



***City of Encinitas
FY2015-20 Consolidated Plan and
FY2015-16 Annual Action Plan***



**Planning and Building Department
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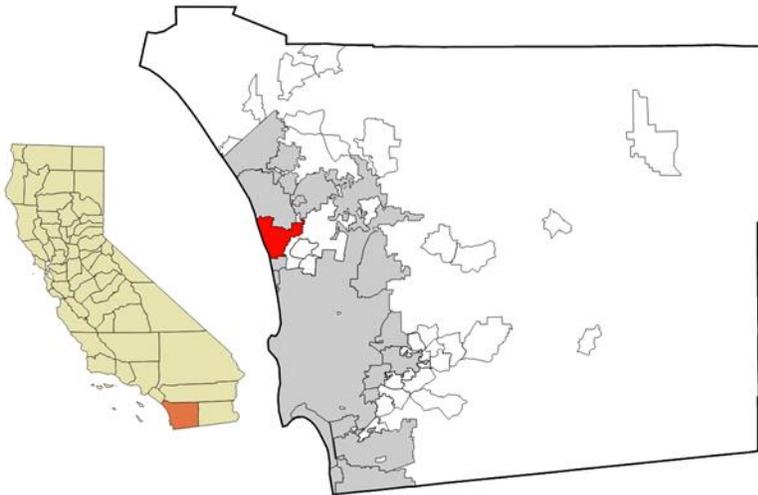
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Executive Summary

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

1. Introduction

The City of Encinitas is situated in the North County Coastal region in San Diego County, with the Cities of Carlsbad to the north, Solana Beach to the south, and the unincorporated area of San Diego County to east. The City incorporated in 1986 and encompasses approximately 20 square miles. The City of Encinitas has five unique communities within its jurisdictional boundaries, Old Encinitas, New Encinitas, Cardiff, Leucadia, and Olivenhain. Since incorporation, the City's has grown to an estimated population of 60,482 in 2013, according to the San Diego Association of Governments (SANDAG). Encinitas has many great community assets, including a transit center, which *connects* travelers to downtown San Diego and north to Oceanside and Los Angeles, over 40 acres of beaches, 40 miles of trails, several parks including the recently completed Encinitas Community Park, and a diverse range of economic opportunities.



The Consolidated Plan

The Five-Year Consolidated Plan (ConPlan) is a document submitted to the U.S. Department of Housing and Urban Development (HUD) and serves as a planning tool for entitlement jurisdictions funded by Community Development and Planning (CPD) formula grant programs. CPD formula grant programs include the Community Development Block Grant (CDBG) program, HOME Investment Partnership (HOME), Housing Opportunities for Persons with AIDS (HOPWA), and the Emergency Shelter Grant (ESG) Program. Under the Cranston-Gonzalez National Affordable Housing Act, passed by Congress in 1990, jurisdictions that receive CPD formula grants, as listed above are required to prepare a comprehensive three to five year plan for use of those funds. The City of Encinitas has been an entitlement community since 1990 and receives CDBG funding directly from HUD each year. Encinitas does not receive ESG or HOPWA funding. As a participating jurisdiction in the San Diego County HOME Consortium, the City of

Encinitas previously received HOME funds on an annual basis from the lead agency. However, due to federal HOME program changes beginning in FY2014, the City of Encinitas no longer receives funding, but continues to participate in the San Diego County HOME Consortium.

The CPD grant formula takes into account a number of factors such as population, poverty and overcrowded housing data to establish funding allocations. The City of Encinitas qualifies as a Community Development Block Grant (CDBG) entitlement City with a population over 50,000.

The FY2010-15 ConPlan was approved by the City Council on April 28, 2010. This report is for the 2015-2020 ConPlan and covers the timeframe from July 1, 2015 to June 30, 2020. Each program year begins on July 1 and ends on June 30. This ConPlan was prepared using the eCon Planning Suite system developed by HUD. The suite provides the structure and required contents of the document, based on the Federal Consolidated Plan regulations.

The purpose of the Consolidated Plan is:

1. To identify a City's housing and community development (including neighborhood and economic development) needs, priorities, goals and strategies; and
2. To stipulate how funds will be allocated to housing and community development activities.

Community Development Block Grant Program

The CDBG program was created in 1974 with three national objectives:

1. Benefit Low to moderate Income people
2. Prevent or eliminate slum and blight
3. Meet an urgent need

Prior to awarding any CDBG funds to eligible programs and activities, it must be determined that one of the three national objectives will be met. To achieve meeting the national objective requirement, most activities and programs are focused on assisting low-income households and neighborhoods. The definition of low and moderate income can be found in the glossary of this ConPlan. HUD's definition of low to moderate income is a household earning an annual gross income of 80 percent or less of Area Median Income.

Entitlement jurisdictions must also meet a number of other requirements in order to receive CDBG funding. These requirements include:

Annual Action Plan: The Action Plan, which is required to be prepared every year, designates how cities and states propose to spend the federal block grant funds in a given program year.

CAPER: The Consolidated Annual Performance and Evaluation Report (CAPER) is another required annual report. The CAPER reports on how funds were actually spent (as compared to what was proposed in the Action Plan), the households that benefitted from the funds and how well the entitlement community met its annual goals for housing and community development activities.

Fair Housing Requirement: HUD requires that cities and states receiving block grant funding take actions to affirmatively further fair housing choice. Cities report on such activities by completing an Analysis of Impediments to Fair Housing Choice (AI) every three to five years. In general, the AI is a review of impediments to fair housing choice in the public and private sector. The San Diego Regional Alliance For Fair Housing (SDRAFFH) is a dedicated group of professionals working together to ensure that all residents in San Diego County have equal access to housing. It is comprised of members of the fair housing community, government entities, including the City of Encinitas, enforcement agencies and housing providers. The SDRAFFH has collaborated to produce the last two AI's as a region, and the group is currently in the process of completing the next AI for FY2015-20.

2. Summary of the objectives and outcomes identified in the Plan

HUD requires that all activities and programs carried out with CDBG funds satisfy one of following three objectives; to create a suitable living environment, to provide decent housing, or to create economic opportunities. HUD also prescribes three outcome categories to describe the result of the activity or project, these outcomes are: availability/accessibility, affordability, and sustainability. Therefore, each of the goals and priorities identified in this ConPlan must have a corresponding objective and outcome. Below is a summary of the City's five-year priorities:

- Fair Housing
 - Objective: Creating suitable living environments
 - Outcome: Availability/accessibility
 - Programs and activities may include:
 - Fair Housing Services and Fair Housing Testing

- Affordable Housing
 - Objective: Decent Housing
 - Outcome: Sustainability and Affordability
 - Programs and activities may include:
 - Homeowner Residential Rehabilitation
 - Renter Residential Rehabilitation
 - Acquisition and Rehabilitation
 - Homeless Shelter and Housing
 - Down payment Assistance (through San Diego Regional HOME Consortium)
 - New Affordable Housing*

- Infrastructure and Facility Improvements
 - Objective: Creating Suitable Living Environments
 - Outcome: Availability /Accessibility
 - Programs and activities may include:
 - Capital Improvement Projects in qualifying block groups
 - American with Disabilities (ADA) improvements to public facilities
 - Improvements to public facilities serving low to moderate persons

- Supportive Services
 - Objective: Creating Suitable Living Environments
 - Outcome: Availability/Accessibility and Affordability
 - Programs and activities may include:
 - Homeless prevention and services
 - Senior Services
 - Youth Services
 - Services for low to moderate residents and those with disabilities

* It is important to note that new construction of housing is generally ineligible under the CDBG program. However, certain activities related to the development of new housing are considered eligible. Those activities include acquisition of sites on which the building will be constructed for the use or release as housing, clearing of toxic chemicals on property to be used for new housing construction, site improvements to publicly-owned land to enable the property to be used for the new construction of housing, provided that the improvements are undertaken while the property is still in public ownership, and the cost of disposing of real property, acquired with CDBG funds, which will be used for new construction of housing (§570.201(a), (b), (c), (d)). Therefore, whenever possible, CDBG may be utilized to leverage funding for new affordable housing construction only under the circumstances described above. The City of Encinitas does have local affordable housing funds and such funds may be combined as a leveraging tool for new housing development.

Individual projects and activities carried out to achieve the objectives and outcomes identified in the ConPlan, will be funded based on the availability of annual CDBG funding. The City of Encinitas received an average of \$331,690 over the last five-year period. It is anticipated that the City will receive approximately \$280,000 per year over the next 5-year ConPlan period. The figures proposed for each project are estimates based on the assumptions that CDBG funding, entitlement funding distribution formulas and/or the number of communities eligible to receive entitlement grants will remain constant. If any of these conditions change, projected activities and accomplishments are also subject to change.

3. Evaluation of past performance

The City of Encinitas is required to submit a CAPER to HUD, describing the funds spent and progress towards meeting goals and objectives. During the previous five-year period, the City performance was consistently rated as satisfactorily in addressing its priority needs and carrying out the programs described in the ConPlan. Below is a summary of the accomplishments carried out during the previous five-year period:

Goal: Provide Housing Assistance to Low-Income Renters and Homeowners

The City operated a HOME funded Tenant Based Rental Assistance Program from 2010 to 2015, during which time, a total of 13 low-income households were assisted with rental subsidies. With the absence of direct HOME funding, this program will no longer be implemented after June, 2015. Additionally, the Encinitas Housing Authority administers a Section 8 Housing Choice Voucher Program, utilizing funding directly received from HUD. An average of \$945,086 in annual funding was received over the past five years, with an average of 115 very-low income households receiving rental assistance.

The City of Encinitas' Residential Rehabilitation Program assisted a total of 67 low-income homeowners with needed repairs to their homes from 2010 to 2015. This program utilized both CDBG and HOME funding.

Goal: Facilitate the Development of New Affordable Housing

The City utilized HOME funds in the development of a 20-unit apartment community, offering 2- and 3-bedroom units to households earning 30%-60% of Area Median Income. The project was completed in January 2013. The City of Encinitas also contributed local funds to this project.

Goal: Support the Provision of Homeless services and Homeless Prevention Services

The Community Resource Center (CRC) is a service agency in Encinitas that provides a wide range of services for homeless and at-risk individuals and families. The City of Encinitas provided annual funding to CRC, during the last five-year period, and as a result approximately 10,920 Encinitas homeless or at-risk of becoming homeless households were provided case management and other resources. During the same time period, the City provided funding to the YMCA OZ North Coast, which is a shelter for homeless youth in the North County Coastal Area. A total of 31 Encinitas lower-income youth were assisted.

Goal: Create A Better Living Environment, Both In Their Homes And In The Community For Seniors And Persons With Special Needs

During the last five year period, the City provided annual funding to Meals on Wheels Greater San Diego, and served over 334 low-income Encinitas seniors with daily meal delivery. Additionally, the City provided CDBG funding to TERI, Inc., an organization serving special needs children and adults, in order to make facility improvements, such as ADA and energy efficiency improvements.

Goal: Support And Strengthen The Delivery And Coordination Of Service Providers That Offer Assistance To Encinitas Low To Moderate Income Residents

From 2010-2015 the City provided annual funding to two organizations, Phoenix House and San Dieguito Alliance to assist lower-income Encinitas youth. As a result, a total of 80 low-income Encinitas youth received substance abuse counseling, and 49 low-income at-risk Encinitas youth received assistance with school and employment.

Quality Children’s Services;’ Children’s Atelier Center (QCS) is a head start program for lower-income working families in Encinitas. QCS received funding to make many needed improvements, including ADA compliance, which served over 100 children of low-income Encinitas families.

North County Lifeline is the City’s Fair Housing Service provider. Through annual CDBG funding, North County Lifeline has assisted 164 low-income Encinitas residents with tenant-landlord issues, and conducted or participated in over 20 educational workshops, events and or trainings for tenants and landlords with attendance exceeding 200 participants. Additionally, North County Lifeline conducted annual testing to evaluate the level of housing discrimination in Encinitas.

Goal: Enhance The Livability And Quality Of Life Of Low-And Moderate Income Neighborhoods

During the last five-year period, three low-income neighborhoods saw safety and livability improved with three separate capital improvement projects, completed by the City of Encinitas. All of the projects included features for accessibility.

Goal: Explore The Needs Of Small Local Businesses

The City did not fund any economic activities during the last five-year period.

4. Summary of citizen participation process and consultation process

Multiple outreach methods were utilized to receive input on the development of the FY2015-20 ConPlan, including public forums, stakeholder focus groups, one-on-one interviews, a survey, and a public hearing. Citizens and stakeholders participating in the process received extensive information about the ConPlan, the citizen participation process, HUD requirements for an entitlement City, and the amount of funding that the City anticipates receiving and how those funds can be used by the City.

Three focus groups were held with stakeholders, and two community meetings were held to solicit feedback from residents. One stakeholder group meeting was held with non-profit representatives to address the housing, economic and community development needs of the City’s low and moderate-income residents. Two stakeholder meetings were held with other City departments that provide services to Encinitas residents, to understand the community’s needs and available resources.

Stakeholders were notified of this process by direct email and mailings, and residents were notified of this process through publication in a local newspaper, the City's website, and postings at multiple public facilities, such as the library and community/senior center.

During the preparation of the Consolidated Plan, a Community Needs Survey was available from September 30, 2014 to December 8, 2014. The survey was provided in English and Spanish and was available online as well as hard-copy format. A total of 65 individuals participated in our survey. A copy of the survey can be seen in Appendix A.

Notification of the survey was available on the City's website, at public counters at City Hall, and the public libraries, and distributed directly to service providers to provide to their Encinitas clients.

The draft ConPlan will be available for public review and comment for 30 days, from March 20 to April 20, 2015. Copies of the Draft ConPlan will be made available to the public on the City's Website at www.encinitasca.gov and at public counters at City Hall, 505 S. Vulcan Ave., Encinitas, CA 92024. Both residents and stakeholders will be notified of the availability of the Draft ConPlan comment period through a publication in a local newspaper, direct email notification, the City's Website, and posting at multiple public facilities.

The City Council is scheduled to consider the Draft ConPlan and Annual Action Plan at a Public Hearing scheduled on April 22, 2015 at 6pm at Encinitas City Hall. Any public comment received during the 30-day public review period or at the public hearing will be included in the ConPlan and Action Plan.

5. Summary of public comments

All of the comments received are included in Appendix B.

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

All public comments will be received and accepted and provided in Appendix B.

7. Summary

As described in the previous section, the City utilized many methods to outreach and facilitate feedback from the community regarding the housing and community development needs for Encinitas in the development of the draft FY2015-20 ConPlan. A total of 65 people participated in the Community Needs Survey. The survey asked participants to rank the importance of the several items, such as: services for seniors, the disabled, youth, transportation, substance abuse, employment and training, crime prevention and awareness, tenant/landlord, counseling, child care, health services, senior centers, youth centers, centers for disabled, childcare

centers, parks and recreation, health care facilities, parking, community centers, shelters for abused and neglected children, facilities for homeless, job creation, micro-enterprise assistance, business support, down payment assistance, lead-based paint testing, renter rehabilitation, homeowner rehabilitation, energy efficient improvements, rental housing subsidies, code enforcement, improvements for disabled accessibility, and homeless transitional and supportive housing.

Based on the survey results, the following emerged as the highest priorities for the City:

- Housing Needs: Rental Subsidy and Homeless Permanent Housing
- Economic Development: Job Creation and Business Support Services
- Social and Public Services: Senior Services and Youth Services
- Infrastructure: Flood Prevention and Sewer Improvements
- Public Facilities: Senior Centers and Youth Centers

Based on consideration of the Community Needs Survey results; data gathered and provided within this report; previous ConPlan periods; and the availability of resources, the City plans to include the following priority needs for funding during this five-year ConPlan. Prioritization of needs is given to help allocate funds to the needs identified during the ConPlan period. High priorities will be funded under CDBG; medium priority funds may be funded CDBG, if funds are not exhausted on high priority needs; and, low priority needs are identified as a need in the community, but will not be funded under CDBG due to limited resources.

High Priority

- Homeless services, prevention and shelter
- Low-income renters and homeowners assistance
- Seniors housing and services
- Fair housing
- Affordable Housing
- Planning and Administration

Medium Priority

- Youth Services
- Public Facilities
- Public Improvements

Low Priority

- Economic Development

The goals to address the above cited priority needs for the five-year Consolidated Plan period are:

- Support and strengthen the delivery and coordination of service providers that offer assistance to Encinitas low to moderate income residents with an emphasis on at-risk youth and seniors.

- Support the provision of homeless services, prevention, and shelter.
- Provide housing assistance to low-income renters and homeowners
- Ensure that housing within the City is available without discrimination on the basis of race, color, religion, sex, national origin, ancestry, marital status, age, household composition, income, size, disability or any other arbitrary factor.
- Facilitate the development of new affordable rental and homeownership housing.
- Ensure that 20 percent of annual CDBG funds be used to support the general administration of the programs by the City's Advanced Planning Division.
- Enhance the livability and quality of life of low- and moderate-income neighborhoods
- Support facility improvements to qualified agencies that serve low to moderate Encinitas residents
- Explore then needs of small local business

The Process

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

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

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

Table 1– Responsible Agencies

Agency Role	Name	Department/Agency
Lead Agency	City of Encinitas	Planning & Building Department

The City of Encinitas Planning and Building Department is the lead agency for overseeing the development of the Consolidated Plan and for administration of the CBDG program, including the preparation of the required Action Plan, and CAPER. The Encinitas Housing Authority is responsible for administering the Section 8 Housing Choice Voucher Program. The City will at times, utilize the services of a specialized consultant to assist the City in carrying out the activities during each program year.

Consolidated Plan and CBDG Program contact information

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

1. Introduction

As a part of the Draft ConPlan development process, the City consulted with local non-profit agencies, affordable housing providers, and other public service agencies regarding the needs of the low to moderate income Encinitas residents. The consultation process also involved three stakeholder focus groups. One of which was with external stakeholders, consisting of nonprofit representatives to address the housing, economic and community development needs of the City’s low and moderate-income residents, and two stakeholder meetings were held with other City departments that provide services to Encinitas residents, to understand the community’s needs and available resources. Department staff provided input on how CDBG resources could be used and leveraged to provide services.

Additionally, the Community Resource Center was toured, with key personnel interviewed to further understand the needs of the City’s extremely low-income and homeless households and the resources available to serve those populations.

The outreach and consultation efforts are also described in the Executive Summary and Citizen Participation sections of this ConPlan. Comments received and survey results can be found in Appendix B of the ConPlan.

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

Under Encinitas City Council-manager form of government, the City Council appoints and provides policy direction to the City Manager, who is responsible for administering the City’s daily operations. As the elected legislative body of the City of Encinitas, the City Council has overall responsibility for the scope, direction and financing of City services. In setting policy, the City Council works closely with commissions and committees, considers staff information and recommendations, and receives comments from the public during open forums.

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

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

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

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

The City's housing authority is housed within the Advanced Planning and Housing Division; therefore, the City is easily able to coordinate directly with the Housing Authority and is able to use the Housing Authority to help fulfill the Division's overall housing goals and objectives.

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

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

The consultation effort included homeless service agencies within the Regional Continuum of Care (RCCC). The San Diego Regional Continuum of Care Council (RCCC) is a large cooperative community group consisting of city representatives, nonprofit homeless service providers and other interested parties. The RCCC meets on a monthly basis to identify gaps in homeless services, establish funding priorities, and to pursue an overall systemic approach to addressing homelessness.

The RCCC makes recommendations for allocation of funds available under the Emergency Shelter Grants (ESG) Program. The representatives seek ways to improve collaboration and share scarce resources. The consensus approach from service providers is to emphasize prevention of homelessness first, then transitional housing and support services for individuals and families, and finally support for chronically homeless individuals.

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

The City does not receive ESG funding.

The Regional Continuum of Care (RCCC) is the HUD designated Continuum of Care (CoC) for the San Diego region, and coordinates efforts to address Homelessness throughout San Diego County. The Regional Task Force on the Homeless (RTFH) was selected by the RCCC to manage the region's Homeless Management Information System (HMIS). The HMIS is the primary system by which agencies input, track, and report Homelessness data.

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

In order to obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with Encinitas citizens, service providers and City staff. A focus group was conducted with individuals from nine organizations, which represent and serve special populations, as well as economic development organizations. Key person interviews were also conducted with an additional four organizations represented during the interview process. Lastly, the Community Resource Center (CRC) facility was toured, which serves the homeless and low-income population in Encinitas, and key personnel were interviewed.

The participants in the public process served a broad range of populations, including:

- Organizations providing services to the chronically homeless, transitionally homeless and persons at risk of homelessness;
- Organizations serving Encinitas seniors;
- Organizations representing the business community;
- Organizations serving at-risk youth;
- Organizations working to ensure fair housing guidelines are followed;
- Organizations serving victims of domestic violence; and
- Encinitas City staff

Table 2– Agencies, groups, organizations who participated

Name	Community Resource Center
Type	Services- Homeless and low-income households
ConPlan Section addressed	All sections
Method of consultation and anticipated outcomes or areas for improved coordination	Agency was invited to participate in a stakeholder focus group meeting. Anticipated outcome of the consultation is improved planning efforts and leveraging opportunities.
Name	Leucadia 101 Mainstreet
Type	Economic Development
ConPlan Section addressed	Economic Development
Method of consultation and anticipated outcomes or areas for improved coordination	Agency was invited to participate in a stakeholder focus group meeting. Anticipated outcome of the consultation is improved planning efforts and leveraging opportunities.
Name	Cardiff 101 Mainstreet
Type	Economic Development
ConPlan Section addressed	Economic Development
Method of consultation and anticipated outcomes or areas for improved coordination	Agency was invited to participate in a stakeholder focus group meeting. Anticipated outcome of the consultation is improved planning efforts and leveraging opportunities.
Name	Meals-on-Wheels
Type	Services - Seniors
ConPlan Section addressed	All sections
Method of consultation and anticipated outcomes or areas for improved coordination	Agency was invited to participate in a stakeholder focus group meeting. Anticipated outcome of the consultation is improved planning efforts and leveraging opportunities.
Name	San Dieguito Alliance
Type	Services – At-Risk Youth
ConPlan Section addressed	All sections
Method of consultation and anticipated outcomes or areas for improved coordination	Agency was invited to participate in a stakeholder focus group meeting. Anticipated outcome of the consultation is improved planning efforts and leveraging opportunities.
Name	Housing Authority of The City Of Encinitas
Type	PHA – Section 8 Housing Choice Voucher
ConPlan Section addressed	All sections
Method of consultation and anticipated outcomes or areas for improved coordination	Agency was invited to participate in a stakeholder focus group meeting. Anticipated outcome of the consultation is improved planning efforts and leveraging opportunities.
Name	Interfaith Shelter Network
Type	Services - Homeless
ConPlan Section addressed	All sections
Method of consultation and anticipated outcomes or areas for improved coordination	Agency was invited to participate in a stakeholder focus group meeting. Anticipated outcome of the consultation is improved planning efforts and leveraging opportunities.

Name	North County Lifeline
Type	Services-Fair Housing
ConPlan Section addressed?	All sections
Method of consultation and anticipated outcomes or areas for improved coordination?	Agency was invited to participate in a stakeholder focus group meeting. Anticipated outcome of the consultation is improved planning efforts and leveraging opportunities.
Name	San Diego County Sheriff's Department
Type	Public – Law Enforcement
ConPlan Section addressed?	All sections
Method of consultation and anticipated outcomes or areas for improved coordination?	Agency was invited to participate in a stakeholder focus group meeting. Anticipated outcome of the consultation is improved planning efforts and leveraging opportunities.
Name	City of Encinitas Engineering/Public Works Department
Type	Public – Infrastructure and Facilities
ConPlan Section addressed?	All sections
Method of consultation and anticipated outcomes or areas for improved coordination?	Agency was invited to participate in a stakeholder focus group meeting. Anticipated outcome of the consultation is improved planning efforts and leveraging opportunities.
Name	City of Encinitas Parks and Recreation Department
Type	Services and Facilities
ConPlan Section addressed?	All sections
Method of consultation and anticipated outcomes or areas for improved coordination?	Agency was invited to participate in a stakeholder focus group meeting. Anticipated outcome of the consultation is improved planning efforts and leveraging opportunities.

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

The City of Encinitas consulted with agencies and non-profits that offer programs and assistance to Encinitas residents.

Table 3– Other local / Regional / Federal Planning Efforts Considered

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	County of San Diego	The County of San Diego is a Continuum of Care applicant and conducts homeless counts, surveys of the homeless population, and strategic planning to end homelessness. Consistent with the goals of the CoC, the City of Encinitas Strategic Plan will provide support to nonprofits that meet the social services needs of the City’s residents with an emphasis on the homeless.
Housing Element	City of Encinitas	Based on the Regional Housing Needs Allocation (RHNA) set forth by the State of California, the Housing Element is the City's chief policy document for the development of affordable and market rate housing. Consistent with this policy document, the City will maintain and enhance the quality of existing residential neighborhoods; and, promote and encourage fair housing opportunities for all economic segments of the community, regardless of age, sex, ethnic background, physical condition, or family size.
San Diego Regional Analysis of Impediments to Fair Housing (AI) 2010-2015	City of San Diego	Aligns with the strategic plan goal of affirmatively further fair housing choice; the AI details the impediments for the City and the region.
City of Encinitas General Plan	City of Encinitas	Aligns with the strategic plan goal of improving the quality of life for the City’s low and moderate income community; the General Plan addresses a wide range of issues that affect Encinitas such as the physical development of the City and economic and social concerns that effect all residents, including those of low to moderate income.
San Diego Association of Governments (SANDAG).	San Diego Association of Government’s	Aligns with the strategic plan goal of assisting low to moderate income residents

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

As mentioned previously, the City participates in many regional planning efforts and working groups aimed to improve coordination in the delivery of housing and community development related programs and services in the San Diego region. The City will also coordinate with the State of California Department of Fair Employment and Housing to track fair housing data. The City will continue to maintain these partnerships to help achieve the goals and objectives identified within this Consolidated Plan.

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

Community participation is a key component to the Consolidated Plan process. To solicit public feedback regarding the needs of Encinitas low to moderate income residents in the development of the FY2015-20 ConPlan, the City utilized multiple outreach methods, including community meetings, stakeholder focus groups, one-on-one interviews, a survey, and a public hearing.

