	135
Occupied Units: Owner			1,276	2,784	9,883	13,943	34
Vacant Units: For Rent		6%	240	329	644	1,213	
Vacant Units: For Sale		0%	4	24	39	67	
Total Units Occupied & Vacant			10,385	11,902	13,246	35,533	169
<b>Rents: Applicable FMRs (in \$s)</b>			1,092	1,418	2,067		
<b>Rent</b> Affordable at 30% of 50% of MFI (in \$s)			1,127	1,331	1,477		
<b>Public Housing Units</b>							
Occupied Units						0	
Vacant Units						0	
Total Units Occupied & Vacant			0	0	0	0	0
<b>Rehabilitation Needs (in \$s)</b>						0	

## Continuum of Care Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Un-sheltered	Total	San Diego Co., incl. El Cajon	
	Emergency	Transitional				
1. Homeless Individuals	331	270	2140	2741	Data Quality (N) enumerations ▼	
2. Homeless Families with Children	32	361	58	451		
2a. Persons in Homeless with Children Families	103	1095	162	1360		
Total (lines 1 + 2a)	434	1365	2302	4101		
<b>Part 2: Homeless Subpopulations</b>						
		Sheltered		Un-sheltered	Total	Data Quality (N) enumerations ▼
		Emergency	Transitional			
1. Chronically Homeless			284	243	527	
2. Severely Mentally Ill			306	531	837	
3. Chronic Substance Abuse			636	1413	2049	
4. Veterans			270	426	696	
5. Persons with HIV/AIDS			7	0	7	
6. Victims of Domestic Violence			266	0	266	
7. Youth (Under 18 years of age)			103	0	103	

Part 3: Homeless Needs Table: Individuals		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H, M, L	Plan to Fund? Y, N	Fund Source: CDBG, HOME, HOPWA, ESG or Other
					Year 1		Year 2		Year 3		Year 4		Year 5		Goal	Actual	% of Goal			
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
Beds	Emergency Shelters	361	152	209	300	0	200	0	200	0	150	0	150	0	1000	0	0%	H	Y	B, FEMA
	Transitional Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!	M	Y	B, FEMA	
	Permanent Supportive Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!	M			
	<b>Total</b>	361	152	209	300	0	200	0	200	0	150	0	150	0	1000	0	0%	H	Y	B, FEMA
Chronically Homeless																		H	Y	B, FEMA

Part 4: Homeless Needs Table: Families		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H, M, L	Plan to Fund? Y, N	Fund Source: CDBG, HOME, HOPWA, ESG or Other
					Year 1		Year 2		Year 3		Year 4		Year 5		Goal	Actual	% of Goal			
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
Beds	Emergency Shelters	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!				
	Transitional Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!				
	Permanent Supportive Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!				
	<b>Total</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!				

Grantee Name: **City of El Cajon**

Non-Homeless Special Needs Including HOPWA		Needs	Currently Available	GAP	3-5 Year Quantities										Total			Priority Need: H, M, L	Plan to Fund? Y N	Fund Source: CDBG, HC
					Year 1		Year 2		Year 3		Year 4*		Year 5*		Goal	Actual	% of Goal			
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
Housing Needed	52. Elderly	10749	0	10749	8	0	8	0	8	0	8	0	8	0	40	0	0%	H	Y	B
	53. Frail Elderly	1104	0	1104	2	0	2	0	2	0	2	0	2	0	10	0	0%	H	Y	B
	54. Persons w/ Severe Mental Illness	979	0	979	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!	M		
	55. Developmentally Disabled	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!	M		
	56. Physically Disabled	7718	0	7718	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!	H	Y	B
	57. Alcohol/Other Drug Addicted	10319	0	10319	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!	M		
	58. Persons w/ HIV/AIDS & their families	264	0	264	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!	M		
	59. Public Housing Residents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!	N		
Total		31133	0	31133	10	0	10	0	10	0	10	0	10	0	50	0	0%			
Supportive Services Needed	60. Elderly	10749	0	10749	100	0	75	0	75	0	75	0	75	0	400	0	0%	H	Y	B
	61. Frail Elderly	1104	0	1104	100	0	75	0	75	0	75	0	75	0	400	0	0%	H	Y	B
	62. Persons w/ Severe Mental Illness	979	0	979	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!	M		
	63. Developmentally Disabled	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!	M		
	64. Physically Disabled	7718	0	7718	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!	H	Y	B
	65. Alcohol/Other Drug Addicted	10319	0	10319	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!	M		
	66. Persons w/ HIV/AIDS & their families	264	0	264	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!	M		
	67. Public Housing Residents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!	N		
Total		31133	0	31133	200	0	150	0	150	0	150	0	150	0	800	0	0%			

City of El Cajon

Only complete blue sections.