The City conducted two community meetings during the citizen participation process. At the meetings, residents received extensive information about the ConPlan, the citizen participation process, HUD requirements for an entitlement City, and the amount of funding that the City anticipates receiving and how those funds can be used by the City.

During the preparation of the Consolidated Plan, a Community Needs Survey was created to facilitate public input. The survey was provided in English and Spanish, and in both online and hard-copy format. The survey was available from September 30, 2014 to December 8, 2014. A total of 65 individuals participated in the survey. A copy of the survey can be seen in Appendix A.

The City of Encinitas published notices of all public meetings and public hearing in the Coast News as well as the City's website. The draft ConPlan will be available on the City's website, City Hall, the Encinitas Branch Library, Cardiff Branch Library, and the Encinitas Community/Senior Center.

The ConPlan will be made available for a 30-day public review and comment period, from March 20 - April 20 2015. Notice of the public review period was placed in the Coast News. Any comments received during the 30-day public review period will be incorporated into the ConPlan. A City Council public hearing is scheduled on April 22, 2015 for consideration and approval. Any public comments received during that meeting will be included within the ConPlan.

Table 4 – Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received
Two Public Community Meetings	All Encinitas Residents	The City actively encouraged residents, including low- and moderate-income residents, to attend community meetings and hearings. One community member attended.	See Appendix B for Summary of Comments
City of Encinitas Housing Element Meeting – Cantebria Senior Apartments	Seniors	During the development of the ConPlan, the City of Encinitas was also conducting outreach efforts for the Housing Element Update. Staff utilized these meetings to also encourage participation in the ConPlan process. Approximately 12 residents attended	See Appendix B for Summary of Comments
City of Encinitas Housing Element Meeting – Seacrest Village	Seniors	During the development of the ConPlan, the City of Encinitas also conducting outreach efforts for the Housing Element Update. Staff utilized these meetings to also encourage participation in the ConPlan process. Approximately 25 residents attended.	See Appendix B for Summary of Comments
Community Needs Survey	All Residents	65 surveys completed	See Appendix B for Summary of Comments
Stakeholders Focus Group	Agencies that serve low-income Encinitas Residents	Three focus groups were conducted, with a total of 21 attendees.	See Appendix B for Summary of Comments
Encinitas Libraries	All Encinitas Residents	Paper surveys and meeting notices posted.	See Appendix for Summary of Comments
Service Providers	All Encinitas Residents	Links to the online survey and paper surveys were distributed to local service providers in order to encourage participation from their Encinitas clients.	See Appendix B for Summary of Comments

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment of the Consolidated Plan developed in conjunction with information gathered through consultations and the citizen participation process, will provide a clear picture of the City of Encinitas' needs related to affordable housing, community development, and homelessness. From this Needs Assessment, the City identified those needs with the highest priority, which will form the basis for the Strategic Plan and the programs and projects to be administered. Given the limited annual resources available to the City through CDBG, and with the loss of direct HOME funding, not all of the identified needs and priorities will be funded during this period.

Primary data sources for this section include the U.S Census, Five-Year American Community Survey, San Diego Association of Governments (SANDAG), Comprehensive Affordable Housing Strategy (CHAS), 2-1-1 San Diego, Data Quick, and the San Diego Apartment Association.

The City of Encinitas is situated in the North County Coastal region in San Diego County, with the Cities of Carlsbad to the north, Solana Beach to the south, and the unincorporated area of San Diego County to the east. The City incorporated in 1986 and encompasses approximately 20 square miles. The City of Encinitas has five unique communities within its jurisdictional boundaries, Old Encinitas, New Encinitas, Cardiff, Leucadia, and Olivenhain.

Since incorporation, the City's has grown to an estimated population of 60,482 in 2013, according to the San Diego Association of Governments (SANDAG). From 2000 and 2013, the City of Encinitas experienced a population growth of approximately four percent. According to the current SANDAG estimates and the 2000 Census, the senior population in Encinitas has risen from 12 percent in 2000 to approximately 20 percent. During that same time period, the number of future seniors (those in the 55-59 age range) also increased from about five percent in 2000 to just above eight percent. The increases seen in the senior population far exceed to overall rate of population growth in Encinitas. Further, according to the San Diego 2-1-1 Client Data report for 2013, just over 1,120 Encinitas residents contacted 2-1-1 for resources referrals, of which 27 percent were over the age of 60.

While the senior population has grown, the City's youth population has slightly decreased. The number of Encinitas youth (19 or younger) represents approximately 23 percent of the City's total population, compared with 25 percent in 2000, based on SANDAG current estimates and the 2000 US Census. Although there was a slight decrease in this age group, the youth still comprise a significant percentage of the City's total population.

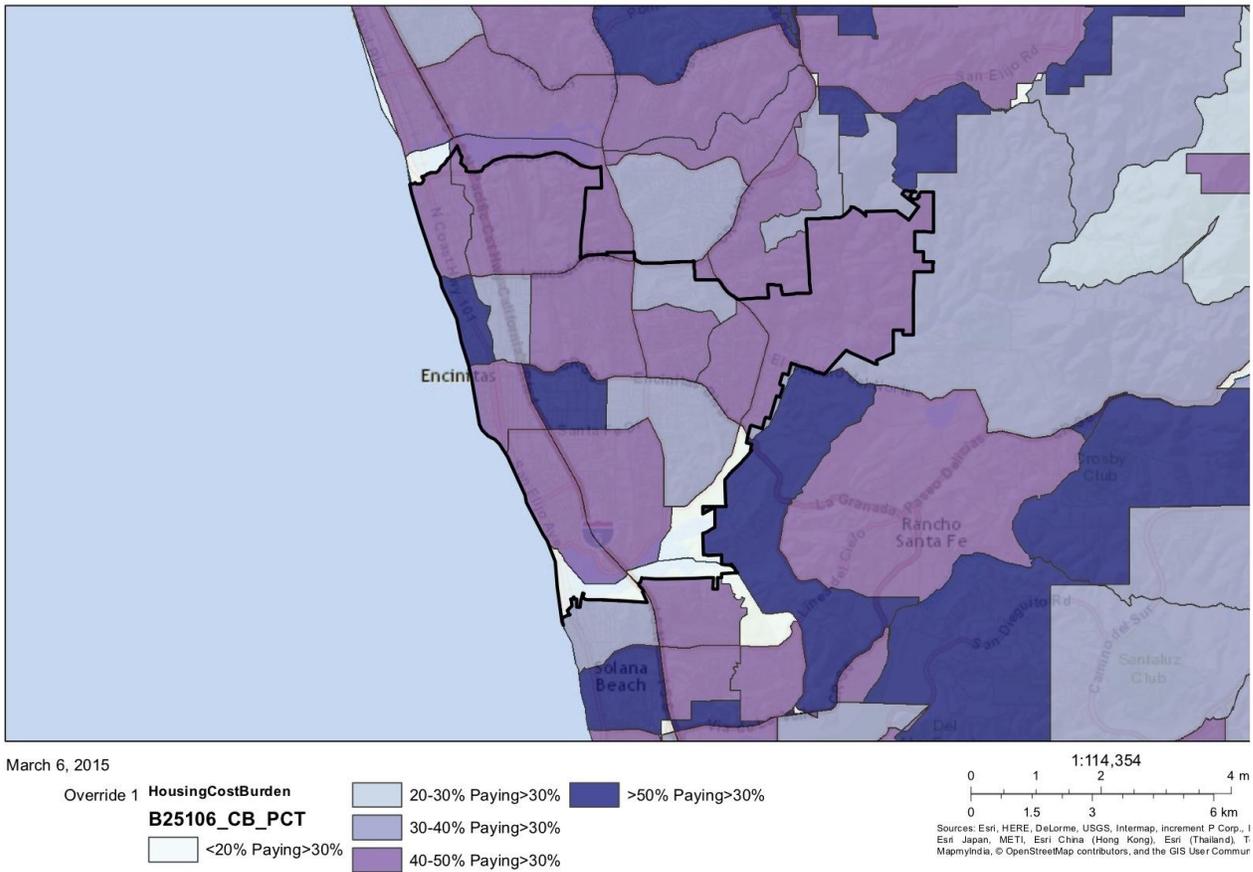
The 2011 five-year ACS reports that Encinitas median household income increased 38 percent, rising from \$63,954 in 2000 to \$88,458 in 2011. However, during the same period, the poverty rate in Encinitas increased from 7.3 percent in 2000 to 8.7 percent in 2011 – a 19 percent increase. While poverty did increase in Encinitas from 2000 to 2011, the City’s overall poverty rate of 8.7 percent was still markedly lower than the national and state rates of 14.3 percent and 14.4 percent, respectively. Furthermore, the percentage of homeowners (with a mortgage) who are cost burdened (those spending more than 30 percent on housing) also increased by 49 percent, and the percentage of cost burdened renters increased by 25 percent since 2000. Currently 50.2 percent of all Encinitas homeowners with a mortgage, and 51.6 percent of all Encinitas renters are cost burdened due to high housing costs. According to Data Quick, the median sales price in Encinitas in 2014 was \$750,000, and \$829,500 in the community of Cardiff-by-the-Sea. The median sales price for the San Diego County region was much lower at \$436,500. Further, the San Diego Apartment Association reports that the average rent for a two-bedroom apartment in Encinitas in 2013 was \$1,957 and \$2,000 in Cardiff by-the-Sea. The data paints a picture of both growth and struggle for the community. Rising prices (in terms of wages and housing) are positive indicators of economic growth, but expensive housing puts continued pressure on low-to-moderate income households, forcing many of them into unsustainable housing situations.

Additionally, as the 2-1-1 Data Report shows, approximately 22 percent of all Encinitas residents contacting 2-1-1 are seeking housing resources in 2013.

Housing Problems

Cost burden is by far the biggest housing problem in Encinitas. According to 2011 ACS 5-Year Estimates, approximately 52 percent of all Encinitas renters (3,860 households) spent more than 30 percent of their monthly income on housing. Furthermore, 50 percent of homeowners with a mortgage (5,929 households) and 14 percent of homeowners without a mortgage (432 households) spend more than 30 percent of their income on housing costs. As detailed above, these figures represent a significant increase in housing cost burden in Encinitas since 2000.

Cost Burdened Households -



Substandard housing levels in Encinitas are in line or better than state and national levels. 2011 ACS shows that 420 Encinitas housing units are without complete kitchen or complete plumbing facilities. While households lacking complete kitchen or plumbing facilities are relatively few in Encinitas, it is worth noting that those households who do experience this housing problem are overwhelmingly renters (81 percent). Furthermore, the lack of complete plumbing or kitchen facilities increases down the income scale, with extremely low-income renter households being the largest income group within Encinitas experiencing this housing problem. Of the households surveyed by 2011 CHAS data without complete plumbing or kitchen facilities, 81 percent (170 households) were renters. Forty-seven percent of those substandard renter households (80 households) were extremely low-income.

Overcrowding levels in Encinitas are substantially lower than state and national levels and do not appear to be an overarching problem. HUD defines overcrowding as more than one person per room in a housing unit, and severe overcrowding as more 1.5 persons per room. The 2011 CHAS and ACS estimate that approximately 300 Encinitas households or approximately 1.4 percent of all Encinitas households are either overcrowded or severely overcrowded.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Public facilities offer a range of services for all residents and typically include libraries, community centers, youth centers, and facilities that offer services directly to low to moderate income residents.

Improvements to facilities that serve low to moderate Encinitas residents have been identified as an important objective of the CDBG program. During the previous five-year plan, a total of three public facilities were improved.

How were these needs determined?

Through assessments of current facilities, discussion with stakeholders, and community feedback, it was determined that there continues to be a need for public facility improvements. The Community Needs Survey identified public facilities, specifically for seniors, and the youth as a top priority need within Encinitas.

The Encinitas City Council created a Strategic Plan in 2013 containing eight broad focus areas and key goals. The focus area related to Community Planning offers a goal to “maintain safe and livable communities through well-maintained infrastructure and facilities, strong public safety, and significant environmental standards while achieving diverse and affordable housing for present and future generations.”

Finally, the City of Encinitas Self-Evaluation Plan and Transition Plan was approved by the City Council in 2013. The plan outlines the City's existing facilities and infrastructure needing to be brought into compliance with the Americans with Disability Act (ADA), and Rehabilitation Act of 1973 (Section 504). Many areas of the City were identified as needing rehabilitation for compliance, such as sidewalks, parking lots, facilities, and other items.

Describe the jurisdiction's need for Public Improvements:

Public improvements typically include activities such as upgrades or expansion of streets, curbs and gutters, sewer and drainage systems, street lights, sidewalks, and public parking lots, and are, in general, an eligible expenditure of CDBG funds within qualifying census block groups. low- and moderate-income neighborhoods.

Improvements to facilities that serve low to moderate Encinitas residents have been identified as an important objective of the CDBG program. During the previous five-year plan, a total of three public facilities were improved. During the previous five year-plan, a total of three public improvements were made in low to moderate income neighborhoods.

How were these needs determined?

Through assessments of current conditions, discussion with stakeholders, and community feedback, it was determined that there continues to be a need for public infrastructure improvements. The Community Needs Survey also identified infrastructure, particularly for flood and sewer improvements as a high priority need within Encinitas.

The Encinitas City Council created a Strategic Plan in 2013 containing eight broad focus areas and key goals. The following focus areas and goals support the need for public improvements:

Community Planning Focus Area goal: “maintain safe and livable communities through well-maintained infrastructure and facilities, strong public safety, and significant environmental standards while achieving diverse and affordable housing for present and future generations.”

Transportation Focus Area goal: “implement Complete Streets, ensuring that roads are designed and operated to enable safe access to all users, regardless of age, ability or mode of transportation.”

Finally, the City of Encinitas Self-Evaluation Plan and Transition Plan was approved by the City Council in 2013. The plan outlines the City’s existing facilities and infrastructure needing to be brought into compliance with the Americans with Disability Act (ADA), and Rehabilitation Act of 1973 (Section 504). Many areas of the City were identified as needing rehabilitation for compliance, such as sidewalks, parking lots, facilities, and other items.

Describe the jurisdiction’s need for Public Services:

An essential part of the City’s five-year plan is to provide services for those in most critical need. Various specialty groups rely on specific programs that are provided either by the City or non-profit organizations, using CDBG and non-CDBG funding. These programs are designed to fill voids left by a household’s lack of resources or lack of direct access to these necessities. Based on the community survey responses, Senior Services and Youth Services were considered the highest priority.

How were these needs determined?

Through assessment of current conditions, previously funded programs, discussion with stakeholders, and community feedback, it was determined that there continues to be a need for public service programs, especially for the City’s senior, low-income, and homeless populations.

The Community Needs Survey additionally has identified services for seniors and youth as having a high priority in Encinitas.

According to SANDAG current estimates, approximately 20 percent of the total population in Encinitas is over 62 years old. The number of future seniors (those in the 55-59 age range) represent above eight percent of the population. Additionally, the City's youth population (19 or younger) represents approximately 23 percent of the City's total population based on SANDAG current estimates.

Finally, San Diego 2-1-1 Client Data report for 2013 shows, 1,126 Encinitas residents contacted 2-1-1 for resource referrals in 2013. Of those Encinitas callers, 22 percent were seeking housing resources, 17 percent were seeking income support and employment services including CalFresh and Medi-Cal, and 13 percent were seeking healthcare resources including: health insurance market places, and prescription assistance.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This section looks at the housing market and supply in Encinitas by analyzing various housing and economic indicators. Developing a picture of the current housing stock in the community begins by looking at trends in structure types, age, price, and tenure.

Primary data sources for this section include the U.S Census, Five-Year ACS Community Survey, San Diego Association of Governments (SANDAG), Comprehensive Affordable Housing Strategy (CHAS), 2-1-1 San Diego, Data Quick, and the San Diego Apartment Association.

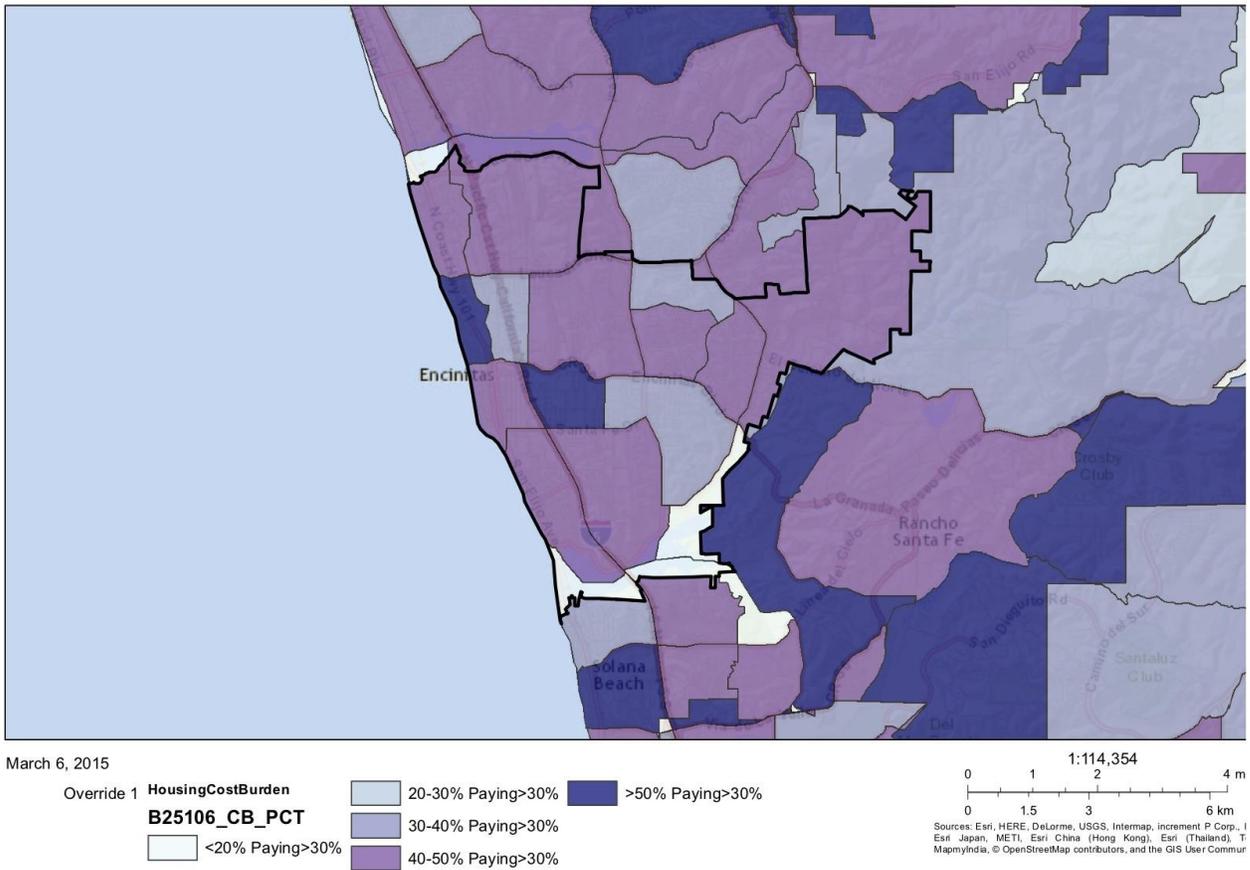
Housing Market

According to 2011 ACS estimates, from 2000 to 2011 Encinitas's median home value increased 107 percent, from \$343,500 to \$710,200 and the median rent increased 74 percent, from \$917 to \$1,595. Over the same period median income only went up 38 percent, going from \$63,954 in 2000 to \$88,458 in 2011. As such housing cost burden has increased tremendously in the City. Continued increases in housing values and rents without commensurate income growth will further increase housing cost burden across the board. Cost burden is defined as a household paying more than 30 percent of their gross income towards housing, and severe cost burden is when a household pays more than 50 percent of their gross annual income towards housing.

Additionally, DataQuick News reports that in 2014 the average home sales price for the County of San Diego was \$436,500. The City of Encinitas had an average home sales price nearly double that of the County at \$750,000 in 2014. In order for homeownership to be affordable to households at or below 80 percent of area median income, the housing cost must be priced approximately \$200,000 - \$300,000. Given the high median sales price in Encinitas, homeownership is out of reach for many households in the low to moderate income group. Low to moderate income renters in Encinitas will also face challenges finding an affordable housing situation. The San Diego American Apartment Association survey reports that the average rent in 2013 for a two bedroom apartment in Encinitas is \$1,957 and \$2,000 in Cardiff-by the-Sea. A low-income household earning approximately \$3,288 per month would have a very difficult time finding a rental in Encinitas if only spending 30 percent of their income (approximately \$986) on housing.

As the map below shows, the areas where households are severely cost burdened in Encinitas are within the communities of Leucadia and Old Encinitas. These areas contain many of the City's low to moderate income block groups. The Community Needs survey also indicated that the two top housing priorities in Encinitas were rental subsidies and homeless housing.

Cost Burdened Households -



Due to the realities highlighted above, there is a lack of affordable units across the board. Elevated home values and rents result in much of the housing stock being out of the affordable range for large portions of the population. Just over fifty percent of all homeowners with a mortgage and all renters in Encinitas are cost burdened, which indicates that the housing market rates are above residents' incomes. These numbers represent a significant increase from 2000, with cost burden growing by 49 percent amongst homeowners with a mortgage and by 25 percent amongst renters. Furthermore, 14 percent of homeowners without a mortgage are also currently cost burdened. Cost burden and overall lack of housing affordability, particularly for low to moderate income households is the most prevalent housing issue facing Encinitas residents.

According to the 2011 ACS five-year estimates, 65 percent of all households in Encinitas are owner-occupied, and 35 percent are renter-occupied, compared with the County of San Diego at 55 percent owner-occupied and 45 renter occupied. Further, 2011 CHAS data shows that 54 percent of all Encinitas owner-occupied homes and 64 percent of all Encinitas renter-occupied units were built before 1980. Furthermore, 5 percent of owner-occupied units and 6 percent of renter-occupied units were built before 1950. Generally speaking, the need for rehabilitation and repair increases with age.

Substandard housing levels in Encinitas are in line or better than state and national levels. 2011 ACS data shows that 420 Encinitas housing units are without complete kitchen or complete plumbing facilities. While households lacking complete kitchen or plumbing facilities are relatively few in Encinitas, it is worth noting that those households who do experience this problem are overwhelmingly renters (81 percent). Furthermore, the lack of complete plumbing or kitchen facilities increases down the income scale, with extremely low-income renter households being the largest income group within Encinitas experiencing this housing problem. Of the households surveyed by 2011 CHAS data without complete plumbing or kitchen facilities, 81 percent (170 households) were renters. Forty-seven percent of those substandard renter households (80 households) were extremely low-income.

Overcrowding levels in Encinitas are substantially lower than state and national levels and do not appear to be an overarching problem. HUD defines overcrowding as more than one person per room in a housing unit, and severe overcrowding as more 1.5 persons per room. According to 2011 CHAS and 2011 ACS estimates, approximately 300 Encinitas households, or approximately 1.4 percent of all Encinitas households are either overcrowded or severely overcrowded. Therefore, overcrowding does not appear to be a prevalent issue in Encinitas.

Homelessness in the San Diego Region has persisted to be an issue. However, as recent data shows, the number of reported homeless in the region has declined slightly. The San Diego Regional Task Force on the Homeless conducts an annual audit of the region's homeless population, called the Point-in-Time Count (PITC). In 2014, the PITC counted 88 persons homeless in Encinitas, a slight increase from 87 in 2013, however, a substantial decrease from the last ConPlan period, where the number of Encinitas homeless was over 300. As a region, the PITC reported that overall homeless had decreased by four percent, and those receiving shelter increased by 5 percent. Of those included in the 2014 PITC, the majority are men (74 percent), have severe mental health issues (46 percent), and about a third (33 percent) have college experience. Actual reported homelessness might be declining, however, those at risk of becoming homeless is steadily increasing as household incomes have not kept pace with housing and living costs. 2-1-1 San Diego reports, 22 percent of all Encinitas residents seeking services are looking for housing resources and 17 percent were seeking income support and employment services.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

This section provides insight into the economic development landscape within Encinitas. A discussion of employment trends, industries, business sectors, unemployment, as well as commute time and educational attainment by job type is evaluated in order to determine the economic needs of the City's low to moderate income residents.

Table 5 - Business Activity

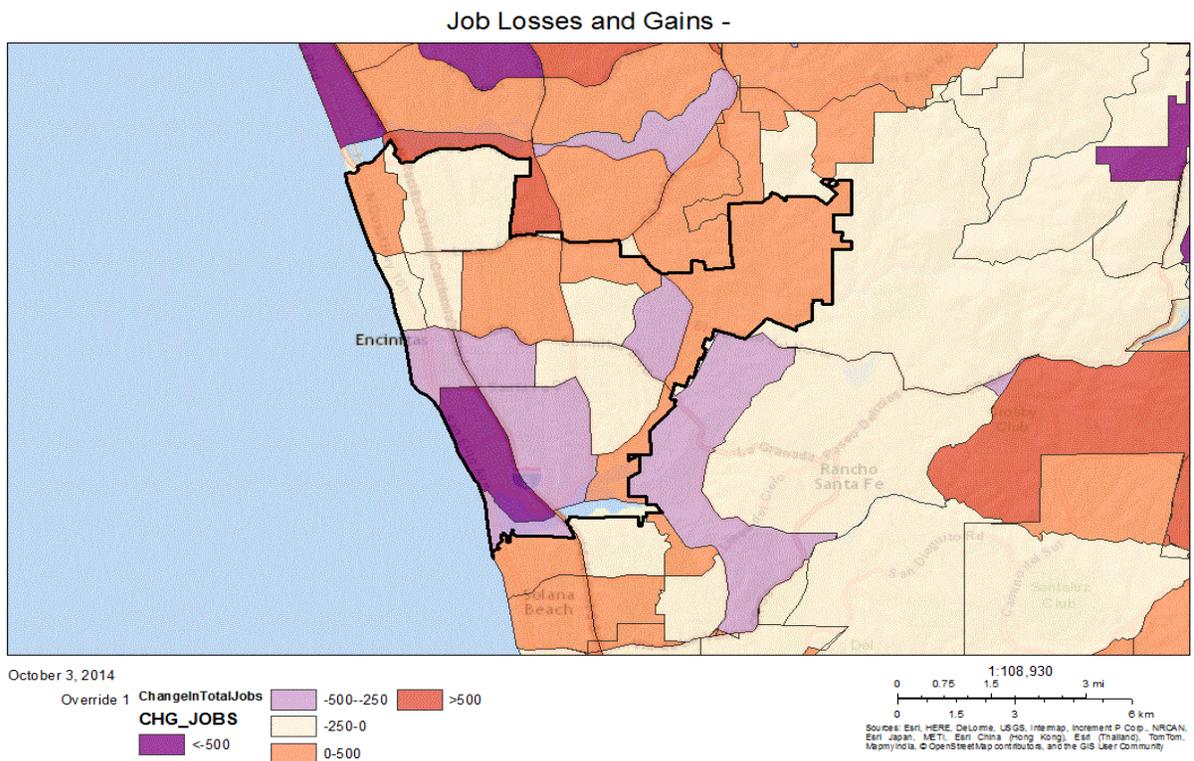
Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	365	278	2%	1%	-1
Arts, Entertainment, Accommodations	3,427	3,944	15%	20%	5
Construction	1,082	620	5%	3%	-2
Education and Health Care Services	3,301	4,795	14%	24%	10
Finance, Insurance, and Real Estate	1,884	1,007	8%	5%	-3
Information	906	252	4%	1%	-3
Manufacturing	2,120	392	9%	2%	-7
Other Services	1,297	2,219	6%	11%	5
Professional, Scientific, Management Services	4,097	1,995	17%	10%	-7
Public Administration	866	--	3%	--	--
Retail Trade	2,961	3,450	13%	17%	4
Transportation and Warehousing	496	154	2%	1%	-1
Wholesale Trade	1,552	684	7%	3	-4
Total	23,489	19,791	--	--	--

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

The top three employment sectors in Encinitas are Education and Health Care Services; Arts, Entertainment; Accommodations, and Retail Trade. Education and Health Care Services provides the highest percentage of all jobs in the City, with 24 percent of all jobs coming from this sector. The City of Encinitas has eleven public schools, including a Community College, and one major hospital, along with many medical professional buildings along El Camino Real in New Encinitas. The second largest employment sector is Arts, Entertainment, Accommodations, which accounts for 20 percent of all jobs. Retail Trade is the third largest

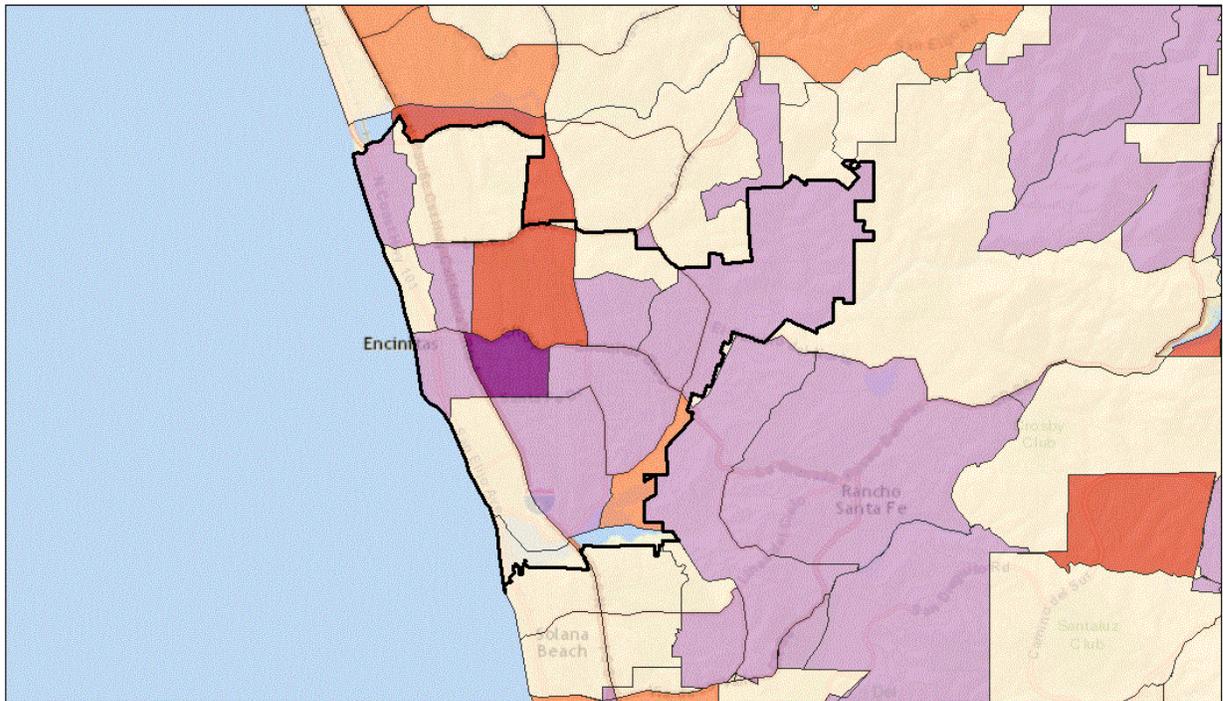
sector and comprises 17 percent of the total jobs in Encinitas.

The map below highlights the geographic distribution of job gains and losses throughout Encinitas since 2000. The darkest shaded purple areas of the map represent areas that lost more than 500 jobs over the time period. The lighter purple areas also experienced a net loss in jobs, roughly between 250 and 500 positions. The beige shaded areas saw a decrease between 250 and 0. The orange colored regions of the map are areas that saw net job growth. The lighter orange shaded regions gained between 0 and 500 jobs. The darker orange shades of the map are areas that experienced the highest job growth – more than 500 new jobs.



The following maps take a deeper look into changes in the Encinitas job market by illustrating the geographic distribution of job losses and gains by business sector. The top three sectors that account for the largest percentage of the total jobs are examined, which are: Education and Health Care Services; Retail; Arts, Entertainment, & Accommodations. These maps follow a similar color scheme as the above. Purple represent areas of job loss, while beige and orange represent areas of job growth.

Job Changes in the Education and Health Care Services Sector -



October 3, 2014

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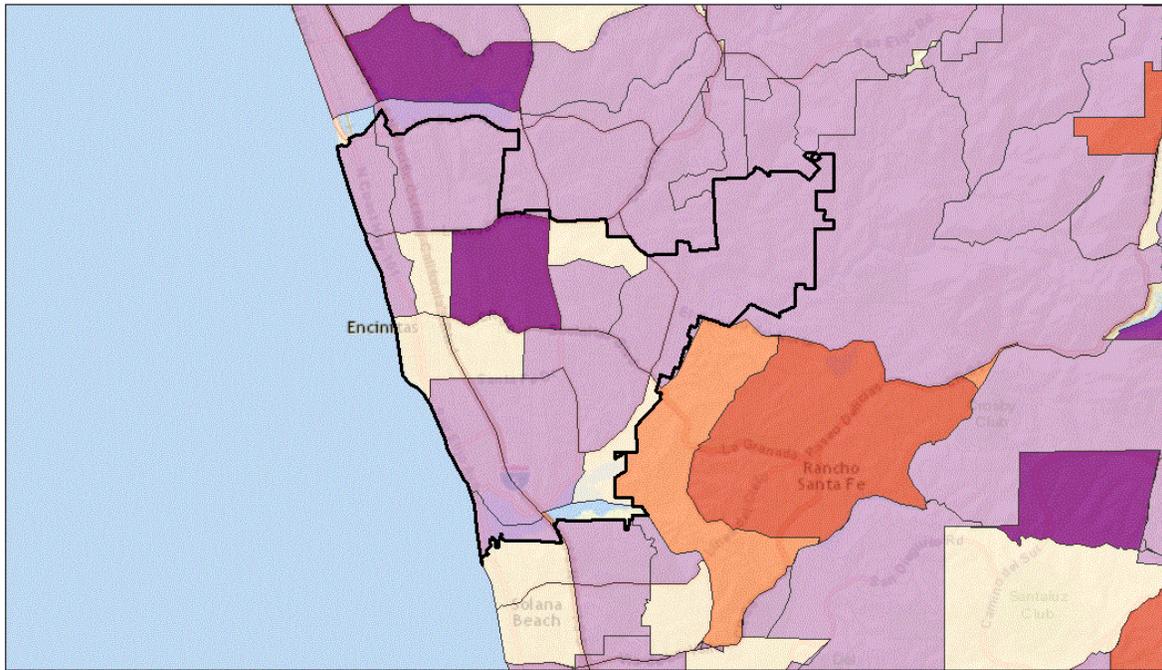
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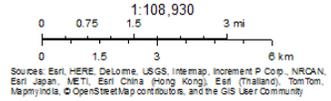
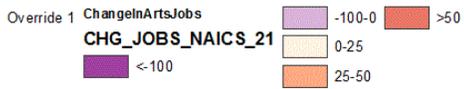


Sources: Esri, HERE, DeLorme, USGS, Intermap, Incent P Co., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, Mapbox, © OpenStreetMap contributors, and the GIS User Community

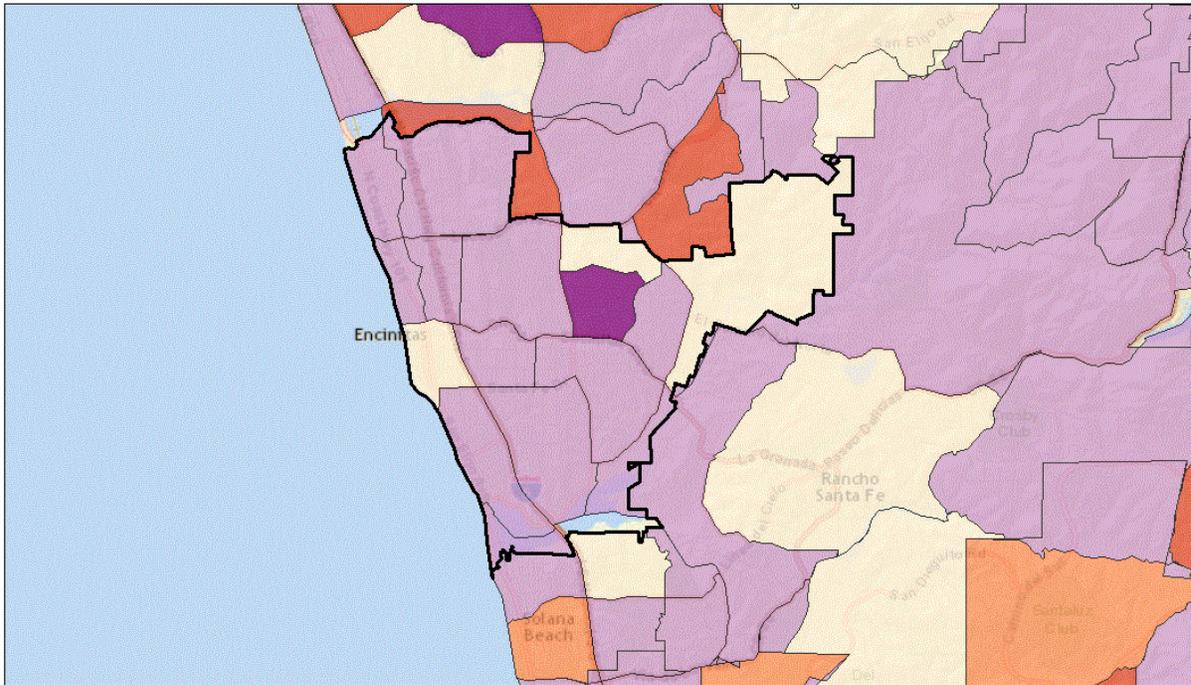
Job Changes in the Arts, Entertainment, & Accommodations Sector -



October 3, 2014



Job Changes in the Retail Trade Sector -



October 3, 2014

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 Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri, Japan, METI, Esri, China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Table 6 - Labor Force

Total Population in the Civilian Labor Force	32,844
Civilian Employed Population 16 years and over	30,703
Unemployment Rate	6.52
Unemployment Rate for Ages 16-24	20.32
Unemployment Rate for Ages 25-65	4.08

Data Source: 2007-2011 ACS

According to the 2011 ACS data, the overall unemployment rate in Encinitas was 6.5 percent for all persons in the civilian workforce. However, in taking a closer look at unemployment by age group, a large percentage (20 percent) of youth and young adults (ages 16-24) were unemployed. This may be attributed to many factors, including the enrollment in high school or higher education programs. In terms of unemployment, Encinitas outperformed both the nation as a whole and the state of California. The City's unemployment rate was significantly lower than the national rate of 8.7 percent and the state rate of approximately 10 percent.

The map below displays the distribution of unemployment throughout the community, highlighting areas of higher and lower unemployment. The areas of highest unemployment are shaded in the medium blue, purple, and dark blue colors. The highest percentage of

unemployment can be found in the Community of Leucadia, where many of the census block groups are identified as being Low to moderate income areas.

Unemployment Rate -

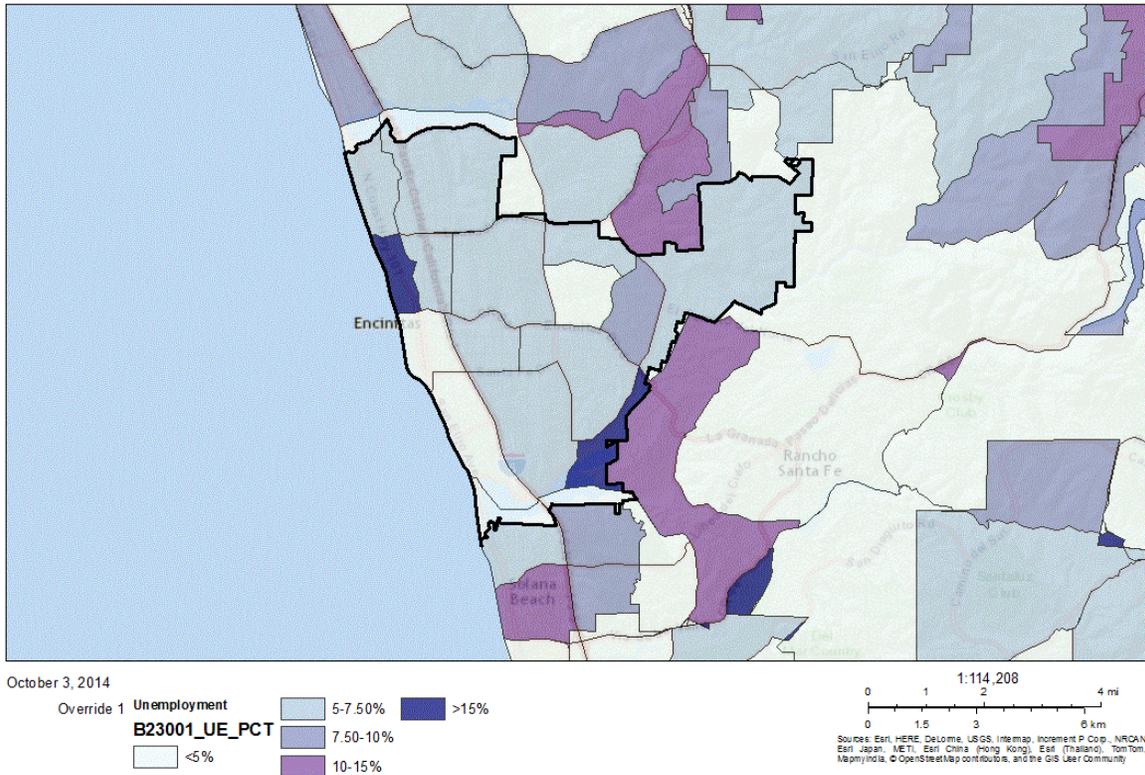


Table 7 – Occupations by Sector

Occupations by Sector	Number of People
Management, business and financial	11,149
Farming, fisheries and forestry occupations	915
Service	2,289
Sales and office	7,235
Construction, extraction, maintenance and repair	1,596
Production, transportation and material moving	893

Data Source: 2007-2011 ACS

Table 8 - Travel Time

Travel Time	Number	Percentage
< 30 Minutes	17,642	65%
30-59 Minutes	7,983	29%
60 or More Minutes	1,582	6%
Total	27,207	100%

Data Source: 2007-2011 ACS

Table 8 provides a look at the commuting patterns of the City's workers. The majority of workers, 65 percent, drive less than 30 minutes to their place of employment. While 29 percent have a commute of between 30 and 50 minutes. Only 6 percent of workers in Encinitas drive more than an hour to work. Longer commute times are an indicator of a lack of economic opportunity, increased health problems, and consequently heightened healthcare costs in the long run.

The map below utilizes commuting data to show the distribution of persons in Encinitas that commute more than one hour to their place of employment. The lightest shaded areas are those places where less than 10 percent of persons have a commute time greater than one hour. The percentages increase as the shades get darker, with more than 40 percent of persons in the darkest blue/purple areas with a commute greater than one hour. As shown, the census tracts containing the greatest percentage of workers commuting more than an hour are located in the communities of Old Encinitas and Leucadia, many of which are identified as Low to moderate-income areas.

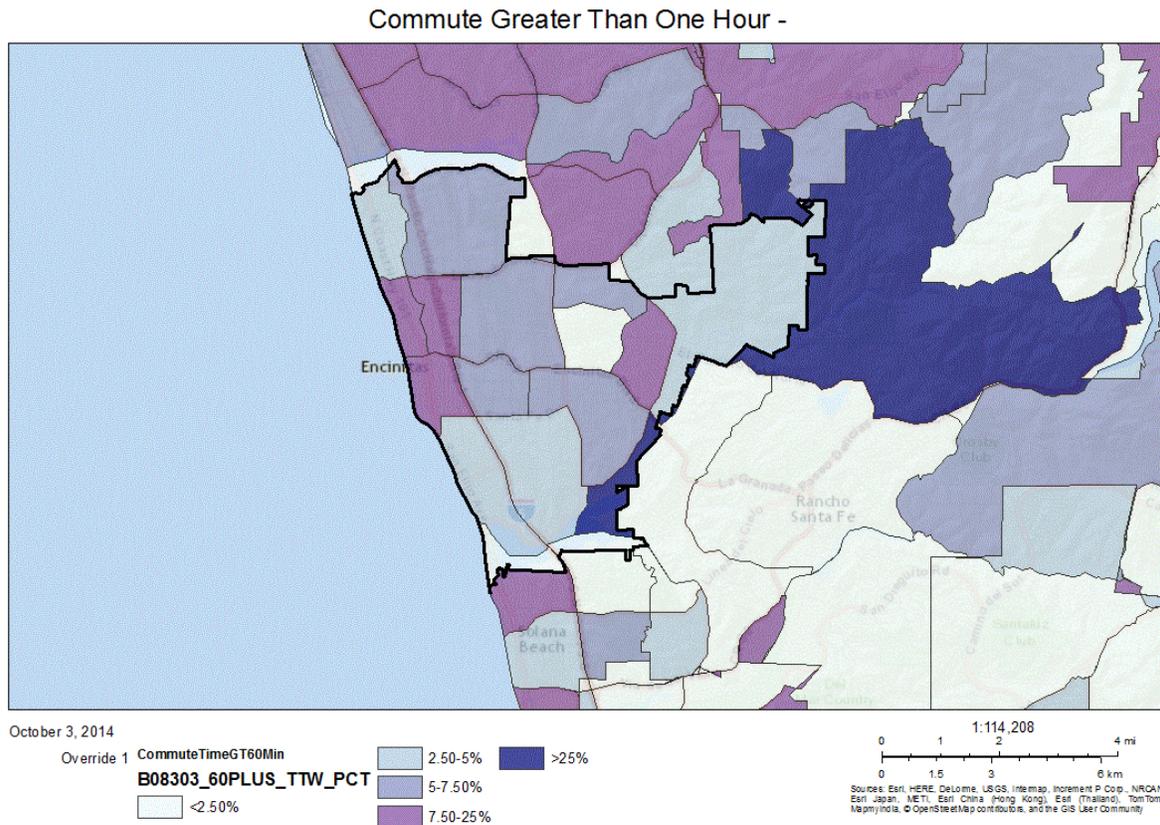


Table 9 - Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,516	120	563
High school graduate (includes equivalency)	2,275	226	1,200
Some college or Associate's degree	6,398	677	2,419
Bachelor's degree or higher	16,493	435	3,254

Data Source: 2007-2011 ACS

Thirty-five percent of all persons age 16 and older with less than a high school degree are either not in the labor pool (25.6 percent) at all or are unemployed (5.4 percent). This is compared to those residents of Encinitas with a Bachelor's Degree or higher where just 2.1 percent are unemployed and 16.1 percent are not in the labor force.

Table 10 - Educational Attainment by Age

	Age				
	18-24	25-34	35-44	45-65	65+
Less than 9th grade	72	247	380	561	352
9th to 12th grade, no diploma	382	166	223	622	305
High school graduate, GED, or alternative	875	741	1,057	1,937	1,505
Some college, no degree	1,833	1,557	1,162	3,686	1,218
Associate's degree	388	819	701	1,616	572
Bachelor's degree	386	3,336	3,307	5,637	1,573
Graduate or professional degree	0	1,026	2,011	4,947	1,471

Data Source: 2007-2011 ACS

The table above details educational attainment by age for persons 18 years of age within Encinitas. According to 2011 ACS estimates, 11.5 percent of the population aged 18-24 has not graduated high school, compared to 6.7 percent of those aged 25 and over. Approximately 32.4 percent of Encinitas residents, 25 years or older and over have bachelor's degrees and 22.1 percent have graduate degrees.

Table 11 – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$19,599
High school graduate (includes equivalency)	\$27,434
Some college or Associate's degree	\$37,919
Bachelor's degree	\$59,375
Graduate or professional degree	\$78,950

Data Source: 2007-2011 ACS

The table above correlates educational attainment with median earnings. As might be expected, median earnings are highly correlated with educational attainment in that higher levels of education yield higher incomes. Those individuals with some college or an Associate's degree can expect to earn almost twice as much as those persons who have not completed a high school diploma. Furthermore, those with a graduate degree earn more almost three times what a person with only a high school degree earns.

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

The top three employment sectors in Encinitas are Education and Health Care Services; Arts, Entertainment, Accommodations; and Retail Trade. Education and Health Care Services provides the highest percentage of all jobs in the City, with 24 percent of all jobs coming from this sector. The second largest employment sector is Arts, Entertainment, Accommodations, which accounts for 20 percent of jobs. Retail Trade is the third largest sector and comprises 17 percent of the total jobs in Encinitas.

Describe the workforce and infrastructure needs of the business community:

According to the Community Needs survey, the two highest needs by level of importance were job creation and business support services. Additionally, The Encinitas City Council created a Strategic Plan in 2013 containing eight broad focus areas and key goals. The focus area related to Economic Development is to: "create economic opportunities through innovation, financial stability, and fiscal responsibility, with the primary goal being to "develop a strategy for economic development that strengthens the City's strong and diverse economy."

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

A member of the Encinitas City Council serves on the Board of Directors for the San Diego Association of Governments (SANDAG). This public agency serves as the forum for regional decision-making. SANDAG builds consensus; makes strategic plans; obtains and allocates resources; plans, engineers, and builds public transportation, and provides information on a broad range of topics pertinent to the region's quality of life, including economic development.

According to SANDAG's March 2008 *Regional Economic Prosperity Strategy*, over the past three decades the rate of increase in the region's standard of living has not kept pace with the national rate. Research shows that this has been occurring for two reasons: first, the San Diego region has been adding proportionately more jobs at the low end of the pay scale than jobs in

the middle or at the high end of the pay scale. Second, this “unbalanced job growth” problem has been made worse by a widening gap between wages received at the high and low ends of the pay scale. These two trends combined with a relatively high rate of inflation (high cost of living) are responsible for the low rate of growth in the region’s standard of living.

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

The City is committed to working with the business community to grow their workforce and meet their infrastructure needs. During the outreach process for the Consolidated Plan, local business advocacy groups participated in assessing the economic needs of the community. A common theme was the development of a workforce that better meets the skill-set requirements of local businesses. The City will continue to explore how it can use CDBG funding to support area businesses, with the ultimate objective of developing its workforce for low to moderate residents.

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

The San Diego Workforce Partnership (SDWP) is a non-profit organization, chartered by the County of San Diego and City of San Diego to fund job training programs that empower job seekers to meet the current and future workforce needs of employers in San Diego County. The SDWP Research Department is currently working on five priority sector reports: Advanced Manufacturing Life Sciences, Clean Energy, Information and Communication Technologies and Health Care.

These priority sectors are both rapidly growing and projecting skill shortages in San Diego County. Each priority sector report will cover the workforce needs of employers, profiles of middle-skilled occupations and industry drivers for new and emerging jobs. The resulting research will inform workforce development stakeholders about how to conduct planning and management of resources, ultimately benefitting job seekers in the long run.

Additionally, SDWP provides funding for over 20 youth programs through the Workforce Investment Act that provides employment training programs to lower income and at-risk youth. Given the limited CDBG financial resources, the City of Encinitas does not anticipate using CDBG funds for Economic Development activities, although youth services continues to be a priority need in the Consolidated Plan. Therefore, the City will continue to work with local and regional agencies that provide youth service to Encinitas low-income and at-risk youth.

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

Yes, the City of Encinitas is a part of the North County Comprehensive Economic Development Strategy (CEDS).

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

The North San Diego County CEDS has created the following regional themes and objectives based on feedback generated from the North San Diego County CEDS committee and stakeholders from three taskforces; Industry, Education, and Infrastructure.

Regional Themes include:

- Develop a strong regional identity that communicates North County as a place where “You can do business here” driven by the industries, educational system, infrastructure and quality of life that define North County;
- Improve and expand regional connectivity and collaboration between industry, education providers, and local governments to better support current employers, attract and grow new businesses, and create a more demand-driven regional education and training system;
- Identify and communicate the resources, programs, and best practices that already exist within the North County Region, and;
- Provide current information and analysis on regional economic indications to inform effective decision making for employers, educators, and regional decision makers.

Regional Objectives include:

- An environment to foster the development and expansion of business both old and new by reducing burdensome regulations and fees as well as the uncertainty associated with delays in the public sector approval process;
- A regional education and training system that produces skilled and productive workers to meet the evolving demands of the 21st century employers, and;
- The highest quality of life for individuals, families, and businesses that live, work, learn, and play in the region.