Community Development Needs	Needs	Current	Gap	5-Year Quantities												% of Goal	Priority Need: H, M, L	Dollars to Address	Plan to Fund? Y/N	Fund Source	
				Year 1		Year 2		Year 3		Year 4		Year 5		Cumulative							
				Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual						
01 Acquisition of Real Property 570.201(a)	2	0	2	1					1					2	0	0%	H	\$1m	Y	M	
02 Disposition 570.201(b)	0	0	0											0	0	#DIV/0!	M				
Public Facilities and Improvements																					
03 Public Facilities and Improvements (General) 570.201(c)	10	0	10	2		2		2		2			2		0	0%	H	\$2.5m	Y	B	
03A Senior Centers 570.201(c)	0	0	0											0	0	#DIV/0!	M				
03B Handicapped Centers 570.201(c)	0	0	0											0	0	#DIV/0!	M				
03C Homeless Facilities (not operating costs) 570.201(c)	0	0	0											0	0	#DIV/0!	M				
03D Youth Centers 570.201(c)	0	0	0											0	0	#DIV/0!	H		Y	B	
03E Neighborhood Facilities 570.201(c)	0	0	0											0	0	#DIV/0!	M				
03F Parks, Recreational Facilities 570.201(c)	5	0	5	1		1		1		1			1		0	0%	H	\$2.5m	Y	B	
03G Parking Facilities 570.201(c)	0	0	0											0	0	#DIV/0!	M				
03H Solid Waste Disposal Improvements 570.201(c)	0	0	0											0	0	#DIV/0!	M				
03I Flood Drain Improvements 570.201(c)	0	0	0											0	0	#DIV/0!	M				
03J Water/Sewer Improvements 570.201(c)	0	0	0											0	0	#DIV/0!	M				
03K Street Improvements 570.201(c)	0	0	0											0	0	#DIV/0!	M				
03L Sidewalks 570.201(c)	0	0	0											0	0	#DIV/0!	M				
03M Child Care Centers 570.201(c)	0	0	0											0	0	#DIV/0!	M				
03N Tree Planting 570.201(c)	0	0	0											0	0	#DIV/0!	M				
03O Fire Stations/Equipment 570.201(c)	1	0	1							1				2	0	0%	H	\$500k	Y	B	
03P Health Facilities 570.201(c)	0	0	0											0	0	#DIV/0!	M				
03Q Abused and Neglected Children Facilities 570.201(c)	0	0	0											0	0	#DIV/0!	M				
03R Asbestos Removal 570.201(c)	0	0	0											0	0	#DIV/0!	M				
03S Facilities for AIDS Patients (not operating costs) 570.201(c)	0	0	0											0	0	#DIV/0!	L				
03T Operating Costs of Homeless/AIDS Patients Programs	0	0	0											0	0	#DIV/0!	L				
04 Clearance and Demolition 570.201(d)	0	0	0											0	0	#DIV/0!	M				
04A Clean-up of Contaminated Sites 570.201(d)	0	0	0											0	0	#DIV/0!	M				
Public Services																					
05 Public Services (General) 570.201(e)	0	0	0											0	0	#DIV/0!	M				
05A Senior Services 570.201(e)	800	0	800	200		150		150		150			150		800	0	0%	H	\$100k	Y	B
05B Handicapped Services 570.201(e)	0	0	0											0	0	#DIV/0!	M				
05C Legal Services 570.201(e)	0	0	0											0	0	#DIV/0!	M				
05D Youth Services 570.201(e)	0	0	0											0	0	#DIV/0!	H		Y	B	
05E Transportation Services 570.201(e)	0	0	0											0	0	#DIV/0!	M				
05F Substance Abuse Services 570.201(e)	0	0	0											0	0	#DIV/0!	M				
05G Battered and Abused Spouses 570.201(e)	0	0	0											0	0	#DIV/0!	M				
05H Employment Training 570.201(e)	0	0	0											0	0	#DIV/0!	M				
05I Crime Awareness 570.201(e)	10000	0	10000	2500		2000		2000		2000			1500		10000	0	0%	H	\$500k	Y	B
05J Fair Housing Activities (if CDBG, then subject to 570.201(e))	0	0	0											0	0	#DIV/0!	M				
05K Tenant/Landlord Counseling 570.201(e)	0	0	0											0	0	#DIV/0!	M				
05L Child Care Services 570.201(e)	0	0	0											0	0	#DIV/0!	M				
05M Health Services 570.201(e)	0	0	0											0	0	#DIV/0!	M				
05N Abused and Neglected Children 570.201(e)	0	0	0											0	0	#DIV/0!	M				
05O Mental Health Services 570.201(e)	0	0	0											0	0	#DIV/0!	M				
05P Screening for Lead-Based Paint/Lead Hazards Poison 570.201(c)	0	0	0											0	0	#DIV/0!	M				
05Q Subsistence Payments 570.204	0	0	0											0	0	#DIV/0!	M				
05R Homeownership Assistance (not direct) 570.204	0	0	0											0	0	#DIV/0!	H		Y	B	

Community Development Needs		Needs	Current	Gap	5-Year Quantities												% of Goal	Priority Need: H, M, L	Dollars to Address	Plan to Fund? Y/N	Fund Source
					Year 1		Year 2		Year 3		Year 4		Year 5		Cumulative						
					Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual					
					Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual					
05S Rental Housing Subsidies (if HOME, not part of 5% 570.204)		0	0	0											0	0	#DIV/0!	L			
05T Security Deposits (if HOME, not part of 5% Admin c		0	0	0											0	0	#DIV/0!	L			
06 Interim Assistance 570.201(f)		0	0	0											0	0	#DIV/0!	M			
07 Urban Renewal Completion 570.201(h)		0	0	0											0	0	#DIV/0!	L			
08 Relocation 570.201(i)		0	0	0											0	0	#DIV/0!	M			
09 Loss of Rental Income 570.201(j)		0	0	0											0	0	#DIV/0!	L			
10 Removal of Architectural Barriers 570.201(k)		0	0	0											0	0	#DIV/0!	M			
11 Privately Owned Utilities 570.201(l)		0	0	0											0	0	#DIV/0!	L			
12 Construction of Housing 570.201(m)		20	0	20	11						9				20	0	0%	H	\$2.5m	Y	M
13 Direct Homeownership Assistance 570.201(n)		65	0	65	13	13				13				13	65	0	0%	H	\$2m	Y	M
14A Rehab: Single-Unit Residential 570.202		75	0	75	15	15				15				15	75	0	0%	H	\$2.5m	Y	B, M
14B Rehab: Multi-Unit Residential 570.202		0	0	0											0	0	#DIV/0!	M			
14C Public Housing Modernization 570.202		0	0	0											0	0	#DIV/0!	N			
14D Rehab: Other Publicly-Owned Residential Buildings 570.202		0	0	0											0	0	#DIV/0!	M			
14E Rehab: Publicly or Privately-Owned Commercial/Indu 570.202		0	0	0											0	0	#DIV/0!	M			
14F Energy Efficiency Improvements 570.202		0	0	0											0	0	#DIV/0!	M			
14G Acquisition - for Rehabilitation 570.202		0	0	0											0	0	#DIV/0!	M			
14H Rehabilitation Administration 570.202		0	0	0											0	0	#DIV/0!	H			
14I Lead-Based/Lead Hazard Test/Abate 570.202		0	0	0											0	0	#DIV/0!	H			
15 Code Enforcement 570.202(c)		0	0	0											0	0	#DIV/0!	M			
16A Residential Historic Preservation 570.202(d)		0	0	0											0	0	#DIV/0!	M			
16B Non-Residential Historic Preservation 570.202(d)		0	0	0											0	0	#DIV/0!	M			
17A CI Land Acquisition/Disposition 570.203(a)		0	0	0											0	0	#DIV/0!	L			
17B CI Infrastructure Development 570.203(a)		0	0	0											0	0	#DIV/0!	L			
17C CI Building Acquisition, Construction, Rehabilitat 570.203(a)		0	0	0											0	0	#DIV/0!	M			
17D Other Commercial/Industrial Improvements 570.203(a)		0	0	0											0	0	#DIV/0!	L			
18A ED Direct Financial Assistance to For-Profits 570.203(b)		0	0	0											0	0	#DIV/0!	L			
18B ED Technical Assistance 570.203(b)		0	0	0											0	0	#DIV/0!	L			
18C Micro-Enterprise Assistance		0	0	0											0	0	#DIV/0!	L			
19A HOME Admin/Planning Costs of PJ (not part of 5% Ad		0	0	0											0	0	#DIV/0!	H	\$300k	Y	M
19B HOME CHDO Operating Costs (not part of 5% Admin ca		0	0	0											0	0	#DIV/0!	H	\$200k	Y	M
19C CDBG Non-profit Organization Capacity Building		0	0	0											0	0	#DIV/0!	M			
19D CDBG Assistance to Institutes of Higher Education		0	0	0											0	0	#DIV/0!	L			
19E CDBG Operation and Repair of Foreclosed Property		0	0	0											0	0	#DIV/0!	H			
19F Planned Repayment of Section 108 Loan Principal		2	0	2											0	0	#DIV/0!	H	\$1.4m	Y	B
19G Unplanned Repayment of Section 108 Loan Principal		0	0	0											0	0	#DIV/0!	M			
19H State CDBG Technical Assistance to Grantees		0	0	0											0	0	#DIV/0!	L			
20 Planning 570.205		0	0	0											0	0	#DIV/0!	H			
21A General Program Administration 570.206		0	0	0											0	0	#DIV/0!	H	\$1m	Y	B
21B Indirect Costs 570.206		0	0	0											0	0	#DIV/0!	H			
21D Fair Housing Activities (subject to 20% Admin cap) 570.206		2000	0	2000	450	400			400		400		350	2000	0	0%	H	\$250k	Y	B, M	
21E Submissions or Applications for Federal Programs 570.206		0	0	0											0	0	#DIV/0!	H			
21F HOME Rental Subsidy Payments (subject to 5% cap)		0	0	0											0	0	#DIV/0!	M			
21G HOME Security Deposits (subject to 5% cap)		0	0	0											0	0	#DIV/0!	M			