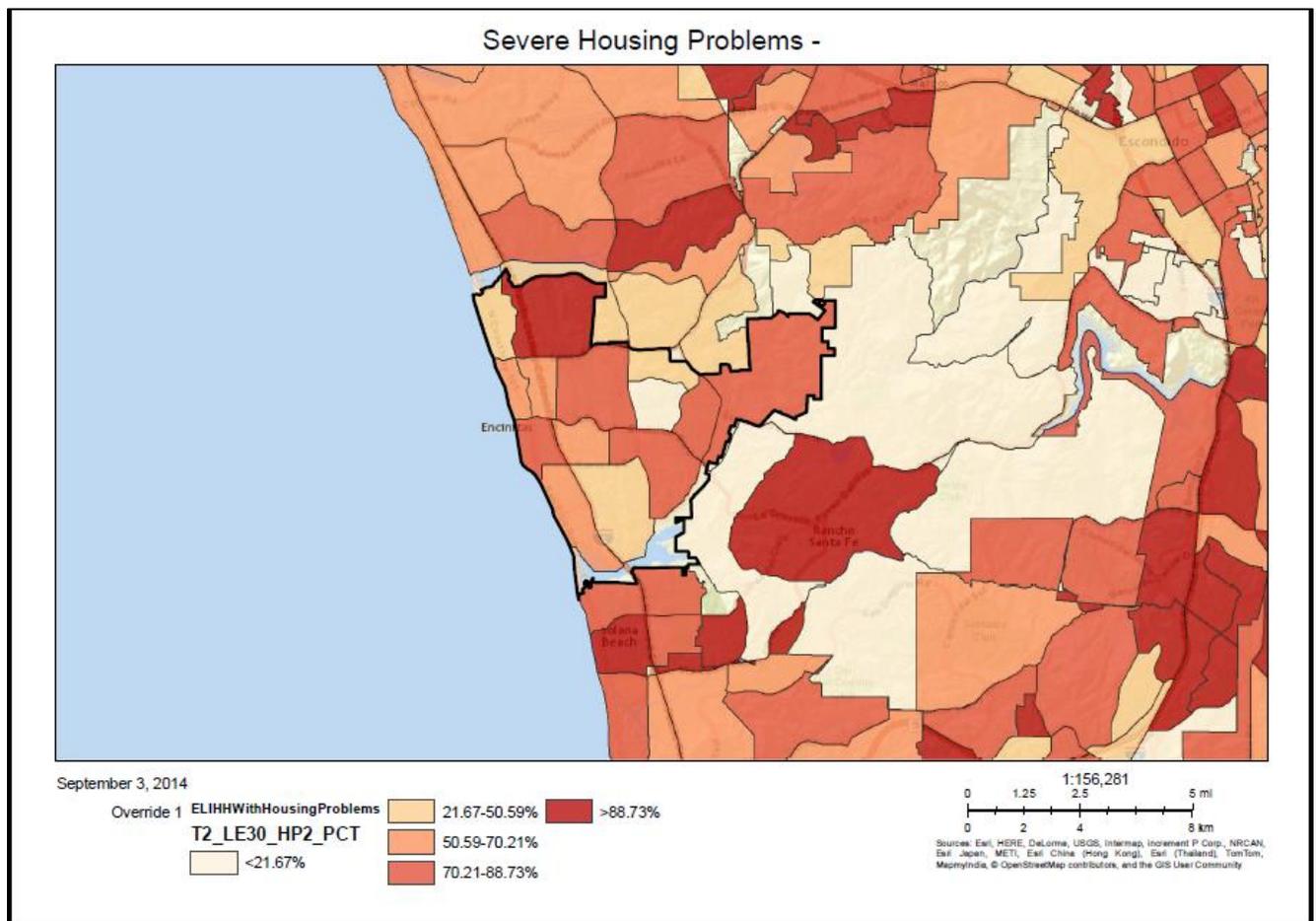
MA-50 Needs and Market Analysis Discussion

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

The northern-eastern region of the City of Encinitas, within the Community of Leucadia, has a concentration of households with multiple housing problems. Concentration here is defined as more than 70 percent of households reporting a housing problem within a well-defined subsection of the City. These issues fall into one or more of the four major areas of improvement that HUD focuses on:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one occupant per room,
4. Cost burden greater than 30 percent

In this particular region, cost burden and overcrowding are the most significant issues due in no small part to a rise in housing cost without an equal and parallel increase income.

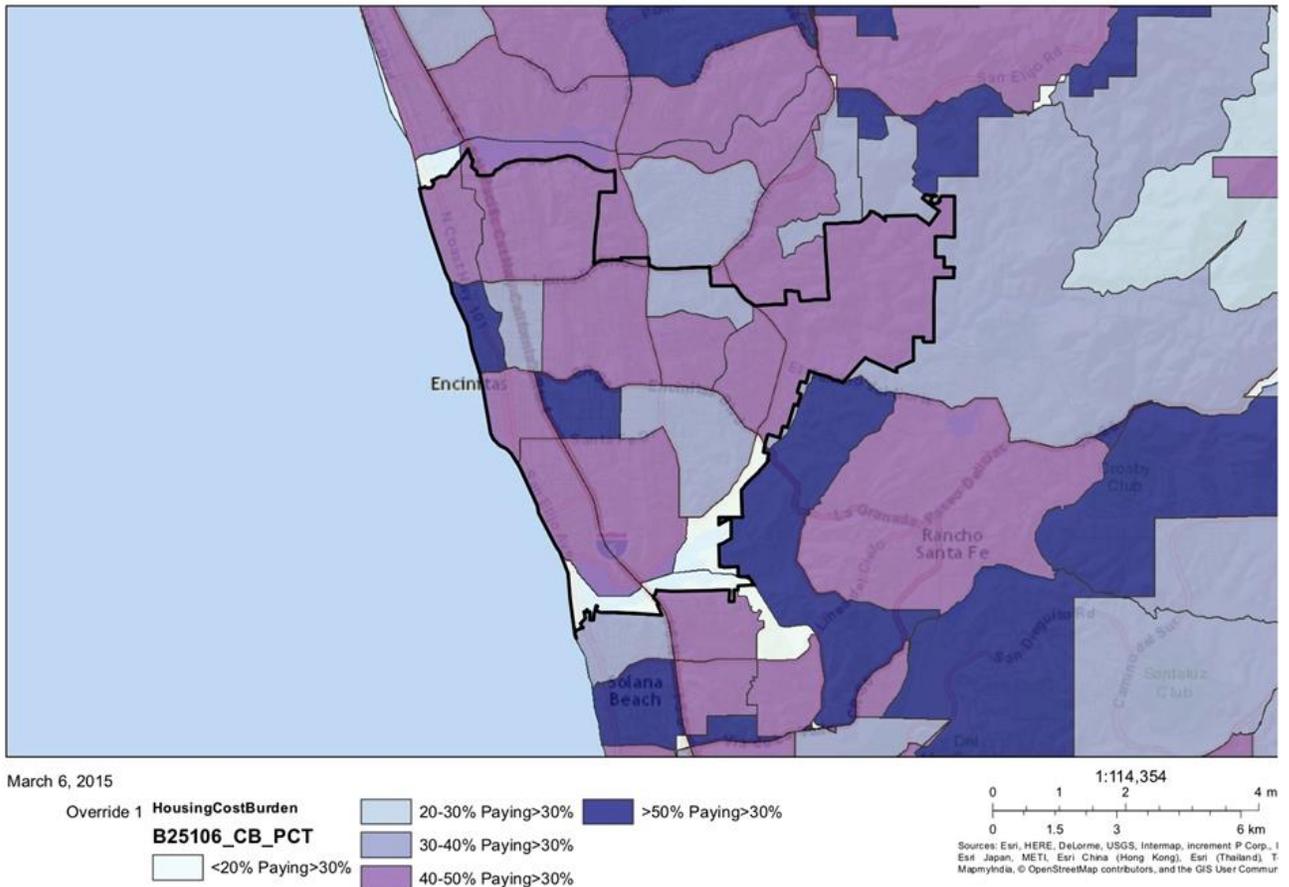


From 2000 to 2011, Encinitas' median home value increased by 107 percent, going from \$343,500 overall to \$710,200. Similarly, the median rent increased 74 percent, from \$917 to \$1,595. During this same period where the cost of having a residence was increasing dramatically, median income only rose by 38 percent, going from a base of \$63,954 in 2000 to just \$88,458 in 2011. Compounding the challenge for residents is that the poverty rate actually went up during this period by 19.2 percent from its 2000 level, rising by 8.7 percent (2007-2011 ACS). This unbalanced increase in costs without a similar rise in income has made cost burden far and away the biggest housing problem in Encinitas.

Based on the 2011 ACS 5-Year Estimates, 52 percent of all Encinitas renters (3,860 households) in Encinitas spent more than 30 percent of their monthly income on housing. Almost identically, 50 percent of homeowners with a mortgage (5,929 households) and 14 percent of homeowners without a mortgage (432 households) spent more than 30 percent of their income on housing costs. Each figure represents a significant increase in housing cost burden in Encinitas since 2000, but not a dramatic departure from the current state and national housing climate.

As the map below shows, the severely cost burdened households (those paying 50 percent or more of their income towards rents) are concentrated in the City's low-income block groups.

Cost Burdened Households -



Substandard housing levels in Encinitas are in line or better than state and national levels. 2011 ACS shows 420 Encinitas housing units without complete kitchen or complete plumbing facilities, representing 1.4 percent of the total housing stock. Certainly a few hundred residents living either missing or grossly in need of repair kitchens or plumbing services is a housing issue worth addressing, but as a percentage of the housing stock, the prevalence is low.

State and national overcrowding levels far exceed that of the City and do not appear to be an overarching problem. HUD defines overcrowding as more than one person per room in a housing unit and severe overcrowding as a room with more than 1.5 persons occupying it. According to 2011 CHAS and 2011 ACS estimates, approximately 300 households, or 1.4 percent of all households in the City are either overcrowded or severely overcrowded.

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

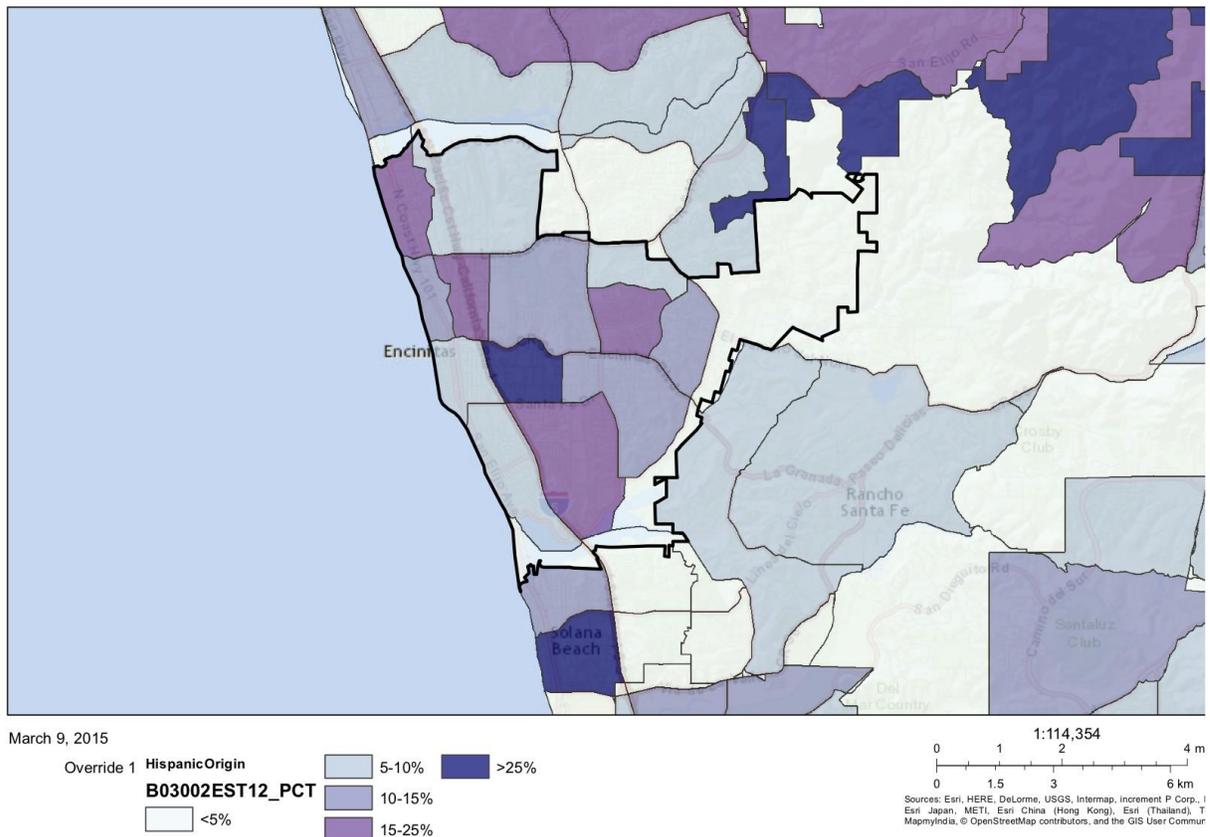
For an area to meet the definition of having a concentration of racial or ethnic minorities or low-income families in a census tract of the City there should be a rate of 10 percent or higher

than the jurisdiction as a whole. According to 2011 ACS estimates, White residents comprise 89 percent of the population in Encinitas and Asians account for 4.4 percent of the population. Furthermore, 14.4 percent of the City’s population is Hispanic. According the U.S. Census, Hispanic is categorized as an ethnic group, rather than a race, and as such, people can be counted as both White and Hispanic, or Asian and Hispanic.

The map below reveals one area, (Census Tract 175.02) in the City of Encinitas where Hispanics account for 25 percent or more of the population. The tract is identified by the darkest shade of purple in the map below.

The Housing Cost Burden map above also shows this census tract as being one of the most cost burdened areas in the City with over 50 percent of households paying more than 30 percent of monthly income on housing costs. As detailed in the Disproportionately Greater Need section of the Needs Assessment, Hispanics in Encinitas at multiple income levels experience housing problems at rates higher than the general population and as such have a disproportionately greater need.

Hispanic Population -



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

Census Tract 175.02 is located in the Community of Old Encinitas and is bounded by Santa Fe Drive to the south, Encinitas Boulevard to the north, to the west by Interstate 5 and on the eastern side by Balour Dr. The Census Tract is home to approximately 3,400 people, almost 25 percent of which are Hispanic. The median household income for the area of \$53,634 is significantly lower than the City as a whole, which approaches \$90,000. Sales data from Boxwood Means, a real estate research and consulting firm, indicates that a total of eight homes sold in the area in 2013 with a median sales price of \$476,500. As 2008-2012 ACS data show, renters in this area account for 58 percent of all occupied units with approximately 670 rental households in the area, compared with the overall City percentage of renters at 35 percent. According 2008-2012 ACS, median rent was \$1,573, with two-bedroom units being the largest (56 percent) size of rental units. Additionally, renters in this area are severely cost burdened, with 59 percent of households paying more than 50 percent of their income towards rent (2008-2012 ACS).

Are there any community assets in these areas/neighborhoods?

Census Tract 175.02 is primarily residential, with a commercial corridor along Santa Fe Drive and Encinitas Blvd. Several public schools are located within the area, including San Dieguito High School Academy, Oak Crest Junior High School, and Ocean Knoll Elementary school. The only park located within the census tract is located on the very north east corner of the tract. Amongst the area's civic institutions are the Encinitas Community and Senior Center, Seacoast Community Church, and St Andrew's Episcopal Church. Numerous businesses catering to a wide variety of daily needs are located in the commercial area along Santa Fe Drive. Healthcare and wellness services including Scripps Well Being Center, Aviara Healthcare Center, and ASAP Urgent Care are also located in this census tract.

Are there other strategic opportunities in any of these areas?

One of the City's priorities identified within this ConPlan is public facilities and infrastructure. Many of block groups within this census tract have been identified as CDBG qualified block groups for those types of projects. Therefore, during the annual funding process, the City has the opportunity to allocate CDBG funding to public facility and infrastructure improvement projects.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of Encinitas 2015-2020 (ConPlan) Strategic Plan proposes projects and activities to meet the priorities described in the Consolidated Plan. It describes eligible programs, projects and activities to be undertaken with anticipated funds made available over the next five years and their relationship to identified needs for housing, homelessness, and community and economic development. Each year, assuming funding levels remain the same, more specific projects throughout the City will be identified and implemented via the Annual Action Plans.

The general priority categories of housing, homelessness, special needs, and community development needs and their related goals are addressed in the various activities to be undertaken. These activities estimate the number and type of families that will benefit from the proposed activities, including special local objectives and priority needs. The projected use of funds identifies the proposed accomplishments. Area benefit activities were qualified using 2010 data from the U.S. Census Bureau.

The City will receive an annual funding allocation of approximately \$280,000 in CDBG funds over the ConPlan period. These figures are estimates based on a 2015 HUD Grantee Summary and the assumptions that CDBG funding, entitlement funding distribution formulas and/or the number of communities eligible to receive entitlement grants will remain constant. If any of these conditions change, projected activities and accomplishments are also subject to change.

The Strategic Plan provides information related to the proposed geographic distribution of investment. It includes a general description of the homeless and other community development needs activities to be undertaken and other actions to address obstacles to meet underserved needs and reduce poverty. This plan can also be found at the City's website at www.encinitasca.gov.

Overall, Encinitas has several priority housing and community needs it plans to address over the next five years:

- Homeless services, prevention and shelter
- Low-income renters and homeowners assistance
- Seniors housing and services
- Fair housing
- Affordable Housing
- Planning and Administration

- Youth Services
- Public Facilities
- Public Improvements
- Economic Development

It is the mission of the City to use all available resources to assist low-income residents with services, neighborhood and facility improvements, and the provision of safe, affordable housing. In short, we will do our part to maintain Encinitas as a community its residents are proud to call “home”. Given the aforementioned five priorities, the City identified the following main goals:

- Support and strengthen the delivery and coordination of service providers that offer assistance to Encinitas low to moderate income residents with an emphasis on at-risk youth and seniors.
- Support the provision of homeless services, prevention, and shelter.
- Provide housing assistance to low-income renters and homeowners
- Ensure that housing within the City is available without discrimination on the basis of race, color, religion, sex, national origin, ancestry, marital status, age, household composition, income, size, disability or any other arbitrary factor.
- Facilitate the development of new affordable rental housing
- Ensure that 20 percent of annual CDBG funds be used to support the general administration of the programs by the City’s Advanced Planning Division.
- Enhance the livability and quality of life of low- and moderate-income neighborhoods
- Support facility improvements to qualified agencies that serve low to moderate Encinitas residents
- Explore the needs of local small business

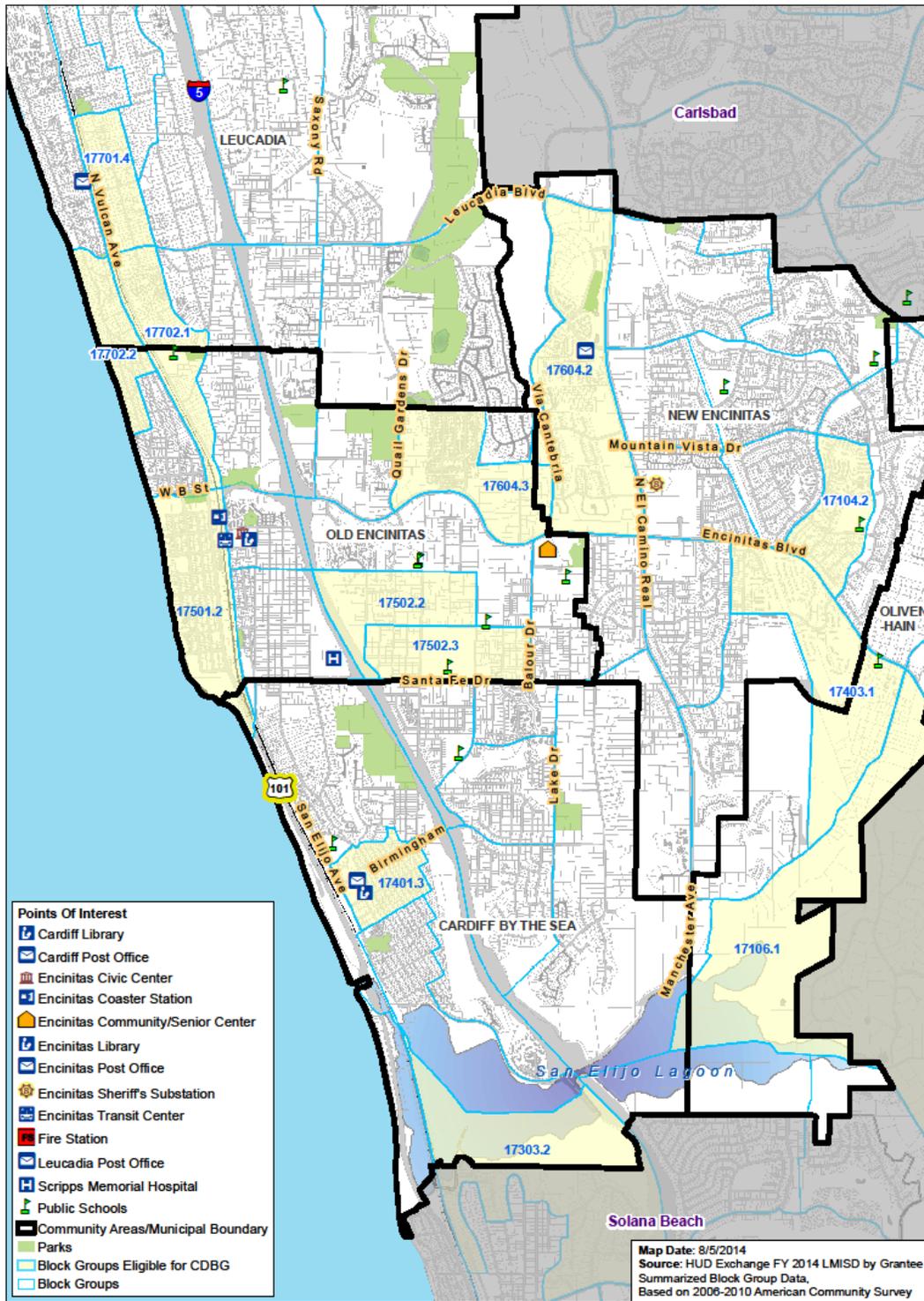
SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

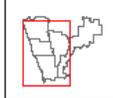
The City of Encinitas is located on the north Coast of San Diego County between Carlsbad on the north and Solana Beach on the south. The City was incorporated in 1986 and has grown to an estimated population of 60,482 in 2013 per estimates from the San Diego Council of Governments (SANDAG).

General Allocation Priorities

For the City's public services and housing priorities, funding will be provided to activities and programs that assist low-income residents citywide. The geographic distribution of funding is predicated somewhat on the nature of the activity to be funded. It is the City's intent to fund public facility and infrastructure activities in the areas most directly affected by the needs of low-income residents and those with other special needs. The City of Encinitas will direct assistance to low- to moderate-income and target areas within the City. In addition, the City will provide direct assistance to limited clientele populations. The map below shows the Low to Moderate-income (LMI) areas within the City by Census Block Group. The City of Encinitas employs the upper quartile method (Code of Federal Regulations §570.208(a)(ii)) to determine the LMI Census Block groups. LMI areas are defined as those in which the highest percentage of households that are low to moderate-income, using Housing and Urban Development's (HUD) definition of LMI.

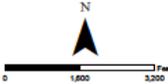


Encinitas CDBG Low/Moderate Income Block Groups

DISCLAIMER
 This map should not be used for Engineering, Survey, or Site-Specific Analysis.
 Every reasonable effort has been made to ensure the accuracy of the data provided; nevertheless, some information may not be accurate. The City of Encinitas assumes no liability or responsibility arising from the use of or reliance upon this information.

- Map Coordinates: Stateplane NAD83 Feet, CA Zone 8
 - Parcel lines are not survey accurate, and some parcels can be positionally off up to +/- 40 feet
 - Photo flight dates: July 2009, 4 inch pixel resolution. Digital true color.
 - Orthophoto and Topo positional accuracy meet the precision adequate to support National Map Accuracy Standards for 1" = 100' mapping.



SP-25 Priority Needs - 91.415, 91.215(a)(2)

Table 12 – Priority Needs Summary

Priority Need Name	Homeless Services, Prevention and Shelter
Priority Level	High
Population	Chronic homelessness, individuals, families with children, mentally ill, chronic substance abuse, veterans, persons with HIV/AIDs, victims of domestic violence, unaccompanied youth
Geographic Area Affected	City-wide
Associated Goals	Support the provision of homeless services, prevention, and shelter
Description	Support the provision of homeless services, prevention, and shelter, including: employment preparation, food assistance, financial literacy, motel vouchers, temporary and permanent shelter, and other programs aimed at providing homeless households with the tools and resources to gain self-sufficient and end or prevent homelessness.
Basis for Relative Priority	Community Needs Survey and stakeholder input. According to the Community Needs Survey, permanent homeless housing was one of the top housing needs in Encinitas.
Priority Need Name	Renter and Homeowner Assistance
Priority Level	High
Population	Cost-burdened households, all Encinitas low to moderate income households
Geographic Area Affected	City-wide
Associated Goals	Provide housing assistance to low-income renters and homeowners
Description	Rehabilitation to existing housing units for renters and homeowners, and down payment assistance and tenant-based rental assistance through the San Diego HOME Consortium
Basis for Relative Priority	Stakeholder input, Community Needs Survey, and data. According to the Community Needs Survey, rental subsidy programs identified as having a top need in Encinitas. While CDBG funding cannot be utilized for rental subsidies, the City's Section 8 Housing Choice Voucher program, and the County's Tenant-Based Rental

	assistance program may be utilized to assist with that need.
Priority Need Name	Senior Housing and Services
Priority Level	High
Population	All Encinitas low to moderate income Seniors
Geographic Area Affected	City-Wide
Associated Goals	Support the facilitation of new affordable rental housing and homeownership housing, and support and strengthen the delivery and coordination of service providers that offer assistance to Encinitas low to moderate income residents with an emphasis on at-risk youth and seniors
Description	Support housing opportunities and services to Encinitas low to moderate seniors, including new rental or homeownership housing, acquisition/rehabilitation to create affordable senior housing, and supportive services, such as, meal assistance, transportation services, and health services.
Basis for Relative Priority	Survey, stakeholder feedback, data. According the ACS data, approximately 20 percent of Encinitas residents are seniors. Additionally, the Community Needs Survey identified Senior services as having a high need in Encinitas.
Priority Need Name	Fair Housing
Priority Level	High
Population	All Encinitas low to moderate income residents
Geographic Area Affected	City-wide
Associated Goals	Ensure that housing within the City is available without discrimination
Description	Retain the services of a Fair Housing provider, promote fair housing education and outreach within Encinitas, and continue to test for discrimination.
Basis for Relative Priority	Each year the City must certify to HUD that the Encinitas is affirmatively furthering fair housing. The City contracts with a fair housing service provider to provide fair housing outreach, education, investigation, and counseling services. Currently, the North County Lifeline administers the City's fair housing program. The contract with North County Lifeline assists the City in meeting this CDBG requirement.
Priority Need Name	Affordable Housing
Priority Level	High

Population	All Encinitas low to moderate income residents
Geographic Area Affected	City-wide
Associated Goals	Facilitate the development of new affordable rental and homeownership housing
Description	Assist in facilitation the creation of new affordable rental and homeownership housing through new construction, and acquisition and rehabilitation.
Basis for Relative Priority	Community Needs Survey, stakeholder feedback, City established priorities, and demographic needs data.
Priority Need Name	Planning and Administration
Priority Level	High
Population	Other
Geographic Area Affected	City-Wide
Associated Goals	Ensure that 20 percent of annual CDBG funds be used to support the general administration of the programs by the City's Advanced Planning Division.
Description	A maximum of 20 percent of annual funding may be allocated to planning and administrative activities related to the CDBG program.
Basis for Relative Priority	Compliance with HUD requirements for CDBG program
Priority Need Name	Youth Services
Priority Level	Medium
Population	All Encinitas low to moderate income at risk youth
Geographic Area Affected	City-Wide
Associated Goals	Support and strengthen the delivery and coordination of service providers that offer assistance to Encinitas low to moderate income residents with an emphasis on at-risk youth and seniors
Description	Support the provision of services to Encinitas low income and at-risk youth, including substance abuse services, employment and college preparation, gang prevention, and mentoring programs.
Basis for Relative Priority	Community Needs Survey, stakeholder feedback, and demographic data. The Community Needs Survey revealed that youth services were among the top priorities for Encinitas. Additionally, ACS data shows that nearly a quarter of the City's population is under the age of 19.
Priority Need Name	Public Facilities
Priority Level	Medium
Population	All Encinitas low to moderate income residents

Geographic Area Affected	Qualified census areas and agencies that serve low to moderate income residents
Associated Goals	Support facility improvements to qualified agencies that serve low to moderate Encinitas residents
Description	Support improvements to facilities that provide services to Encinitas low to moderate income residents, such as seniors, youth, children, homeless, and victims of domestic violence.
Basis for Relative Priority	Assessments of current facilities, stakeholder input, Community Needs Survey, and City established goals. The Community Needs Survey identified public facilities, specifically for seniors, and the youth as a top priority need within Encinitas. The Encinitas City Council created a Strategic Plan in 2013 containing eight broad focus areas and key goals. The focus area related to Community Planning supports safe and well maintained public infrastructures and facilities. Also, the City of Encinitas Self-Evaluation Plan and Transition Plan outlines the City's existing facilities and infrastructure needing to be brought into compliance with the Americans with Disability Act (ADA), and Rehabilitation Act of 1973 (Section 504). Many areas of the City were identified as needing rehabilitation for compliance, such as sidewalks, parking lots, facilities, and other items.
Priority Need Name	Public Improvements
Priority Level	Medium
Population	Residents of Low to moderate neighborhoods
Geographic Area Affected	Qualified census areas
Associated Goals	Enhance the livability and quality of life of low and moderate income neighborhoods
Description	Support public infrastructure projects that improve the safety and accessibility for residents within low to moderate income neighborhoods
Basis for Relative Priority	Assessments of current conditions, stakeholder's feedback, community needs, survey, and City established goals. The Community Needs Survey identified infrastructure, particularly for flood and sewer improvements as a high priority need within Encinitas. The Encinitas City Council created a Strategic Plan in 2013 containing eight broad focus areas and key goals. Two specific goals are related to infrastructure. Also, the City

	of Encinitas Self-Evaluation Plan and Transition Plan outlines the City’s existing facilities and infrastructure needing to be brought into compliance with the Americans with Disability Act (ADA), and Rehabilitation Act of 1973 (Section 504). Many areas of the City were identified as needing rehabilitation for compliance, such as sidewalks, parking lots, facilities, and other items.
Priority Need Name	Economic Development
Priority Level	Low
Population	All Encinitas workers
Geographic Area Affected	City-wide
Associated Goals	Explore then needs of small local business
Description	
Basis for Relative Priority	Community Needs survey and data.

Narrative

Priority needs were identified through extensive data housing and economic data collection additionally, stakeholder meetings, community surveys and public meetings were held to gain insight on what residents felt were priority areas for the City. High priorities will be funded under CDBG; medium priority funds may be funded CDBG, if funds are not exhausted on high priority needs; and, low priority needs are identified as a need in the community, but will not be funded under CDBG due to limited resources. Funding for programs and projects is allocated through an annual application process and will depend on eligibility, and available funding.

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

The ConPlan must identify the federal, state, local, and private resources expected to be available to the jurisdiction to address priority needs and specific objectives identified in the Strategic Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal	Administration and Planning Public Services Public Improvements Capital Improvements Fair Housing Services and Testing Homeowner Rehabilitation Renter Rehabilitation Economic Development	\$282,231	\$0	\$111,510	\$393,741	TBD	Anticipated annual funding of \$282,231 in CDBG for FY 15-16, with \$111,510 available from prior years. No other funding is anticipated.
Section 8	Federal	Rental Assistance Payments	Estimated \$960,000	\$0	\$0	TBD	TBD	Encinitas anticipates an annual funding allocation of \$960,000 in Section 8 Vouchers. No other funding is anticipated.

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

The City will attempt to leverage other federal, state, private, and local funds and other funding when appropriate to meet the objective of the Annual Action Plan. The City does add local funds including unexpended CDBG funds from prior years if available, as well as, Local Affordable Housing Funds, when available to further support activities and goals meeting the priority needs identified in this plan.

Federal resources include HUD Section 8 Housing Choice Voucher program, participation in the San Diego Regional HOME Consortium, and the Community Development Block Grant (CDBG) program.

The City takes an opportunistic approach with State funding in that if something applicable to the City's needs becomes available, the City will apply.

Local sources primarily include the City's affordable housing fund, which is created from revenue produced from the Inclusionary Ordinance in-lieu fees.

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

The City of Encinitas Housing Authority owns a total of sixteen (16) condominium units for the purpose of providing affordable rental housing opportunities for very-low income Encinitas families. Although these units are not traditional public housing units, they are often utilized for Section 8 participants.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

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

The Housing Authority of the City of Encinitas and the Planning and Building Department’s Advanced Planning and Housing Division are the lead agencies for implementation of the housing and community development activities. The staff within the Department works closely with other City departments and the community to develop programs and activities that improve low- and moderate-income neighborhoods throughout Encinitas.

Additionally, the City collaborates with public agencies, for-profit agencies, and non-profit organizations in order to provide the aforementioned programming and services.

Table 13 - Institutional Delivery Structure

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
The City of Encinitas Housing Authority	Government	Administration of the Section 8 Housing Choice Voucher Program and Owner of 16 rental units occupied by lower-income households	City Wide
City of Encinitas – Planning and Building Department	Government	Lead department for implementation of the housing and community Development activities.	City Wide
SANDAG Regional Housing Workforce Group	Government	Serves as a forum for the discussion of regional housing issues and the development of regional housing solutions, and to advise the Regional Planning Committee on housing-related issues that affect the region. Through its review and discussion of housing-related issues in which SANDAG is involved, the RHWG helps ensure the development of solutions to the region's housing crisis.	Regional
Regional Task Force on the Homeless	Nonprofit	Provides comprehensive data to identify, implement, and support efforts to prevent and alleviate homelessness.	Regional
San Diego Alliance for Fair Housing	Nonprofit	Coalition of fair housing organizations, community based groups, concerned citizens, representatives of the housing industry, and government agencies working toward the goal of affirmatively furthering fair housing.	Regional
Community Development Block Group Regional Coordinators	Government	Collaborative meeting of CDBG administrators from San Diego Region	Regional

Regional Continuum of Care	Nonprofit	HPRP can help families and individuals who are homeless or who would be homeless without HPRP by: <ul style="list-style-type: none"> • providing temporary financial assistance • housing relocation & stabilization services 	Regional
North County Winter Shelter Collaborative	Nonprofit	The shelters will provide the following services: <ul style="list-style-type: none"> • Shelter for 200 homeless in the single adults shelter and for 150 at the Veterans shelter; • client referral to available transitional or permanent housing and other programs for employment assistance and other supportive services; • Mobile Clinic for health screenings 	Regional

Assess of Strengths and Gaps in the Institutional Delivery System

The Planning and Building Department’s Advanced Planning and Housing Division are the lead agencies for implementation of the City’s housing and community development activities. The Housing Authority of the City of Encinitas administers the Section 8 Housing Choice Voucher program. Because the City’s housing authority is housed within the Advanced Planning and Housing Division, the City coordinates directly with the Housing Authority and is able to use the Housing Authority to help fulfill the Division’s overall housing goals and objectives.

Other strengths include the following:

The City Council assists in the Consolidated Plan process by reviewing and approving the Consolidated Plan’s priority needs and reviewing and approving the final Consolidated Plan. Also, The City of Encinitas City Council Strategic Plan created in 2013, contains many focus areas and goals correspond with the goals and objective within this ConPlan.

The City of Encinitas local affordable housing programs, such as the Inclusionary Housing Ordinance and the Affordable Unit Policy, provide an opportunity to create new affordable housing.

Participation in regional groups, such as the San Diego Regional HOME Consortium, and the San Diego Regional CDBG Coordinators Group both provides valuable opportunities to share information and coordinate with current and future programs/projects.

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

- SANDAG Regional Housing Workforce Group
- Regional Task Force on the Homeless
- Fair Housing Resource Board

- Community Development Block Group Regional Coordinators
- North County HPRP
- North County Winter Shelter Collaborative

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

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

Gaps primarily include the high cost of housing and living in Encinitas and the San Diego Region, and limited financial resources from federal and state agencies to provide affordable housing and service to low to moderate income households.

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

With regards to homelessness, chronic homeless and homeless prevention, the City will continue to work with homeless service providers to access funding opportunities for homeless services and permanent supportive housing for its homeless and the chronically homeless population, as well as with those populations current at-risk of homelessness. The primary organization the City partners with for this effort is the Community Resource Center (CRC).

Through case management/counseling, food programs and motel vouchers, the CRC works to not only help homeless residents become self-sufficient, but also helps to prevent residents at-risk of homelessness from becoming homeless. The City's homeless strategy relies heavily on partnerships with local homeless and housing non-profit services providers. Homeless funding received by the City is typically made available to these non-profit organizations through a competitive Request for Proposals (RFP) process.

More specifically, the Community Resource Center does the following:

- *Homelessness.* CRC actively applies for and receives private foundation funding and government grants at the county, state and federal levels targeted at the transitional homeless population. CRC operates a 24 bed domestic violence (DV) emergency shelter, four transitional housing units and manages a DV Transitioning to Independence program which assists DV survivors to relocate into permanent housing in the North County area. Motel vouchers are utilized to keep families or at-risk individuals (seniors, disabled, etc.) housed until permanent housing can be obtained. CRC employs a self-sufficiency model to encourage clients to become independent from government subsidies.

- *Chronic Homelessness.* CRC provides basic food and essential hygiene products to the chronic homeless that are typically impacted by severe mental illness or substance abuse. There are no local facilities in the North County Coastal area to treat or house this particular population. CRC provides referrals to County Mental Health in San Diego and detox centers located in Escondido, however, often times chronic homeless individuals do not take advantage of these referrals.
- *Homeless Prevention.* CRC receives Homeless Prevention and Rapid Re-housing funds through State HCD to provide rental assistance to families to remain in their homes or to assist episodically homeless families to re-locate into permanent housing.

The County of San Diego's Foster Care System discharge planning protocol includes the following information and/or steps: written information about youth's dependency case, including family and placement histories and the whereabouts of any siblings who are under the jurisdiction of the juvenile court; anticipated date court jurisdiction is expected to be terminated; health plans if not Medi-Cal; legal documents including Social Security card, birth certificate, driver's license and/or DMV identification card, copies of parent (s) death certificates, proof of citizenship, residency status; housing plans including referrals to transitional housing, employment or other financial support plans, educational vocational plans including financial aid if appropriate.

Health Care. The County of San Diego Health and Human Services Agency (HHS) contracted with Abaris Group (a trauma, emergency and medical services consultants group) to research the access to health, mental health and substance abuse services in six regions throughout the County. Included in the study was a special focus on the healthcare, mental health and substance abuse treatment needs of homeless persons. The final Healthcare Safety Net Study Core Report was released in September 2006, including recommendations for public policy administration. In addition, HHS's Departments of Mental Health, Environmental Health, Drug and Alcohol Services and Aging and Independence Services in collaboration with private entities and the City of San Diego organized in 2006 to improve the structural approach for prevention and response to the health care needs of the homeless.

Mental Health. The mental health care system in San Diego County has formalized plans and protocols for low-income and no income individuals. Homeless persons are eligible for services through referral on release from inpatient or emergency medical facilities. After release, access to service information remains available through the San Diego Center and Network of Care Program. Services include: Health Insurance Counseling and Advocacy program (HICAP), Needymeds program, and mobile units for care access in remote locations. The Network of Care Program offers specific information for homeless persons and reduces barriers to care by providing information in seven languages. Resources are updated through the United Way Info Line to ensure regular updates.

Funding from the State of California Mental Health Services Act (MHSA) has enabled the County to implement the approved plan and protocol for housing and services for homeless mentally ill persons, frequent users of emergency health care and persons exiting correctional facilities with mental health issues.

Corrections. Services and discharge planning for individuals released from county correctional facilities are found in the Public Information Handbook prepared by the San Diego County Sheriff's Dept. Services are summarized in the SD Sheriff's Health and Human Services Discharge Plan. The Sheriff's Dept. has

designated staff positions as homeless liaisons, mental health specialists, and an Americans with Disabilities Act Coordinator to assist with individual discharge plans for inmates who have received health or mental health services while in custody. The Mental Health Psychiatric Security units of the jail (licensed by the State Dept. of Mental Health) operate under the purview of the state level discharge plan. A multi-disciplinary team working with the homeless provides discharge plans and case management to ensure continuity of care upon release.

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

Housing and homeless service providers have begun implementing a Housing First approach and a Rapid Re-housing approach that resulted in developing hundreds of units of permanent supportive housing throughout the county. Housing First is recognized as an evidence-based best practice model by national researchers and policymakers based on years of research and implementation. The implementation of a Housing First Approach has helped jurisdictions across the country significantly reduce their homeless population.

Implementation involves moving homeless persons - including chronically homeless individuals from the streets and directly into housing and providing wrap-around services to ensure housing stability. This approach links the chronically homeless to permanent supportive housing that provides subsidized housing and appropriate supportive services. This approach is in contrast to a “housing readiness model” which emphasizes that a homeless individual or family must address other issues such as substance abuse and mental illness through case management in a shelter or transitional housing program prior to entering affordable permanent housing.

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

The strength in the delivery system lies with the interdepartmental communication and collaboration. City staff from various departments coordinates with organizations and agencies that assist low-income and homeless individuals. The primary gap in the delivery system is due to inadequate funding resources, compared with the need. As a result, even projects with a high priority may have to wait to be funded, or receive less funding.

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

The County of San Diego, through the Continuum of Care, will continue working to eradicate homelessness. The City will continue working with the Continuum of Care on goals aimed toward eliminating chronic homelessness in the City and the County. Through its commitment and dedication, the Continuum, along with supporting agencies, will continue to strategize on approaches and ways to acquire more shelters and/or organizations that will provide homeless individuals not only with basic care needs but also job training and guidance. The issues associated with homelessness are complicated.

Solutions to resolve this problem require considerable time, energy and financial resources, which, if not available, put an obstacle on achieving goals.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Table 14 – Goals Summary

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Support services for low to moderate residents	2015	2020	Non-Homeless Special Needs	City Wide	Decent Housing Suitable Living Environments	CDBG TBD	Availability/Ac cessibility Households assisted: 400
Homeless Services, Prevention and Shelter	2015	2020	Homeless Special Needs	City Wide	Homeless Needs Suitable Living Environments	CDBG TBD	Availability/Ac cessibility Households assisted: 5000
Assistance to Low-income Renters and Homeowners	2015	2020	Affordable Housing	City Wide	Decent Housing	CDBG TBD	Sustainability Affordability Renters assisted: 5 Homeowners assisted: 5
Fair Housing	2015	2020	Non-Homeless Special Needs	City Wide	Fair Housing Suitable Living Environments	CDBG TBD	Availability/Ac cessibility Households assisted: 150
Public Facilities	2015	2020	Infrastructure Non-Housing Community Development	LMI Block Groups and Facilities Serving Low-Income Households	Suitable Living Environments	CDBG TBD	Availability/Ac cessibility Facilities and Area Improved: 4
Public Infrastructure	2015	2020	Infrastructure Non-Housing Community Development	LMI Block Groups and Facilities Serving Low-Income Households	Suitable Living Environments	CDBG TBD	Availability/Ac cessibility Areas Improved: 5

Goal Descriptions

Goal Name	Support services for low to moderate residents
Description	Support and strengthen the delivery and coordination of service providers that offer assistance to Encinitas low to moderate income residents with an emphasis on at-risk youth and seniors.
Goal Name	Homeless Services, Shelter, and Prevention
Description	Support the provision of homeless services, shelter, and homeless prevention.
Goal Name	Assistance to low income renters and homeowners
Description	Provide housing assistance to low-income renters and homeowners
Goal Name	Fair Housing
Description	Ensure that housing within the City is available without discrimination on the basis of race, color, religion, sex, national origin, ancestry, marital status, age, household composition, income, size, disability or any other arbitrary factor.
Goal Name	New Affordable Housing Units
Description	Facilitate the development of new affordable rental and homeownership housing.
Goal Name	New Affordable Housing Units
Description	Planning and Administration
Goal Name	Ensure that 20 percent of annual CDBG funds be used to support the general administration of the programs by the City's Advanced Planning Division.
Description	Enhance the livability and quality of life of low- and moderate-income neighborhoods
Goal Name	Public Facilities
Description	Support facility improvements to qualified agencies that serve low to moderate Encinitas residents
Goal Name	Economic Development
Description	Explore the needs of local small business

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

The City must also address the growth needs for extremely low-income to low-income households (households earning 30 percent – 80 percent of the Area Median Income). The process known as the Regional Housing Needs Assessment (RHNA), allocates the number of new housing units based on “regional share” approach. The allocation takes into account factors such as market demand for housing, employment opportunities, availability of suitable sites and public facilities, commuting patterns, type and tenure of housing need, and other

considerations. In determining a jurisdiction’s share of new housing needs by income category, the allocation is adjusted to avoid an over-concentration of lower income households in any one jurisdiction.

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

Extremely Low Income and Very Low	Low Income	Moderate	Above Moderate	Carry-over	Total
587	466	413	907	250	2,623

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)**Actions to address LBP hazards and increase access to housing without LBP hazards
How are the actions listed above integrated into housing policies and procedures?**

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

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families How is the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Based on 2007-2011 ACS data, approximately 8.7 percent of Encinitas residents are living at or below the federal poverty level. All communities share the goal of eradicating poverty; however, accomplishing the challenge of ending poverty is great, and involves many social, economic and institutional factors. Unfortunately many of these issues are outside of the City's reach, however, the City can utilize the resources and tools available to assist those residents living at or below the poverty level.

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

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

Rental assistance and affordable housing. The Housing Authority provides rental assistance to approximately 109 households through Section 8 Housing Choice Vouchers. Additionally, the City will seek out any opportunities to create or fund affordable housing for the City's extremely low-income populations.

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

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

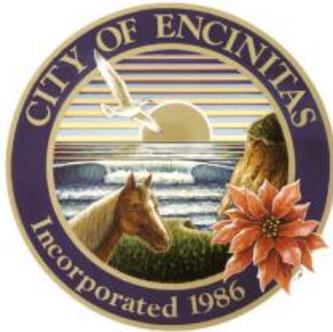
Health and human services. The County of San Diego funds various non-profit organizations and provides health care and social services, including North County Health Services. This agency operates a clinic in Encinitas that provides health care for indigent people, as well as a maternity healthcare clinic.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

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

SP-80 Monitoring - 91.230

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

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



City of Encinitas
FY2015-16 Annual Action Plan



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

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FY2015-16 Annual Action Plan

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Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

For FY2015-16, the City of Encinitas is anticipated to receive \$282,231 in CDBG funding. In addition to the annual funds, approximately \$111,510 of reallocated funds will be made available, for a total of \$393,741.

Table 1 - Expected Resources – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal	Public Services Administration Public Facilities Public Infrastructure	\$282,231	\$0	\$111,510	\$393,741	Unknown	The City anticipates an annual CDBG allocation of \$282,231 during the first year, with additional prior year resources for a total of \$393,741.
Section 8	Federal	Rental Assistance	TBD	\$0	\$0	TBD	Unknown	Rental assistance payments to Encinitas very-low income households

FY2015-16
Action Plan

ENCINITAS

AP 2

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

To address the priority needs and objectives identified within this ConPlan, the City receives the following sources of federal funding, CDBG, and Section 8 Housing Choice Voucher (HCV) funding. The Encinitas Housing Authority administers the Section 8 HCV program and provides rental subsidies to approximately 109 very-low income Encinitas households annually. The HVC program participants pay approximately 30 percent of their income towards the rent, and the Housing Authority pays the remainder of the rent.

Due to HOME program changes, the City unfortunately will no longer receive HOME Investment Partnership funding from the County of San Diego. The County of San Diego, as the lead agency in the HOME Consortium, offers a Down payment and Assistance Program for low-income first-time homebuyers. The program provides simple interest loans, up to \$70,000 to qualified households. The program has home value restrictions (currently \$451,250 for an existing single-family residence and \$312,000 for an existing condominium), which is typically lower than market prices in Encinitas, making it a challenge for eligible homebuyers to find a home. However, eligible Encinitas households are encouraged to participate in this program. Information on the program is posted on the City's website.

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

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

The City of Encinitas Housing Authority owns 16 units that are occupied by low-income renter households. Participants of the Section 8 Housing Program occupy many of these units. Any available opportunity to leverage CDBG funds in order to make improvements for accessibility for persons with disabilities, or make the units more habitable should be taken. As identified within this ConPlan, affordable housing for renters and homeowners has continued to be a high priority for the City. One of the methods to assist low-income homeowners and low-income renters is to provide resources through our Residential Rehabilitation Program to ensure that their housing units are kept in safe and decent condition.

Annual Goals and Objectives

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

(AP) Table 2 – Goals Summary

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Support service to Encinitas low to moderate residents	2015	2016	Non-Homeless Special Needs	City Wide	Suitable Living Environments	\$11,313	Availability/Accessibility Households assisted:
Support the provision of homeless services, prevention and shelter.	2015	2016	Homeless Special Needs	City Wide	Homeless Needs Decent Housing Suitable Living Environments	\$19,982	Availability/Accessibility Households assisted: 1015
Fair Housing	2015	2016	Non-Homeless Special Needs	City Wide	Fair Housing Suitable Living Environments	\$11,240	Availability/Accessibility Households assisted:
Enhance the livability and quality of life of low- and moderate-income neighborhoods	2015	2016	Infrastructure Non-Housing Community Development	LMI Block Groups	Suitable Living Environments	\$196,000*	Availability/Accessibility Neighborhoods Improved: 2
Support facility improvements to qualified agencies that serve low to moderate Encinitas residents	2015	2016	Infrastructure Non-Housing Community Development	LMI Block Groups and Facilities Serving Low-Income Households	Suitable Living Environments	\$98,960	Availability/Accessibility Facilities Improved: 2
CDBG Administration	2015	2016	Planning and Administration	City wide	CDBG Program Administration	\$56,446	

* Includes funding from prior year (\$111,510)

Goal Descriptions

Goal Name	Support services for low to moderate residents
Description	Support and strengthen the delivery and coordination of service providers that offer assistance to Encinitas low to moderate income residents with an emphasis on at-risk youth and seniors.
Goal Name	Homeless Services, Prevention and Shelter
Description	Support the provision of homeless services, shelter, and homeless prevention.
Goal Name	Housing Affordability
Description	Provide housing assistance to low-income renters and homeowners
Goal Name	Fair Housing
Description	Ensure that housing within the City is available without discrimination on the basis of race, color, religion, sex, national origin, ancestry, marital status, age, household composition, income, size, disability or any other arbitrary factor.
Goal Name	New Affordable Housing Units
Description	Facilitate the development of new affordable rental and homeownership housing.
Description	Planning and Administration
Goal Name	Ensure that 20 percent of annual CDBG funds be used to support the general administration of the programs by the City's Advanced Planning Division.
Goal Name	Public Infrastructure
Description	Enhance the livability and quality of life of low- and moderate-income neighborhoods
Goal Name	Public Facilities
Description	Support facility improvements to qualified agencies that serve low to moderate Encinitas residents
Goal Name	Economic Development
Description	Explore the needs of local small business

AP-35 Projects - 91.420, 91.220(d)

Introduction

For FY2015-16, the City of Encinitas is anticipated to receive \$282,231 in CDBG funding. In addition to the annual funds, approximately \$111,510 of reallocated funds will be made available, for a total of \$393,741.

Table 3 – Project Information

Project Name	CDBG FY2015-16 Funding
Administration	\$56,446
Community Resource Center – Homeless Prevention and Intervention	\$16,557
Meals on Wheels Encinitas	\$5,275
Project YO Youth Outreach	\$3,019
North County Teen Recovery Center Outreach	\$3,019
La Posada de Guadalupe Homeless Shelter	\$3,225
Encinitas Fair Housing Program	\$11,240
Children Atelier Center Improvements	\$35,000
Community Resource Center Facility Improvements	\$63,960
Santa Fe Drive Improvements	\$98,000*
Regal Road Improvements	\$98,000*
Total	\$393,741
<i>* Prior Year resources \$111,510</i>	

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

Each of the projects identified for funding during FY2015-16 meet a priority need and goal within the Consolidated Plan. The methodology of funding to all the eligible public service activities has been the past practice of the City for many years. The allocation methodology is to sustain level funding from FY2014-15 plus a proration of available funds (due to a slight increase in funding this year) over all the recommended applicants.