Community Development Needs		Needs	Current	Gap	5-Year Quantities												% of Goal	Priority Need: H, M, L	Dollars to Address	Plan to Fund? Y/N	Fund Source
					Year 1		Year 2		Year 3		Year 4		Year 5		Cumulative						
					Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual					
					Only complete blue sections.																
	21H HOME Admin/Planning Costs of PJ (subject to 5% cap)	0	0	0											0	0	#DIV/0!	M			
	21I HOME CHDO Operating Expenses (subject to 5% cap)	0	0	0											0	0	#DIV/0!	M			
	<b>22 Unprogrammed Funds</b>	0	0	0											0	0	#DIV/0!	M			
<b>HOPWA</b>	31J Facility based housing – development	0	0	0											0	0	#DIV/0!	N			
	31K Facility based housing - operations	0	0	0											0	0	#DIV/0!	N			
	31G Short term rent mortgage utility payments	0	0	0											0	0	#DIV/0!	N			
	31F Tenant based rental assistance	0	0	0											0	0	#DIV/0!	N			
	31E Supportive service	0	0	0											0	0	#DIV/0!	N			
	31I Housing information services	0	0	0											0	0	#DIV/0!	N			
	31H Resource identification	0	0	0											0	0	#DIV/0!	N			
	31B Administration - grantee	0	0	0											0	0	#DIV/0!	N			
	31D Administration - project sponsor	0	0	0											0	0	#DIV/0!	N			
<b>Totals</b>		12980	0	12980	3193	0	2581	0	2581	0	2592	0	2031	0	12979	0	0%				



**Summary of Specific Annual Objectives**

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	
<b>DH-1 Availability/Accessibility of Decent Housing</b>								
<b>DH-1 (1)</b>	Specific Objective: Housing activities focused primarily on improving the quality of, or access to, housing. Residential Rehabilitation Programs	Source of Funds #1 HOME	Performance Indicator #1: Number of Households Served	2009	15		0%	
				2010	15		0%	
		Source of Funds #2 CDBG		2011	15		0%	
				2012	15		0%	
		Source of Funds #3 RDA		2013	15		0%	
		<b>MULTI-YEAR GOAL</b>				<b>75</b>	<b>0</b>	<b>0%</b>
			Source of Funds #1	Performance Indicator #2	2009			#DIV/0!
					2010			#DIV/0!
			Source of Funds #2		2011			#DIV/0!
					2012			#DIV/0!
		Source of Funds #3	2013				#DIV/0!	
	<b>MULTI-YEAR GOAL</b>				<b>0</b>	<b>0</b>	<b>#DIV/0!</b>	
	Specific Annual Objective	Source of Funds #1	Performance Indicator #3	2009			#DIV/0!	
				2010			#DIV/0!	
		Source of Funds #2		2011			#DIV/0!	
		2012				#DIV/0!		
Source of Funds #3		2013				#DIV/0!		
<b>MULTI-YEAR GOAL</b>				<b>0</b>	<b>0</b>	<b>#DIV/0!</b>		