The City received six applications from non-profit organizations for public service programs. The total amount requested for public services is \$70,305, which exceeds the available funding by \$27,970. The CBDG program limits 15 percent of annual funding to public services, therefore, the City is not able to fully fund the entire request for projects during FY2015-16. The City will work with the service agencies to ensure that the program specific goals will be met and assist the groups in identifying additional funding opportunities as available and appropriate.

AP-38 Project Summary

Project Summary Information

For FY2015-16, the City of Encinitas anticipated a CDBG allocation of \$282,231. In addition to the annual funds, approximately \$111,510 in prior year resources is available for a total of \$393,741. The reallocated funds are unexpended funds from one public service project, three facility improvement projects, administration, and the Residential Rehabilitation Program.

As the table above indicates, \$56,446 will be allocated for Program Administration, \$42,335 allocated to public services, \$98,960 allocated to facilities improvements, and \$196,000 allocated to infrastructure improvements during FY2015-16. Project descriptions are provided below.

Goal: Support and strengthen the delivery and coordination of service providers that offer assistance to Encinitas low to moderate income residents with an emphasis on at-risk youth and seniors.

- Allocate \$5,275 to Meals on Wheels, Greater San Diego for its Meals-on- Wheels, Encinitas program. The program provides meals to low-income Encinitas seniors.
 - Objective: Creating suitable living environments
 - Outcome: Availability/accessibility
 - Persons assisted: 65 low-income Encinitas seniors

- Allocate \$3,019 to Phoenix House, Inc. for its Teen Recovery Center. The primary goal of the program is to reduce teen alcohol and drug abuse by offering substance abuse education and treatment programs.
 - Objective: Creating suitable living environments
 - Outcome: Availability/accessibility
 - Persons assisted: 10 low-income Encinitas youth

- Allocate \$3,019 to San Dieguito Alliance for its Project YO (Youth Outreach) program. The goal of the program is to assist youth of lower-income households in staying off of drugs and alcohol, provide academic and employment assistance and encourage healthier life choices.
 - Objective: Creating suitable living environments
 - Outcome: Availability/accessibility
 - Persons assisted: 15 low-income Encinitas youth

Goal: Support the provision of homeless services, shelter, and homeless prevention.

- Allocate \$16,557 to the Community Resource Center for its Homeless Prevention and Intervention Services program. Community Resource Center offers a variety of services through its Homeless Prevention and Intervention Services program including financial literacy classes, employment preparation, food and utility assistance, supportive shelter, and case management for episodically homeless Encinitas families. The program also offers motel vouchers to provide intermediate shelter for low-income Encinitas families, as well as case management to ensure a successful transition to more permanent housing.
 - Objective: Creating suitable living environments
 - Outcome: Availability/accessibility and Decent Housing
 - Households assisted: 1,200 Encinitas homeless and low-income households

- Allocate \$3,225 to Catholic Charities for its La Posada de Guadalupe Homeless Shelter. The shelter provides 100 beds for homeless men in the North County Region, and is the only shelter in the region to reserve beds for farm workers and day laborers. Additionally, during the winter months, La Posada has an additional 20 beds for the rotational winter shelter program.
 - Objective: Creating suitable living environments
 - Outcome: Decent Housing
 - Persons assisted: 15 homeless Encinitas men

Goal: Provide housing assistance to low-income renters and homeowners

- No funding will be allocated to projects supporting this goal during FY2015-16.

Goal: Ensure that housing within the City is available without discrimination on the basis of race, color, religion, sex, national origin, ancestry, marital status, age, household composition, income, size, disability or any other arbitrary factor.

- Allocate \$11,240 to North County Lifeline for its Encinitas Fair Housing Program. North County Lifeline is the fair housing provider for the City of Encinitas and many other North County cities. Additionally, North County Lifeline hosts and participates in outreach and education workshops and events for tenants, landlords and property managers. North County Lifeline also conducts testing in the Encinitas area to determine the level of housing discrimination.
 - Objective: Creating suitable living environments
 - Outcome: Availability/accessibility

- Persons assisted: 25

Goal: Facilitate the development of new affordable rental housing

- No applications were received for FY2015-16; therefore, no funding will be allocated to projects supporting this goal during FY2015-16.

Goal: Ensure that 20 percent of annual CDBG funds be used to support the general administration of the programs by the City's Advanced Planning Division

- Allocate \$56,446 for Administration of the CDBG program.

Goal: Enhance the livability and quality of life of low- and moderate-income neighborhoods

- Allocate \$98,000 to the Encinitas Public Works/Engineering Department for improvements to Santa Fe Drive. The project proposes to install concrete curb, gutter, and sidewalk along the south side of Santa Fe Drive between I-5 and Mackinnon. The current conditions are hazardous to pedestrians and are not ADA compliant. The proposed project will enhance pedestrian connectivity, safety, and provide accessibility for those with disabilities. This project has been identified as a compliance measure within the City's Self-Evaluation and Transition Plan, as well as located within a Safe Routes to School area.
 - Objective: Creating suitable living environments
 - Outcome: Availability/accessibility
 - Service Area Population: 43.76 percent low to moderate income (Exception Grantee Threshold: 41.97 percent)
- Allocate \$98,000 to the Encinitas Public Works/Engineering Department for improvements to Regal Rd. The project proposes to install concrete, curb, and gutter along the west side of Regal Rd between Melba and I-5. The existing conditions are unsafe for pedestrians and not ADA compliant. This proposed project will improve pedestrian safety, neighborhood connectivity, and offer an accessible route for those with disabilities. This project is located within a Safe Routes to School area.
 - Objective: Creating suitable living environments
 - Outcome: Availability/accessibility
 - Service Area Population: 44.15 percent low to moderate income (Exception Grantee Threshold: 41.97 percent)

Goal: Support facility improvements to qualified agencies that serve low to moderate Encinitas residents

- Allocate \$35,000 to Quality Children’s Services for facility improvements to its Children’s Atelier Center. The proposed improvements include a new playground facility and replacement of the HVAC system.
 - Objective: Creating suitable living environments
 - Outcome: Availability/accessibility
 - Persons assisted: 32 children of low-income households

- Allocate \$63,960 to Community Resource Center for facility improvements to its main Social Service office. The proposed improvements would replace the existing doors and windows, and painting at the Community Resource Center.
 - Objective: Creating suitable living environments
 - Outcome: Availability/accessibility
 - Households assisted: 1,200 homeless and low-income

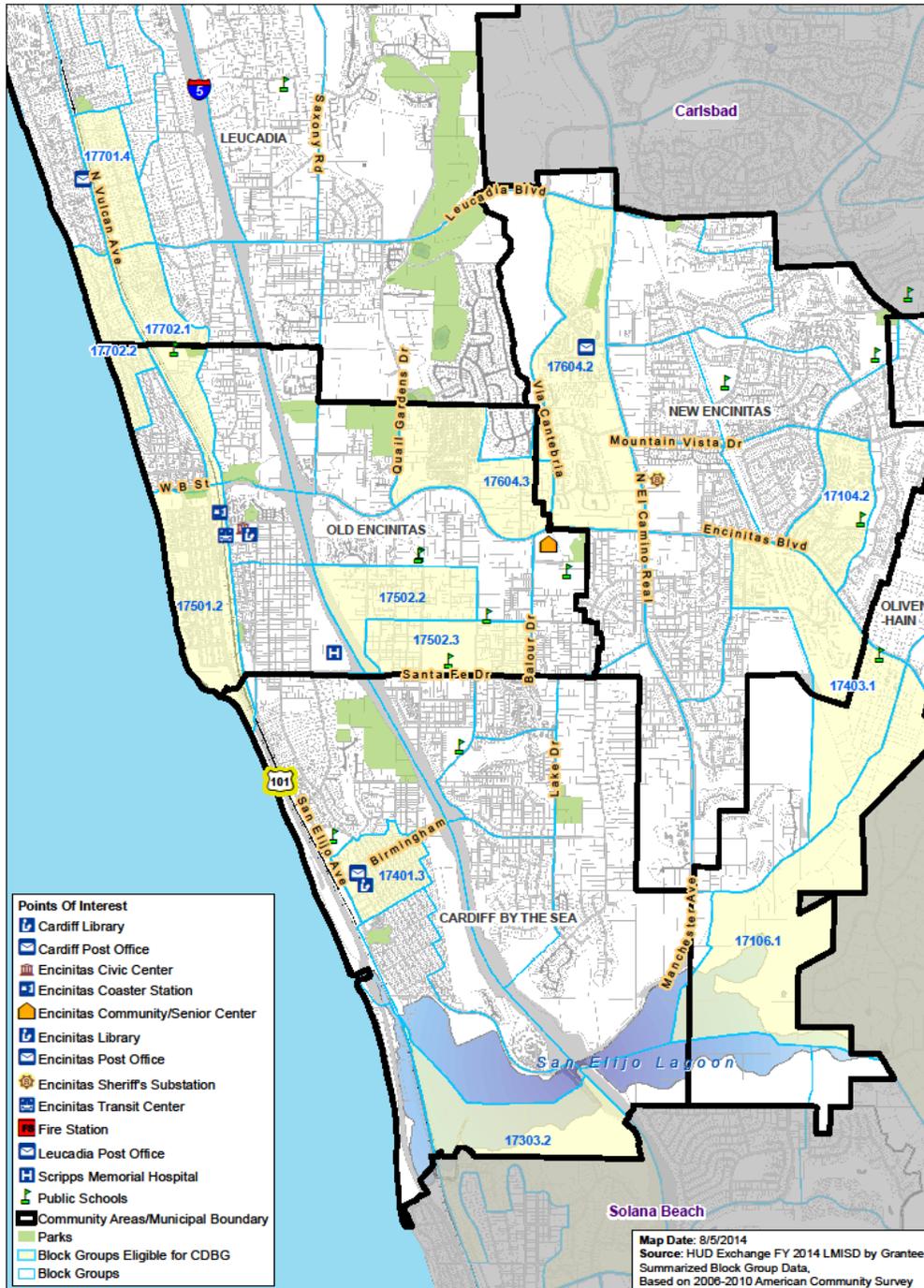
Goal: Explore the needs of local small business

FY2015-16 projects:

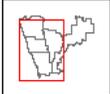
- No applications were received for FY2015-16; therefore, no funding will be allocated to projects supporting this goal during FY2015-16.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Census Tract 175.02 is located in the Community of Old Encinitas and is bounded by Santa Fe Drive to the south, Encinitas Boulevard to the north, west by Interstate 5 and on the eastern side by Balour Dr. The Census Tract is home to approximately 3,400 people, almost 25 percent of which are Hispanic. The median household income for the area of \$53, 634 is significantly lower than the City as a whole, which approaches \$90,000. Sales data from Boxwood Means, a real estate research and consulting firm, indicates that a total of eight homes sold in the area in 2013 with a median sales price of \$476,500. As 2008-2012 ACS data show, renters in this area account for 58 percent of all occupied units with approximately 670 rental households in the area, compared with the overall City percentage of renters at 35 percent. According 2008-2012 ACS, median rent was \$1,573, with two-bedroom units being the largest (56 percent) size of rental units. Additionally, renters in this area are severely cost burdened, with 59 percent of households paying more than 50 percent of their income towards rent (2008-2012 ACS).



Encinitas CDBG Low/Moderate Income Block Groups

DISCLAIMER:
 This map should not be used for Engineering, Survey, or Site-Specific Analysis. Every reasonable effort has been made to assure the accuracy of the data provided; nevertheless, some information may not be accurate. The City of Encinitas assumes no liability or responsibility arising from the use of or reliance upon this information.

- Map Coordinates: Stateplane NAD83 Feet, CA Zone 6
 - Parcel lines are not survey accurate, and some parcels can be positionally off up to +/- 40 feet
 - Photo Right dates: July 2008, 4 inch pixel resolution. Digital true color.
 - Orthophoto and Topo positional accuracy meet the precision adequate to support National Map Accuracy Standards for 1" = 100' mapping.

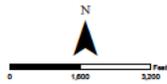


Table 4 - Geographic Distribution

Target Area	Percentage of Funds
175.02 (2)	24.8 percent of total funds, including reallocated funds (\$98,000)
175.02 (3)	24.8 percent of total funds, including reallocated funds (\$98,000)

One of the City’s priorities identified within the ConPlan is public facilities and infrastructure. Many of block groups within census tract 175.02 have been identified as CDBG qualified block groups for those types of projects. The focus area stands out for having a combination of key statistical areas that are recognized by HUD externally and the city internally as priority locations based on:

1. Income level: median household income of the area is nearly half of the City average
2. Cost burden: majority of renter households pay more than 30 percent of their income towards housing
3. Minority concentration: roughly 25 percent of residents are Hispanic

Census Tract 175.02 is located in the Community of Old Encinitas and is bounded by Santa Fe Drive to the south, Encinitas Boulevard to the north, west by Interstate 5 and on the eastern side by Balour Dr. The Census Tract is home to approximately 3,400 people, almost 25 percent of which are Hispanic. The median household income for the area of \$53, 634 is significantly lower than the City as a whole, which approaches \$90,000. Sales data from Boxwood Means, a real estate research and consulting firm, indicates that a total of eight homes sold in the area in 2013 with a median sales price of \$476,500. As 2008-2012 ACS data show, renters in this area account for 58 percent of all occupied units with approximately 670 rental households in the area, compared with the overall City percentage of renters at 35 percent. According 2008-2012 ACS, median rent was \$1,573, with two-bedroom units being the largest (56 percent) size of rental units. Additionally, renters in this area are severely cost burdened, with 59 percent of households paying more than 50 percent of their income towards rent (2008-2012 ACS).

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

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

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

The City of Encinitas affirmatively furthers fair housing by contracting for the provision of fair housing services and testing to determine the level of fair housing discrimination in Encinitas. The fair housing services include outreach and education to residents, property managers, lenders, and housing developers, legal assistance or referrals, tenant/landlord mediation, and assistance with filing complaints to HUD.

Through the previous AI cycle, the following impediments were identified for Encinitas:

- The Encinitas Zoning Code does not specify density bonus provisions that are in compliance with State law (SB1818).
- The Zoning Ordinance does not explicitly accommodate manufactured or mobile homes in single-family residential zoning districts as required by State law.
- The City conditionally permits emergency shelters, but recent changes to State law requires that local jurisdictions permit emergency shelters by right in at least one year-round shelter.
- The City's Zoning Ordinance does not provide for supportive housing and Single-Room Occupancy (SRO) as required by State law (SB 2 and AB 2634).
- Recommendations to address the City's 2010 impediments include:
- Amend the Zoning Ordinance density bonus provisions to be in compliance with State law.
- Amend the Zoning Ordinance to make explicit provisions for manufactured housing units in single-family residential zoning districts.
- Amend the Zoning Ordinance to permit emergency shelters by right in at least one zone to

comply with State law.

- Amend the Zoning Ordinance to include provisions for supportive housing and SRO pursuant to State law.

These impediments are being addressed through the Housing Element Update, which is currently being processed. It is anticipated that the Housing Element will be considered for voter approval in November 2016 and subsequently certified by the State's Housing and Community Development Department shortly thereafter.

Actions planned to address obstacles to meeting underserved needs

The City participates in a regional Analysis of Impediments to Fair Housing Choice (AI). The impediments identified as part of the AI are obstacles the City must overcome to provide for its residents. The City's impediments are included in this Action Plan.

The CBDG program limits 15 percent of annual funding to public services, the City is not able to fully fund the entire request for projects during FY2015-16. The City will work with the service agencies to ensure that the program specific goals will be met and assist the groups in identifying additional funding opportunities as available and appropriate.

Actions planned to foster and maintain affordable housing

The need for affordable housing for Encinitas low to moderate income residents is great, and far exceeds the resources to meet that need. Household incomes have not kept pace with the rising cost of housing. Encinitas is a high cost community with median home prices well above county, state and national averages. According to DataQuick News, in 2014 the average home sales price for the County of San Diego was \$436,500. Additionally, the City of Encinitas had an average home sales price nearly double that of the County at \$750,000 in 2014. Due to the City's desirable location and limited land supply, land is expensive, which makes the development of affordable housing costly. In sum, despite cooperation from the community and City, with limited resources and the high cost of housing and service provisions, the dollars available to address needs are small relative to total needs. While CDBG may be used to leverage affordable housing development, it is not a sufficient tool to solve the complex issue of providing affordable housing. However, the City of Encinitas does have the following resources for the creation and maintenance of affordable housing.

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

Density Bonus State Law. The City of Encinitas is currently in the process of revising its Density Bonus Ordinance. It is anticipated that this will be completed in 2016. The Density Bonus State law provides new affordable rental and for-sale housing through the development of new

subdivisions, when the developer seeks an increase in density above what the property's underlying zoning would allow.

Affordable Unit Policy. The City of Encinitas offers an amnesty program for homeowners of accessory units that were created without building permits. Once the unit has been brought up to current building code, a covenant is placed on the property reserving the unit as a low-income rental. The City has seen approximately 35 affordable units created through this program, and it is anticipated to continue with the direction and support of the City Council.

Local Inclusionary Housing Policy. The City of Encinitas is currently in the process of updating its Inclusionary Ordinance, The Inclusionary Ordinance currently requires that developers provide 10 percent of new housing construction (over 10 units) for very-low income households or pay an in-lieu fee. The affordable units can be offered as a rental or homeownership opportunity and are restricted in perpetuity.

HOME Program. The County of San Diego, as the lead agency in the HOME Consortium, offers a Down payment and Assistance Program for low-income first-time homebuyers. The program provides simple interest loans, up to \$70,000 to qualified households. The program has home value restrictions (currently \$451,250 for an existing single-family residence and \$312,000 for an existing condominium), which is typically lower than market prices in Encinitas, making it a challenge for eligible homebuyers to find a home. However, eligible Encinitas Households are encouraged to participate in this program.

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

Actions planned to reduce lead-based paint hazards

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

Actions planned to reduce the number of poverty-level families

Based on 2007-2011 ACS data, approximately 8.7 percent of Encinitas residents are living at or below the federal poverty level. All communities share the goal of eradicating poverty, however, accomplishing the challenge of ending poverty is great, and involves many social,

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

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

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

Rental assistance and affordable housing. The Housing Authority provides rental assistance to approximately 109 households through Section 8 Housing Choice Vouchers. Additionally, the City will seek out any opportunities to create or fund affordable housing for the City's extremely low-income populations.

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

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

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

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

Actions planned to develop institutional structure

The CBDG program is managed by the Advanced Planning and Housing Division within the Planning and Building Department. The Advanced Planning and Housing Division is the

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

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

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

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

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

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

The City will continue to maintain partnerships with other local public and private agencies on regional solutions to long-term housing and community development problems. The City will continue to provide technical assistance to developers and community-based organizations that assist the City in the provision of affordable housing and facilities, as these are invaluable partnerships. The City will also encourage coordination and collaboration between non-profit agencies, housing providers and government agencies. Lastly, the City will maintain contact with trade organizations, such as the Building Industry Association (BIA), San Diego Apartment Association (SDAA) and the San Diego Housing Federation. The City will use these partnerships to help achieve the goals and objectives in the FY2015-20 Consolidated Plan.

The City's housing authority is housed within the Advanced Planning and Housing Division;

therefore, the City is easily able to coordinate directly with the Housing Authority and is able to use the Housing Authority to help fulfill the Division's overall housing goals and objectives.

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

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

The following section describes other program-specific requirements.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed

The City of Encinitas does not receive program income.

2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.

The City of Encinitas does not have a Section 108.

3. The amount of surplus funds from urban renewal settlements

The City of Encinitas has not received surplus funds from urban renewal settlements.

4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.

The City of Encinitas has not returned any funds to the line of credit for which the planned use has not been included in the plan.

5. The amount of income from float-funded activities

The City of Encinitas does not have any float-funded activities.

Total Program Income: 0

The City of Encinitas does not expect to receive any program income during FY2015-16.

Other CDBG Requirements

1. The amount of urgent need activities

The City of Encinitas does not have any urgent need activities.

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

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

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

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

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


Signature/Authorized Official

Date 5/1/15

Specific CDBG Certifications

The Entitlement Community certifies that:

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

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

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

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2015 , _____ (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

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

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

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

Sanett 5/1/15
Signature/Authorized Official Date

Interim City Manager
Title

**OPTIONAL CERTIFICATION
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature/Authorized Official

Date

Title

THE FOLLOWING CERTIFICATIONS ARE NOT APPLICABLE

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

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

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

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

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

Signature/Authorized Official

Date

Title

ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

Major rehabilitation/conversion – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

Matching Funds – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction’s consolidated plan.

Discharge Policy – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from

publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

Signature/Authorized Official

Date

Title

HOPWA Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Signature/Authorized Official

Date

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. Lobbying Certification

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

Application for Federal Assistance SF-424

* 1. Type of Submission:

- Preapplication
 Application
 Changed/Corrected Application

* 2. Type of Application:

- New
 Continuation
 Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

4. Applicant Identifier:

B-15-MC-060574

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Encinitas

* b. Employer/Taxpayer Identification Number (EIN/TIN):

33-0197843

* c. Organizational DUNS:

7896380950000

d. Address:

* Street1:

505 S Vulcan Ave

Street2:

* City:

Encinitas

County/Parish:

* State:

CA: California

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

92024

e. Organizational Unit:

Department Name:

Planning & Building Department

Division Name:

Advanced Planning

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Nicole

Middle Name:

* Last Name:

Piano-Jones

Suffix:

Title:

Management Analyst

Organizational Affiliation:

* Telephone Number:

(760) 942-2237

Fax Number:

* Email:

npiano@encinitasca.gov

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

CFDA Title:

*** 12. Funding Opportunity Number:**

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

FY2015-16 CDBG programs and activities include services for homeless, seniors, fair housing, and at-risk youth, two sidewalk ADA improvement projects, and two facility improvement projects.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="282,231.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="282,231.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- Yes No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: 

* Date Signed:

The City of Encinitas
FY2015-20 Consolidated Plan & FY2015-15 Annual Action Plan
Citizen Participation Materials

- Public Notices
- Community Need Survey (English and Spanish)
- Community Needs Survey Results
- Summary of Comments Received
- List of Agencies that Participated
- Outreach List

The Coast News

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of San Diego County.

Mail all correspondence regarding public
notice advertising to:

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

Proof of Publication

STATE OF CALIFORNIA, ss.
COUNTY OF SAN DIEGO,

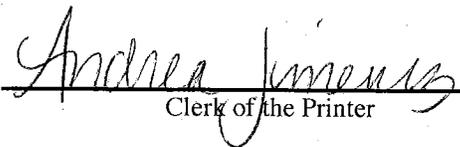
I am a citizen of the United States and a resident of the
county aforesaid;

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

I am principal clerk of the printer of The Coast News, a
newspaper printed and published weekly and which newspaper has
been adjudged a newspaper of general circulation for the cities of
Carmel Valley, Del Mar, Solana Beach, Encinitas/Cardiff,
Carlsbad, Oceanside, Vista, San Marcos, Escondido and the
County Judicial District by the Superior Court of the State of
California, County of San Diego (8/4/94, #677114, B2393, P396);
and that the notice, of which the annexed is a printed copy, has
been published in, each regular and entire issue of said newspaper
and not in any supplement thereof on the following dates, to-wit:

March 06, 13, 2015

I certify under penalty of perjury that the
foregoing is true and correct. Executed at
Encinitas, County of San Diego, State of
California on this 13th of March 2015.


Clerk of the Printer

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NOTICE OF AVAILABILITY FOR PUBLIC REVIEW CITY OF ENCINITAS

Draft FY2015-20 Five-Year Consolidated Plan and FY2015-16 Action Plan For Community Development Block Grant Program

The draft FY2015-20 Consolidated Plan and the draft FY2015-16 Action Plan will be made available for public review and comment from March 20 through April 20 2015. The Consolidated Plan identifies the housing and community development needs, strategies and proposed implementation actions for the five-year period. The Action Plan describes the intended use of Community Development Block Grant (CDBG) funds for Fiscal Year (FY) 2015-16 (July 1, 2015 - June 30, 2016).

The City of Encinitas will allocate approximately \$393,741 (\$282,231 in anticipated annual funding and \$111,510 in reallocated funds from previous years) of CDBG funds for FY2015-16. The City Council will hold a public hearing on Wednesday, April 22, 2015, at 6:00 p.m. at City Hall Council Chambers, 505 S. Vulcan Ave., Encinitas, CA, or as soon as possible thereafter, to consider and approve the FY2015-20 Consolidated Plan and the FY2015-16 Action Plan. All comments received on the draft Consolidated Plan and the Action Plan will be provided to Council prior to consideration and approval.

The proposed CDBG budget allocates approximately: \$42,335 for public services, \$56,446 for planning and administration, and \$294,960 for capital improvements and other activities. Public services include: homeless assistance and shelter, meal delivery for seniors, youth development, fair housing services, and teen/family drug treatment and outreach. Planning and administration include: general administration of the CDBG program and planning activities. Capital improvements and other activities include: improvements to a child learning center, homeless center, and two public improvement projects.

The draft FY2015-20 Consolidated Plan and the draft FY2015-16 Action Plan will be available for review at the City's Planning and Building Department located at City Hall during regular business hours and on the City's website at www.encinitasca.gov.

If you have comments on the draft FY2015-20 Consolidated Plan or the draft FY2015-16 Action Plan, please provide to Nicole Plano-Jones, Management Analyst, by e-mail at npiano@encinitasca.gov; or by mail to City of Encinitas, 505 S. Vulcan Ave., Encinitas, CA 92024. You may also provide comments at the public hearing on April 22, 2015. If you should have any questions or wish additional information, please call (760) 943-2237.

03/06/15, 03/13/15 CN 17048

The Coast News

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Encinitas, CA 92023
(760) 436-9737

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STATE OF CALIFORNIA, ss.
COUNTY OF SAN DIEGO,

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

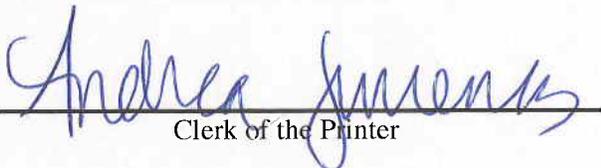
I am over the age of eighteen years, and not a party to or
interested in the above entitled matter.

I am principal clerk of the printer of The Coast News, a
newspaper printed and published weekly and which newspaper has
been adjudged a newspaper of general circulation for the cities of
Carmel Valley, Del Mar, Solana Beach, Encinitas/Cardiff,
Carlsbad, Oceanside, Vista, San Marcos, Escondido and the
County Judicial District by the Superior Court of the State of
California, County of San Diego (8/4/94, #677114, B2393, P396);
and that the notice, of which the annexed is a printed copy, has
been published in, each regular and entire issue of said newspaper
and not in any supplement thereof on the following dates, to-wit:

December 26, 2014

January 02, 2015

I certify under penalty of perjury that the
foregoing is true and correct. Executed at
Encinitas, County of San Diego, State of
California on this 2nd of January 2015.


Clerk of the Printer

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PUBLIC NOTICE CITY OF ENCINITAS

AVAILABILITY OF REQUESTS FOR FUNDING PROPOSALS FY2015-16

The City of Encinitas is soliciting proposals for projects,
activities and programs under the federal Community De-
velopment Block Grant (CDBG) for the Fiscal Year (FY)
2015-16 (July 1, 2015 – June 30, 2016). The CDBG program
is funded by the U.S. Department of Housing and Urban
Development (HUD). Applications are available on De-
cember 26, 2014 at City Hall, 505 South Vulcan Avenue,
Encinitas, CA 92024 or online at the City's website: [www.
Encinitasca.gov](http://www.Encinitasca.gov).

The City Council has approved a five-year Consolidated
Plan (FY2010-15), which contains the goals and objec-
tives for affordable housing and community development
activities over the five-year period. Proposals will be eval-
uated subject to the identified goals and objectives. The
FY2010-15 Consolidated Plan is available for review at
City Hall or on the City's website, to view click on "De-
partments", "Housing Resources", "Community Develop-
ment Block Grant (CDBG) Program".

Completed applications must be submitted to the Plan-
ning & Building Department by **5:00 p.m. on February 9,
2015**. The City Council will consider funding of proposed
activities and projects for inclusion into the draft Annual
Action Plan at a public hearing tentatively scheduled
for March 18, 2015 and consider approval of the Annual
Action Plan at a public hearing tentatively scheduled for
April 22, 2014 for submittal to HUD.

Please submit any questions or requests for information
in writing only to Nicole Piano-Jones, Management Ana-
lyst at npiano@encinitasca.gov.

12/26/14, 01/02/15 CN 16843

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STATE OF CALIFORNIA, ss.
COUNTY OF SAN DIEGO,

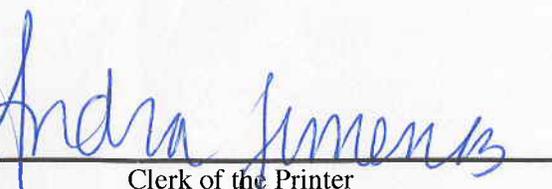
I am a citizen of the United States and a resident of the
aforesaid;

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

I am principal clerk of the printer of The Coast News, a
newspaper printed and published weekly and which newspaper has
been adjudged a newspaper of general circulation for the cities of
Escondido, Valley, Del Mar, Solana Beach, Encinitas/Cardiff,
San Marcos, Vista, Oceanside, Vista, San Marcos, Escondido and the
County of San Diego (8/4/94, #677114, B2393, P396);
that the notice, of which the annexed is a printed copy, has
been published in, each regular and entire issue of said newspaper
or in any supplement thereof on the following dates, to-wit:

October 03, 2014

I certify under penalty of perjury that the
going is true and correct. Executed at
Encinitas, County of San Diego, State of
California on this 3rd of October 2014.


Clerk of the Printer

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PUBLIC NOTICE
CITY OF ENCINITAS
Consolidated Plan/Annual Action Plan
Community Input Needed

The City of Encinitas will conduct two community meetings regarding the development of the proposed five-year (FY2015-20) Consolidated Plan/Annual Action Plan. The City is providing a forum for residents to express their views on the City's community development and housing needs in the development of these plans:

Consolidated Plan

The U.S. Department of Housing and Urban Development (HUD) has established several national goals that guide the use of Community Development Block Grant (CDBG) funds. The three broad goals include "Securing Decent Housing," "Providing a Suitable Living Environment," and "Expanding Economic Opportunities." The Consolidated Plan is developed to determine how these goals will be met within the City of Encinitas.

Annual Action Plan

The principal purpose of the Annual Action Plan is to demonstrate how the CDBG funds will be expended during the year in a way that addresses the needs, priorities and objectives contained in the City's Consolidated Plan.

The meetings will be held at the following location:

City of Encinitas
505 S. Vulcan Ave
Encinitas, CA 92024
Thursday, October 23

12pm and 5pm - Please join us at the time that suits you best

If you are unable to attend either of the meetings, you may still provide your input through an online survey available on the City's website at www.encinitasca.gov, under "City Projects" click on the link for "Consolidated Plan." If you have questions or wish for further information, please contact Nicole Piano-Jones, Management Analyst, at (760) 943-2237, or npiano@encinitasca.gov.

Accessibility

The above mentioned agency is an equal opportunity public entity and does not discriminate on the basis of race, color, ethnic origin, national origin, sex, religion, veteran's status or physical or mental disability in employment or the provision of service. In compliance with the Americans with Disabilities Act/Section 504 Rehabilitation Act of 1973 if you need special assistance to participate in these meetings, please contact Nicole Piano-Jones at (760) 943-2237.

10/03/14 CN 16581



2015-2020 Plan Consolidado Comunidad Encuesta de Necesidades

La ciudad de Encinitas está preparando un nuevo Plan Consolidado para el uso futuro de los fondos federales del Departamento Federal de Vivienda y Desarrollo Urbano (HUD). Una parte importante del desarrollo de este plan es obtener información de los residentes para determinar las necesidades de la comunidad. Por favor tómese unos minutos para llenar esta encuesta que ayudará a la Ciudad a priorizar el uso de los fondos en el futuro. Todas las respuestas son confidenciales.

Gracias por su participación.

Nombre	
Dirección	
E-Mail	
Teléfono	

Necesidades de la Comunidad

Necesidad	<i>Escala de Importancia</i>			
	No Necesita	Bajo	Medio	Alto
instalaciones Públicas				
Centros de la Tercera Edad	1	2	3	4
Centros juveniles	1	2	3	4
Centros para personas de movilidad reducida	1	2	3	4
Centros de cuidado de niños	1	2	3	4
Parques y Recreación	1	2	3	4
Centros de atención médica	1	2	3	4
Aparcamiento	1	2	3	4
Centros Comunitarios	1	2	3	4
Refugios para niños maltratados y abandonados	1	2	3	4
Instalaciones para personas sin hogar	1	2	3	4



2015-2020 Plan Consolidado Comunidad Encuesta de Necesidades

Necesidad	<i>Escala de Importancia</i>			
	No Necesita	Bajo	Medio	Alto
Infraestructura				
Mejoras a las calles	1	2	3	4
aceras	1	2	3	4
Prevención y / o desagües para evitar inundaciones	1	2	3	4
Las mejoras de alcantarillado	1	2	3	4
Plantación de Árboles	1	2	3	4
Fuego / Estaciones Equipos	1	2	3	4
Necesidades de Servicio Social y Pública				
Mayores de Servicios a Ciudadanos	1	2	3	4
Servicios para discapacitados	1	2	3	4
Servicios para Jóvenes	1	2	3	4
Servicios de Transporte	1	2	3	4
Servicios de Abuso de Sustancias	1	2	3	4
Empleo y Formación	1	2	3	4
Prevención del Delito y Conciencia	1	2	3	4
Inquilino / Asesoría propietario	1	2	3	4
Cuidado de Niños	1	2	3	4
Servicios de Salud	1	2	3	4



2015-2020 Plan Consolidado Comunidad Encuesta de Necesidades

Necesidad	<i>Escala de Importancia</i>			
	No Necesita	Bajo	Medio	Alto
Necesidades de Desarrollo Económico				
Creación de Empleo	1	2	3	4
Asistencia Microempresa	1	2	3	4
Servicios de Apoyo Empresarial	1	2	3	4
Soporte técnico a las empresas sin fines de lucro	1	2	3	4
Necesidades de Vivienda				
Asistencia de pago inicial (los compradores de vivienda por primera vez)	1	2	3	4
Pruebas de pintura a base de plomo y la reducción de una sola familia residencial	1	2	3	4
Preservación Histórica Residencial	1	2	3	4
Rehabilitación a mi cuenta	1	2	3	4
Rehabilitación Propietarios	1	2	3	4
Energía mejoras eficientes	1	2	3	4
Subvenciones Alquiler Viviendas	1	2	3	4
Aplicación del Código	1	2	3	4
Mejoras de accesibilidad para discapacitados	1	2	3	4
Vivienda de transición para personas sin hogar	1	2	3	4
Homeless Vivienda de Apoyo Permanente	1	2	3	4

Comentarios: _____



2015-2020 Plan Consolidado Comunidad Encuesta de Necesidades

1. Cuál Comunidad de Encinitas es usted?

- Cardiff
- Leucadia
- Antiguo Encinitas
- Nueva Encinitas
- Olivenhain
- Vive en otra ciudad
- Vive en otra ciudad, pero trabajar o prestar servicios en Encinitas

2. En términos de ubicación y necesidad, qué área (s) de Encinitas ¿se siente es en la mayor posición de mejoras? Por favor, explique por qué.

3. Favor, evaluar las necesidades de los siguientes grupos de servicios?

	No hay necesidad	de Baja necesidad	Medium ¿Necesita	Alta Necesidad
Juventud	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Seniors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Necesidades Especiales	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Personas sin Hogar	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Otros (especifique a continuación)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Por favor, explique.



2015-2020 Plan Consolidado
Comunidad Encuesta de Necesidades

4. ¿Usted o alguien que usted conoce nunca recibieron ningún servicio o asistencia administrados por la Ciudad como comprador de primera vivienda, rehabilitación de viviendas, asistencia a los desamparados?

- Sí No

Si es así, por favor identificar qué tipo de servicios que usted o alguien que usted conoce ha recibido? _____

5. Si es así, por favor identificar qué tipo de servicios que usted o alguien que usted conoce ha recibido.

	Vivienda	Desarrollo de la Comunidad	Desarrollo Económico
suficiente	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
algo suficiente	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
no suficiente	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
No sabe / Neutral	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Por favor, explique.



2015-2020 Plan Consolidado
Comunidad Encuesta de Necesidades

5. En comparación con hace cinco años, ¿cómo describiría el crecimiento el desarrollo de vivienda, económico y comunitario de su comunidad?

	Vivienda	Desarrollo de la Comunidad	Desarrollo Económico
mucho mejor	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
algo mejor	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
mismo	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
algo peor	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
mucho peor	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Por favor, explique.

6. ¿Espera que la necesidad de servicios de apoyo va a cambiar en los próximos cuatro a cinco años?

- Si No

7. Si es así, para qué grupos?

- Juventud
Seniors
Necesidades Especiales
Personas sin Hogar
Otros

Por favor, explique.

Comentarios adicionales

Por favor comparta sus comentarios y pensamientos adicionales.



2015-2020 Consolidated Plan Community Needs Survey

The City of Encinitas is preparing a new Consolidated Plan for future use of federal funds from the federal Department of Housing and Urban Development (HUD). An important part of developing this plan is to obtain information from residents to determine the needs of the community. Please take a few minutes to fill out this survey which will help the City prioritize use of future funding. All responses are confidential.

Thank you for your participation.

Name	
Address	
E-Mail	
Phone	

Community Needs

Need	Scale of Importance			
	No Need	Low	Medium	High
Public Facilities				
Senior Citizen Centers	1	2	3	4
Youth Centers	1	2	3	4
Centers for Disabled	1	2	3	4
Childcare Centers	1	2	3	4
Parks and Recreation	1	2	3	4
Health Care Facilities	1	2	3	4
Parking	1	2	3	4
Community Centers	1	2	3	4
Shelters for Abused and Neglected Children	1	2	3	4
Facilities for Homeless	1	2	3	4



2015-2020 Consolidated Plan Community Needs Survey

Need	<i>Scale of Importance</i>			
	No Need	Low	Medium	High
Infrastructure				
Street Improvements	1	2	3	4
Sidewalks	1	2	3	4
Flood Prevention and/or drainage	1	2	3	4
Sewer Improvements	1	2	3	4
Tree Planting	1	2	3	4
Fire/Stations Equipment	1	2	3	4
Social and Public Service Needs				
Senior Citizen Services	1	2	3	4
Services for the Disabled	1	2	3	4
Youth Services	1	2	3	4
Transportation Services	1	2	3	4
Substance Abuse Services	1	2	3	4
Employment and Training	1	2	3	4
Crime Prevention and Awareness	1	2	3	4
Tenant/Landlord Counseling	1	2	3	4
Child Care	1	2	3	4
Health Services	1	2	3	4



2015-2020 Consolidated Plan Community Needs Survey

Need	<i>Scale of Importance</i>			
	No Need	Low	Medium	High
Economic Development Needs				
Job Creation	1	2	3	4
Micro-enterprise Assistance	1	2	3	4
Business Support Services	1	2	3	4
Technical Support to Nonprofit businesses	1	2	3	4
Housing Needs				
Down payment Assistance (First-time homebuyers)	1	2	3	4
Lead-based paint testing and abatement for single family residential	1	2	3	4
Residential Historic Preservation	1	2	3	4
Renter Rehabilitation	1	2	3	4
Homeowner Rehabilitation	1	2	3	4
Energy Efficient Improvements	1	2	3	4
Rental Housing Subsidies	1	2	3	4
Code Enforcement	1	2	3	4
Improvements for Disabled Accessibility	1	2	3	4
Homeless Transitional Housing	1	2	3	4
Homeless Permanent Supportive Housing	1	2	3	4

Comments:



2015-2020 Consolidated Plan Community Needs Survey

1. Which Community of Encinitas are you from?

- Cardiff
- Leucadia
- Old Encinitas
- New Encinitas
- Olivenhain
- Live in another City
- Live in another City but work or provide services in Encinitas

2. In terms of location and need, which area(s) of Encinitas do you feel is in the greatest position for improvements? Please explain why.

3. Please evaluate the following group's needs for services?

	No need	Low need	Medium Need	High Need
Youth	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Seniors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Special Needs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Homeless	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other (please specify below)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please explain.



2015-2020 Consolidated Plan Community Needs Survey

4. Have you, or someone you know ever received any City-run services or assistance such as first-time homebuyer, housing rehabilitation, homeless assistance?

- Yes No

If so, please identify what type of services you or someone you know have received.

5. In your opinion, how do you rate the available city-run services in terms of meeting the needs of Encinitas residents?

	Housing	Community Development	Economic Development
Sufficient	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Somewhat Sufficient	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Not Sufficient	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Don't Know/Neutral	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please explain.



2015-2020 Consolidated Plan Community Needs Survey

6. Compared to five years ago, how would you describe the housing, economic and community development growth of your community?

	Housing	Community Development	Economic Development
Much Better	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Somewhat better	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Same	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Somewhat worse	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Much Worse	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please explain.

7. Do you expect that the need for supportive services will change during the next four to five years?

- Yes No

If yes, for which groups?

- Youth**
Seniors
Special Needs
Homeless
Other

Please explain.

Additional Feedback

Please share any additional comments or thoughts.

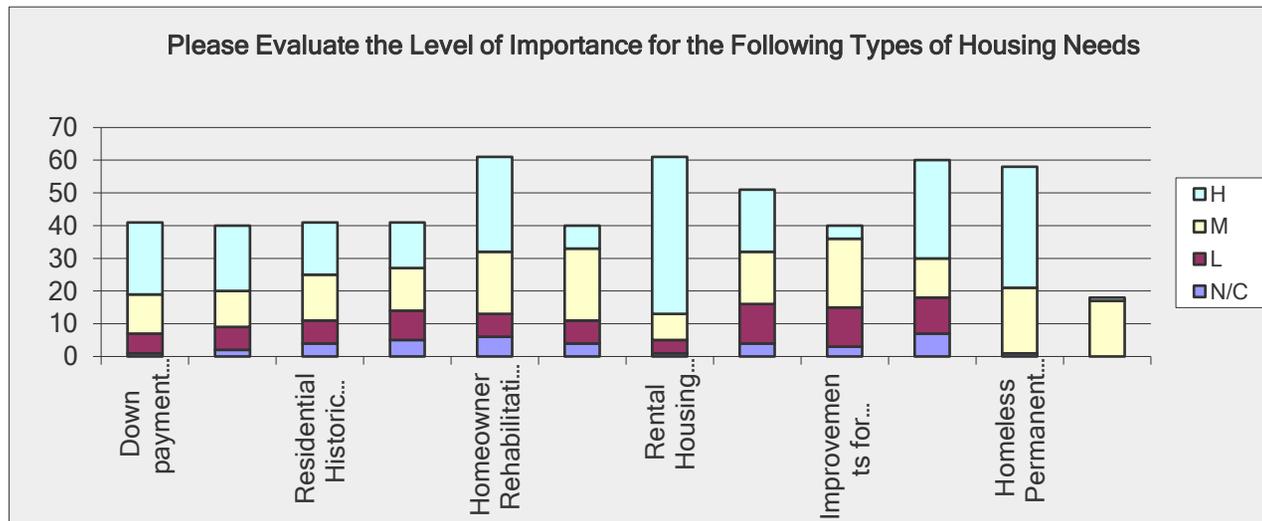
Encinitas Consolidated Plan Survey

Please Evaluate the Level of Importance for the Following Types of Housing Needs

Answer Options	H	M	L	N/C	Response Count
Down payment Assistance (First-time homebuyers)	22	12	6	1	41
Lead-based paint testing and abatement for single family	20	11	7	2	40
Residential Historic Preservation	16	14	7	4	41
Renter Rehabilitation	14	13	9	5	41
Homeowner Rehabilitation	29	19	7	6	61
Energy Efficient Improvements	7	22	7	4	40
Rental Housing Subsidies	48	8	4	1	61
Code Enforcement	19	16	12	4	51
Improvements for Disabled Accessibility	4	21	12	3	40
Homeless Transitional Housing	30	12	11	7	60
Homeless Permanent Supportive Housing	37	20	0	1	58
Business Mentoring and Counseling	1	17	0	0	18

answered question (actual surveys submitted)

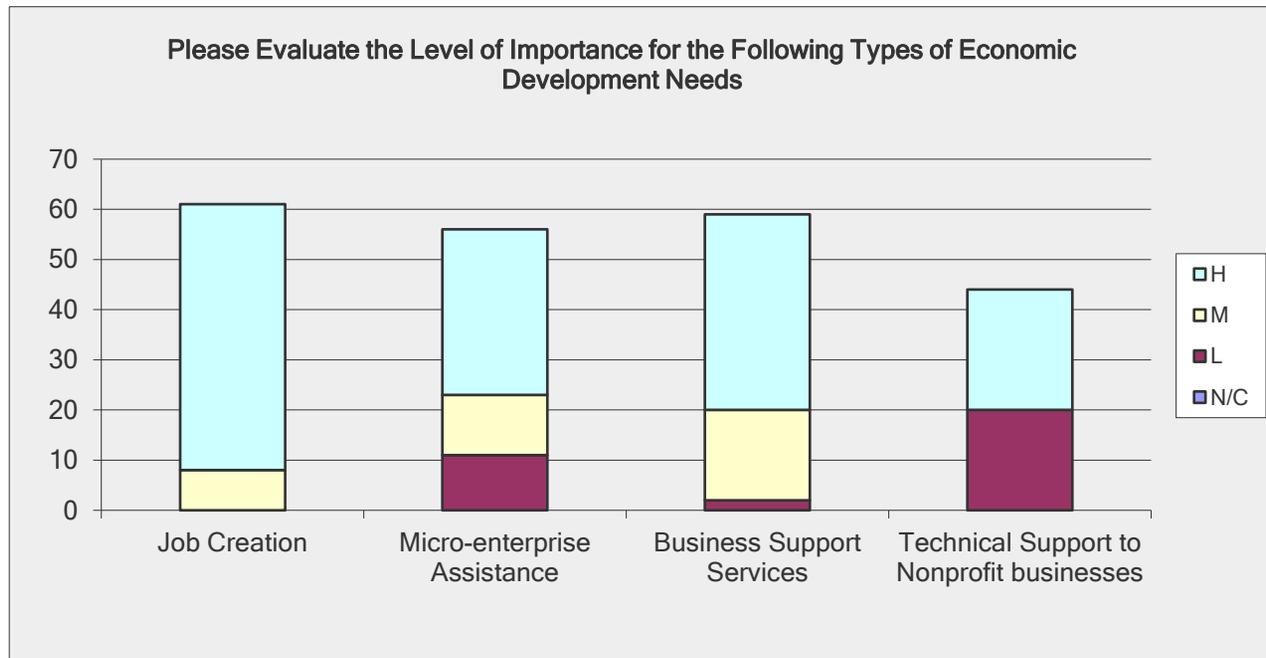
61



Encinitas Consolidated Plan Survey

Please Evaluate the Level of Importance for the Following Types of Economic Development Needs

Answer Options	H	M	L	N/C	Response Count
Job Creation	53	8	0	0	61
Micro-enterprise Assistance	33	12	11	0	56
Business Support Services	39	18	2	0	59
Technical Support to Nonprofit businesses	24	0	20	0	44
<i>answered question</i>					61



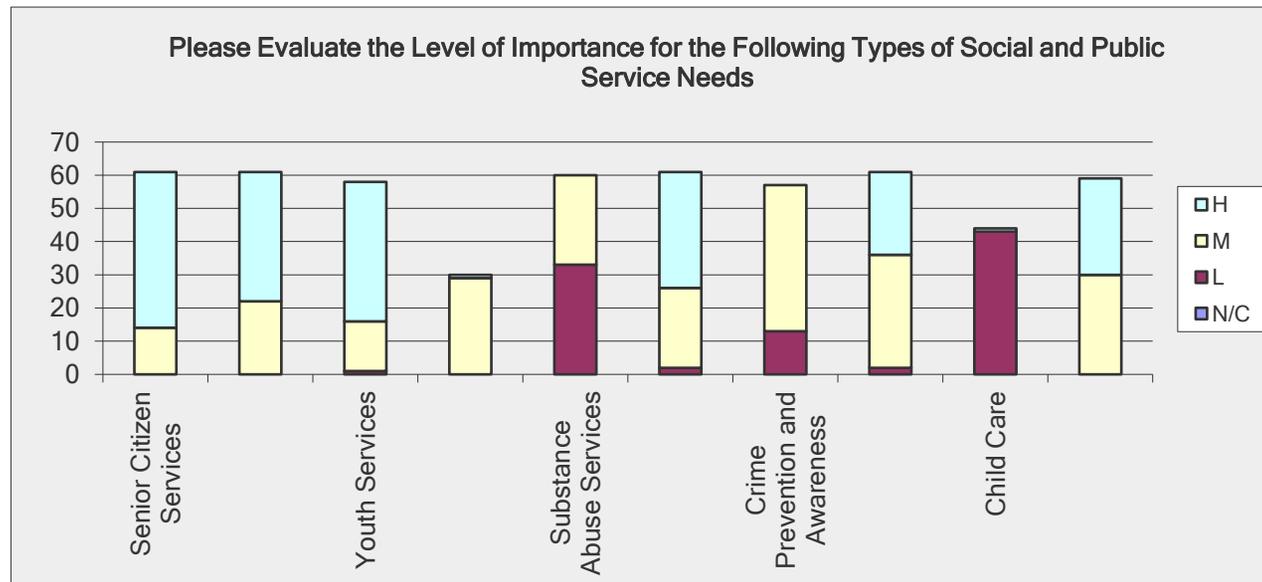
Encinitas Consolidated Plan Survey

Please Evaluate the Level of Importance for the Following Types of Social and Public Service Needs

Answer Options	H	M	L	N/C	Response Count
Senior Citizen Services	47	14	0	0	61
Services for the Disabled	39	22	0	0	61
Youth Services	42	15	1	0	58
Transportation Services	1	29	0	0	30
Substance Abuse Services	0	27	33	0	60
Employment and Training	35	24	2	0	61
Crime Prevention and Awareness	0	44	13	0	57
Tenant/Landlord Counseling	25	34	2	0	61
Child Care	1	0	43	0	44
Health Services	29	30	0	0	59

answered question

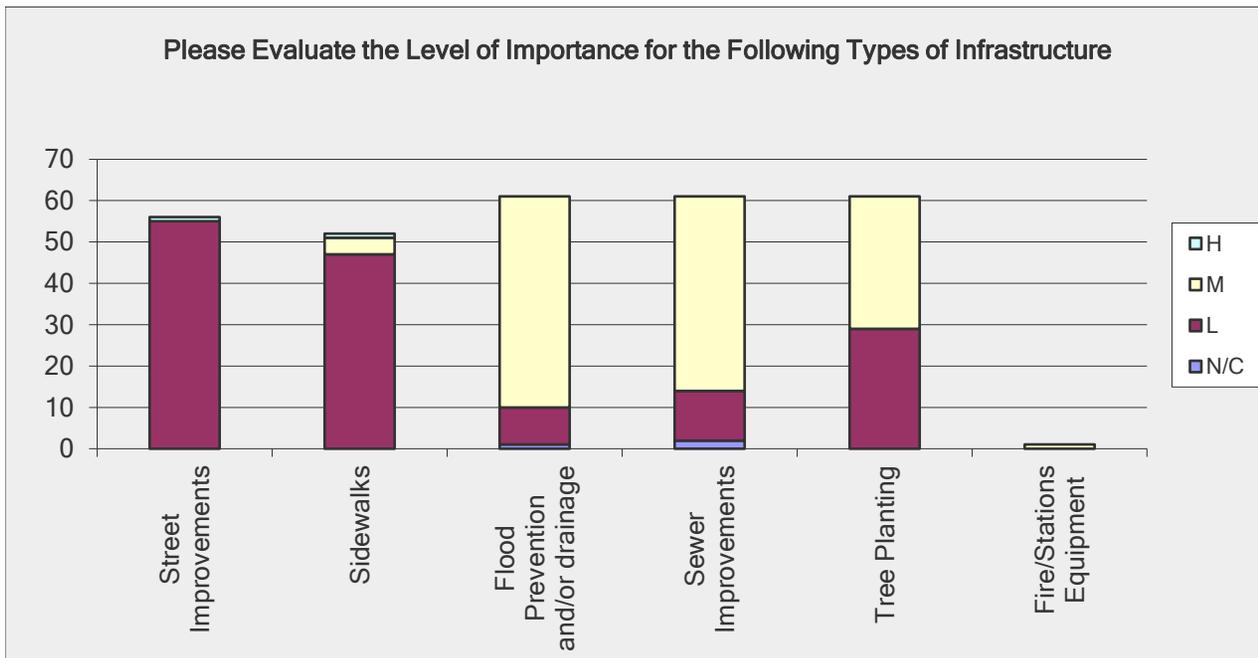
61



Encinitas Consolidated Plan Survey

Please Evaluate the Level of Importance for the Following Types of Infrastructure