**Summary of Specific Annual Objectives**

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed		
<b>DH-2 Affordability of Decent Housing</b>									
<b>DH-2 (1)</b>	Specific Objective: Housing activities focuses primarily on the affordability of units. First Time Homebuyer Assistance, Acquisition and Resale of Foreclosed Properties and Land Assemblage and Write-Down	Source of Funds #1 HOME	Performance Indicator #1 Number of Total Housing Units	2009	17		0%		
				2010	17		0%		
		Source of Funds #2 CDBG		2011	17		0%		
				2012	17		0%		
		Source of Funds #3		2013	17		0%		
		<b>MULTI-YEAR GOAL</b>					<b>85</b>	<b>0</b>	0%
			Source of Funds #1	Performance Indicator #2	2009			#DIV/0!	
					2010			#DIV/0!	
			Source of Funds #2		2011			#DIV/0!	
					2012			#DIV/0!	
	Specific Annual Objective	Source of Funds #3		2013			#DIV/0!		
		<b>MULTI-YEAR GOAL</b>						<b>0</b>	#DIV/0!
			Source of Funds #1	Performance Indicator #3	2009			#DIV/0!	
					2010			#DIV/0!	
			Source of Funds #2		2011			#DIV/0!	
		2012				#DIV/0!			
	Source of Funds #3		2013			#DIV/0!			
<b>MULTI-YEAR GOAL</b>						<b>0</b>	#DIV/0!		



**Summary of Specific Annual Objectives**

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	
<b>DH-3 Sustainability of Decent Housing</b>								
<b>DH-3 (1)</b>	Specific Objective	Source of Funds #1	Performance Indicator #1	2005			#DIV/0!	
				2006			#DIV/0!	
		Source of Funds #2		2007			#DIV/0!	
				2008			#DIV/0!	
		Source of Funds #3		2009			#DIV/0!	
		<b>MULTI-YEAR GOAL</b>					<b>0</b>	#DIV/0!
		Source of Funds #1	Performance Indicator #2	2005			#DIV/0!	
				2006			#DIV/0!	
		Source of Funds #2		2007			#DIV/0!	
		2008				#DIV/0!		
	Source of Funds #3	2009				#DIV/0!		
	<b>MULTI-YEAR GOAL</b>					<b>0</b>	#DIV/0!	
	Specific Annual Objective	Source of Funds #1	Performance Indicator #3	2005			#DIV/0!	
				2006			#DIV/0!	
		Source of Funds #2		2007			#DIV/0!	
				2008			#DIV/0!	
		Source of Funds #3		2009			#DIV/0!	
		<b>MULTI-YEAR GOAL</b>					<b>0</b>	#DIV/0!



**Summary of Specific Annual Objectives**

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	
<b>SL-1 Availability/Accessibility of Suitable Living Environment</b>								
<b>SL-1 (1)</b>	Specific Objective: Continuum of Care for Homeless, Capital Improvement Planning, Community Support Services, Handicapped Public Improvement Programs	Source of Funds #1 HOME	Performance Indicator #1: Persons Served	2009	760		0%	
				2010	760		0%	
		Source of Funds #2 CDBG		2011	760		0%	
				2012	760		0%	
		Source of Funds #3 FEMA		2013	760		0%	
		<b>MULTI-YEAR GOAL</b>				<b>3800</b>	<b>0</b>	<b>0%</b>
		Source of Funds #1	Performance Indicator #2: Projects completed	2009	4		0%	
				2010	4		0%	
		Source of Funds #2		2011	4		0%	
				2012	4		0%	
	Source of Funds #3	2013		4		0%		
	<b>MULTI-YEAR GOAL</b>				<b>20</b>	<b>0</b>	<b>0%</b>	
	Specific Annual Objective	Source of Funds #1	Performance Indicator #3	2009	0		#DIV/0!	
				2010	0		#DIV/0!	
		Source of Funds #2		2011	0		#DIV/0!	
		2012		0		#DIV/0!		
Source of Funds #3		2013		0		#DIV/0!		
<b>MULTI-YEAR GOAL</b>				<b>0</b>	<b>0</b>	<b>#DIV/0!</b>		