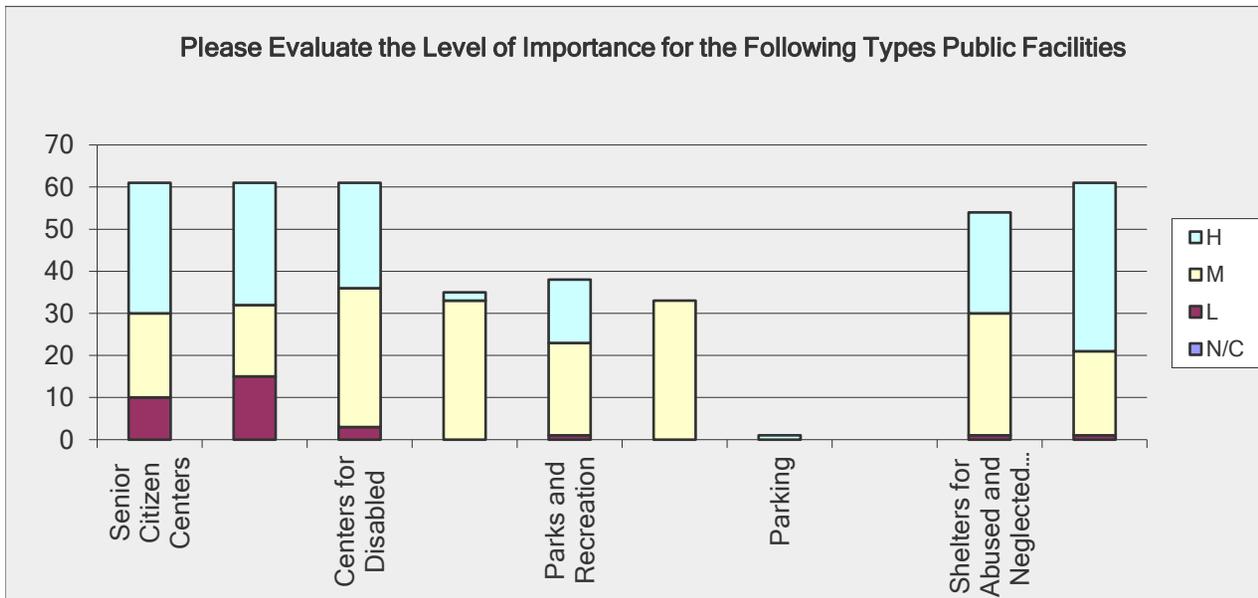
Answer Options	H	M	L	N/C	Response Count
Street Improvements	1	0	55	0	56
Sidewalks	1	4	47	0	52
Flood Prevention and/or drainage	0	51	9	1	61
Sewer Improvements	0	47	12	2	61
Tree Planting	0	32	29	0	61
Fire/Stations Equipment	0	1	0	0	1
<i>answered question</i>					61



Encinitas Consolidated Plan Survey

Please Evaluate the Level of Importance for the Following Types Public Facilities

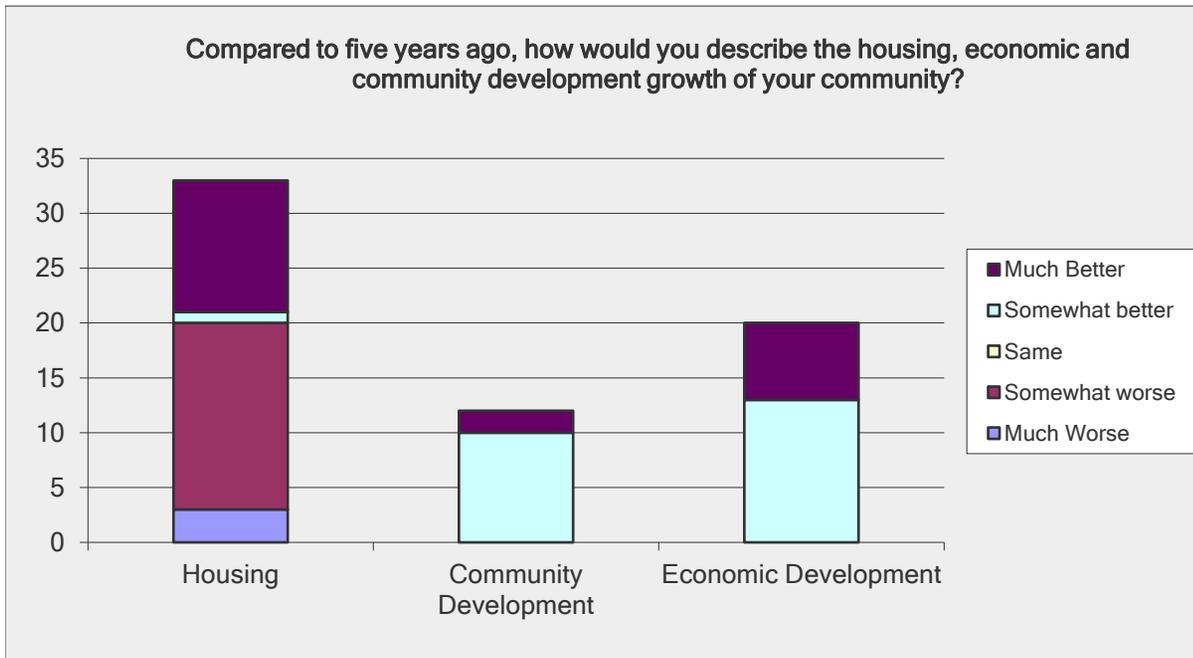
Answer Options	H	M	L	N/C	Response Count
Senior Citizen Centers	31	20	10	0	61
Youth Centers	29	17	15	0	61
Centers for Disabled	25	33	3	0	61
Childcare Centers	2	33	0	0	35
Parks and Recreation	15	22	1	0	38
Health Care Facilities	0	33	0	0	33
Parking	1	0	0	0	1
Community Centers	0	0	0	0	0
Shelters for Abused and Neglected Children	24	29	1	0	54
Facilities for Homeless	40	20	1	0	61
<i>answered question</i>					61



Encinitas Consolidated Plan Survey

Compared to five years ago, how would you describe the housing, economic and community development growth of your community?

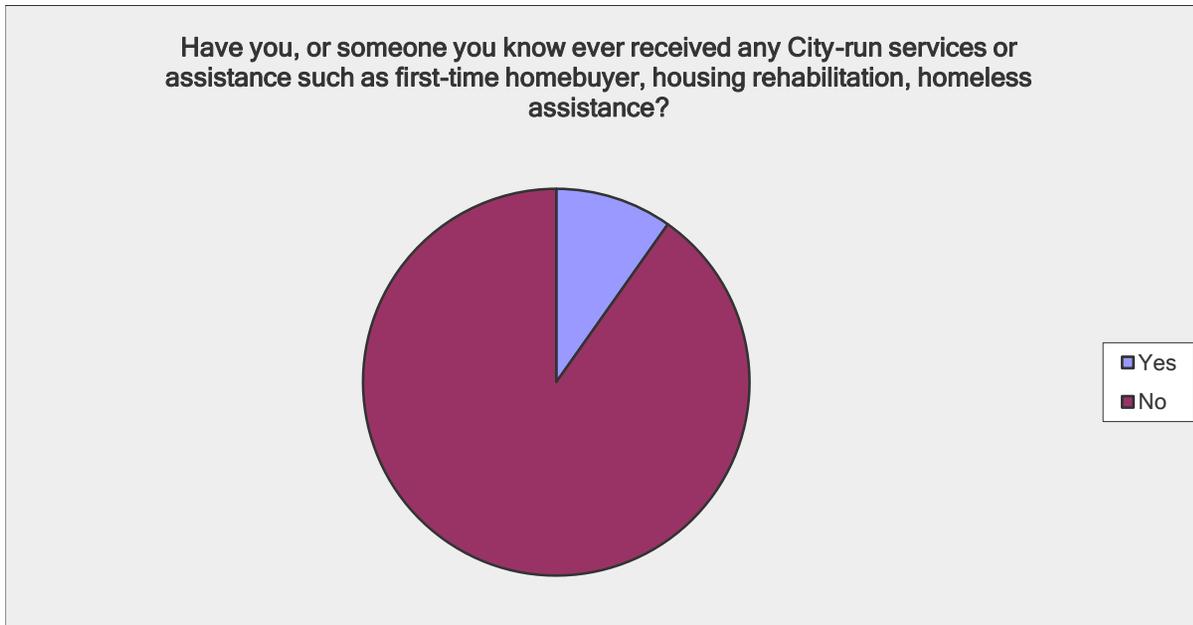
Answer Options	Much Better	Somewhat better	Same	Somewhat worse	Much Worse	Response Count
Housing	12	1	0	17	3	33
Community Development	2	10	0	0	0	12
Economic Development	7	13	0	0	0	20
Please explain						0
<i>answered question</i>						61



Encinitas Consolidated Plan Survey

Have you, or someone you know ever received any City-run services or assistance such as first-time homebuyer, housing rehabilitation, homeless assistance?

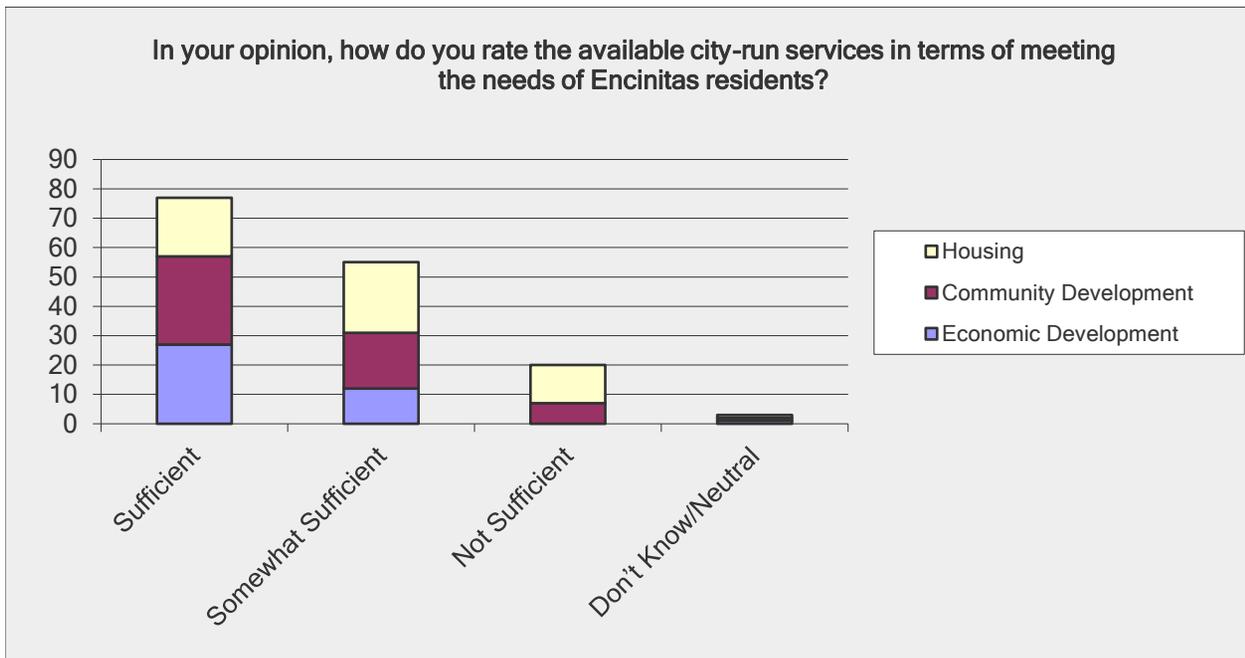
Answer Options	Response Percent	Response Count
Yes	9.8%	6
No	90.2%	55
If yes, what type of service?		TBD
<i>answered question</i>		61



Encinitas Consolidated Plan Survey

In your opinion, how do you rate the available city-run services in terms of meeting the needs of Encinitas residents?

Answer Options	Housing	Community Development	Economic Development	Response Count
Sufficient	20	30	27	77
Somewhat Sufficient	24	19	12	55
Not Sufficient	13	7	0	20
Don't Know/Neutral	1	1	1	3
Please Explain				0
<i>answered question</i>				61

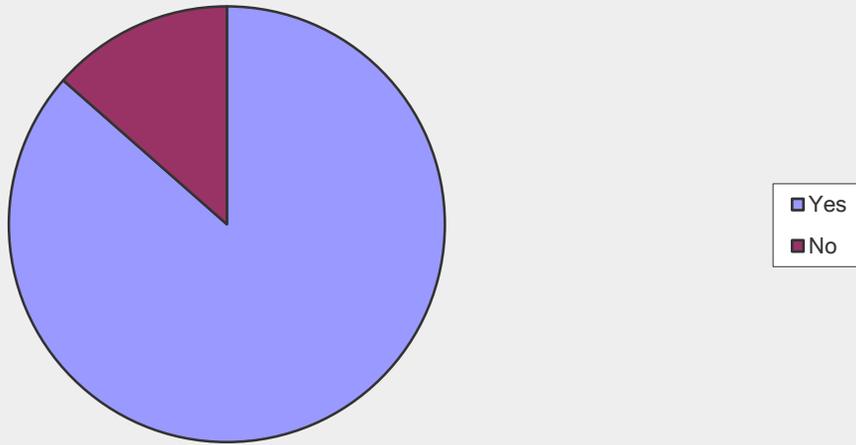


Encinitas Consolidated Plan Survey

Do you expect that the need for supportive services will change during the next four to five years?

Answer Options	Response Percent	Response Count
Yes	64.0%	39
No	10.0%	6
<i>answered question</i>		61

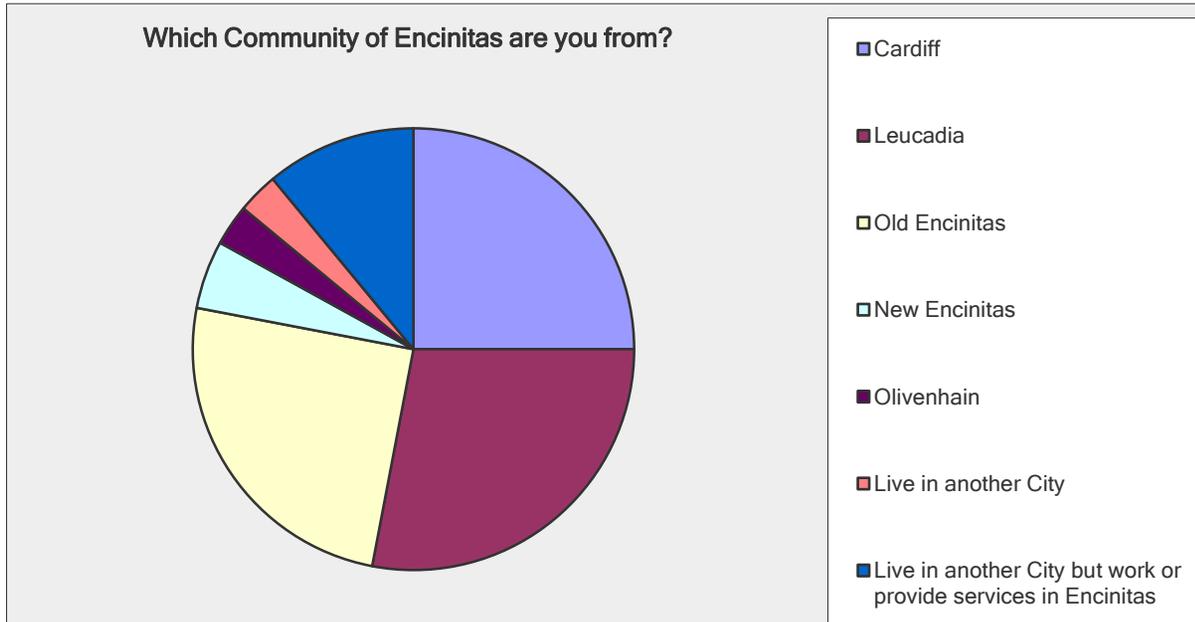
Do you expect that the need for supportive services will change during the next four to five years?



Encinitas Consolidated Plan Survey

Which Community of Encinitas are you from?

Answer Options	Response Percent	Response Count
Cardiff	25.0%	15
Leucadia	28.0%	17
Old Encinitas	25.0%	15
New Encinitas	5.0%	3
Olivenhain	3.0%	2
Live in another City	3.0%	2
Live in another City but work or provide services in	11.0%	7
<i>answered question</i>		61



Appendix B
Community Needs Survey Results and Public Comments

Answer Options	H	M	L	N/C	Response Count
Senior Citizen Centers	31	20	10	0	61
Youth Centers	29	17	15	0	61
Centers for Disabled	25	33	3	0	61
Childcare Centers	2	33	0	0	35
Parks and Recreation	15	22	1	0	38
Health Care Facilities	0	33	0	0	33
Parking	1	0	0	0	1
Community Centers	0	0	0	0	0
Shelters for Abused and Neglected Children	24	29	1	0	54
Facilities for Homeless	40	20	1	0	61
<i>answered question</i>					61

Please Evaluate the Level of Importance for the Following Types of Social and Public Service Needs

Answer Options	H	M	L	N/C	Response Count
Senior Citizen Services	47	14	0	0	61
Services for the Disabled	39	22	0	0	61
Youth Services	42	15	1	0	58
Transportation Services	1	29	0	0	30
Substance Abuse Services	0	27	33	0	60
Employment and Training	35	24	2	0	61
Crime Prevention and Awareness	0	44	13	0	57
Tenant/Landlord Counseling	25	34	2	0	61
Child Care	1	0	43	0	44
Health Services	29	30	0	0	59
<i>answered question</i>					61

Please Evaluate the Level of Importance for the Following Types of Infrastructure

Answer Options	H	M	L	N/C	Response Count
Street Improvements	1	0	55	0	56
Sidewalks	1	4	47	0	52
Flood Prevention and/or drainage	0	51	9	1	61
Sewer Improvements	0	47	12	2	61
Tree Planting	0	32	29	0	61
Fire/Stations Equipment	0	1	0	0	1
<i>answered question</i>					61

City of Encinitas

Community Needs Survey Comments

Community Needs

- On the front page I feel that most of our facilities are incredible we could have better shelters for neglected children and facilities for the homeless.
- Job creation, Housing and Services for Seniors & those who are episodically homeless.
- There is a need for Senior Citizen Centers & we have an excellent senior center in Encinitas. We also have an excellent hospital and health care facilities/providers.
- Crest Dr. needs to get off the septic system.
- I am a senior citizen living in an affordable housing project.
- Not familiar with Encinitas well-enough to answer this. (Economic Development Needs)
- What does this mean? (Renter Rehabilitation)
- What does this mean? (Homeowner Rehabilitation)
- Low Income Senior Housing
- New in area – important to me is a pedestrian walk on Saxony as YMCA – Thank you!!
- New to City no info.
- Transportation Shuttle
- Movie theater
- Sidewalks
- More assistance for Homeless families to find permanent housing is VITAL
- Particularly in Encinitas Highlands R.V.'s utility trailers and vehicles that show indication of non- use are often left in place as an eyesore or road obstruction for months on end. There are RV's and vehicles that are often used to sleep in w/o being told to move on or cited. Code enforcement and the issue of late night partiers from the 101 area Bars, wine rooms and Breweries is a Blight on the city's image.

In terms of location and need, which area(s) of Encinitas do you feel is in the greatest position for improvements? Please explain why.

- I think that we could add a good amount of affordable housing on El Camino Real. I would also love to see more natural, interactive apartments complexes if new ones are being build. Natural light, plants, community patios, etc.
- Downtown, Old Encinitas
- Increased affordable housing along transportation corridors.
- Leucadia – I see a lot of unimproved areas in need of pedestrian & drainage facilities; there are areas of high density, parking issues that could be improved with beautification projects.
- Please pave the entire street Santa Fe Drive after they finished the construction. There are several bumps.
- Old Encinitas/ Cardiff

City of Encinitas

- Leucadia – need – streets, sidewalks, parking, home improvements, no more trailer parks etc.
- Property taxes excessive along Neptune Ave
- Don't know.
- I do not drive – but every place needs some repair.
- City buses the entire city is not working- city-ride for all of the city will include all people.
- Old Encinitas
- I have only lived in Encinitas for 2 years and can't answer this
- New Encinitas – roads around houses need repairs
- Old Encinitas
- Close to shopping, medical help
- Leucadia older area that could be improved.
- New Encinitas -> not planned well for mixed use
- Old Encinitas
- Signal on Saxony to Y
- Sidewalks to beach
- The new property that was just purchased
- Pedestrian improvements on Saxony
- LEUCADIA – OLDER AREA 101 SHOULD BE A PRIORITY
- More senior support
- Need more shelter options or Transitional housing for homeless families
- All areas
- There needs to be sidewalks and or additional stop sign on Requeza. The trees on Second St. leave the sidewalks an ugly mess. Regular scheduled street sweeping would also be nice. There's a pickup truck on the 500/600 Block of Second St. that looks lived in and hasn't been moved in weeks.
- Low Cost Housing Seniors & Working Community
-

Please evaluate the following group's needs for services? (Youth, Seniors, Special Needs, Homeless, Other)

- People on the verge of becoming homeless. Short term assistance.
- Substance Abuse – Youth at risk
- Help people when they're young and they will need less help when they're old.
- Abused women
- Transportation (Seniors)
- Low Income Senior Housing
- We are new to the area & desperately need senior/affordable housing.

City of Encinitas

- The city needs to make seniors a high priority – housing, affordable housing & healthcare that will be sufficient to meet the increased needs based on the demographics
- Childcare services for Infants and younger than school age childcare
- Youth are our future! Number of seniors will increase as well as the need of services for them! Seniors stay usually on stable income & have a hard time increasing income via employment.
- There are few activities for teens so they drive around, or just hang out. There are some church groups which are great but not all teens want to attend. Other opportunities – ice skating, movies, bowling, teen support groups.

•

Have you, or someone you know ever received any City-run services or assistance such as first-time homebuyer, housing rehabilitation, homeless assistance?

- I would like to qualify for first time homebuyer assistance or first time Homebuyer assistance for my mother but home prices in Encinitas are too high.
- CRC works closely with the City of Encinitas.
- Yes – Encinitas Housing Services, Section 8 Affordable Housing
- Rent assistance
- Affordable housing in Carlsbad for a dear friend who had previously lived in a shelter for battered women and was able to move to an apt building dedicated to people with low-income.
- Homeless services – But it was limited

•

In your opinion, how do you rate the available city-run services in terms of meeting the needs of Encinitas residents? (Housing, Community Development, Economic Development)

- In all 3 areas there could be room for improvement
- Especially for Seniors & homeless, there are substantial unmet needs, both for housing and rental assistance & a variety of.
- We have a Section 8 Rental Assistance Program for Very Low Income Households. But we only can assist 5-8 new households a year through attrition.
- There is a high demand for housing assistance, but not enough resources, at this time
- I'm so grateful with all the wonderful services that Encinitas offer to the residents of this Beautiful City. "Thanks a lot"
- Housing not available.
- Council historically been more interested in the "big build"
- Don't live here
- Need more affordable housing
- More low income housing is needed w/ local job to support families w/ public transportation only

City of Encinitas

- I'm not familiar enough. I know there are services but don't know if it's enough to meet demand.
- A good portion of city funds are generated by sales tax. Attracting ecofriendly quality retail businesses is paramount to continued fiscal health.
- I moved to Encinitas a year and ½ ago and live in a retirement community. I still feel I need more experience to recommend & wise suggestions.
- I believe every item is important. It would be helpful to know which activity is operating below par.

Compared to five years ago, how would you describe the housing, economic and community development growth of your community? Please explain.

- As population grows, things such as traffic suffers. Replacement of one story units by two story units mean more crowding of spaces, light, people.
- No
- Can't answer
- Don't know. Only lived here 1 1/2 yrs.
- Section 8 vouchers have long list 4 low income housing, no emergency programs 4 seniors. I have been on the list 4 three years but I would like to get help today.
- New to area.
- Do not know.
- I was not here at that time
- Sure the alcohol serving establishments that have multiplied along the 101 generate revenue conversely they create a less than desirable atmosphere.
-

Do you expect that the need for supportive services will change during the next four to five years? (Youth, Seniors, Special Needs, Homeless)

- There are more seniors who will need assistance.
- More!
- There is a continuing growth to our Senior population – therefore there will be a need for more senior services same for the Homeless population which includes youth.
- The people that work for this city are most of the time looking for the well-being of their residents.
- Lots of drugs/alcohol in that group.
- Young people can no longer pay ever increasing rents and home prices.
- Area is growing.
- Hope so
- I am 60 years but still don't qualify 4 some senior housing till I am 62 years old. How will I survive 4 two more years.

City of Encinitas

- Senior population is quickly growing.
- Older people are leaving large home and have very little choice when want to remain in Encinitas
- As baby boomers enter senior age and increase of homeless.
- Aging population & more young people need rec facilities
- See ALL projected future growth of its older population
- When the population increases, it will require supportive services be increased as well.
- My organization (Community Resource Center) assists larger numbers of these groups every year. We have become huge advocated for Seniors.

Additional Feedback

- Thanks a lot for let me express my opinion.
- Wife, homebound, bed ridden, unable to take advantage of above services. Thank you.
- Too many vacation rentals near beach area.
- No-why-talk is cheap-action is visible.
- Senior Citizen – affordable living housing
- Why not a separate survey for seniors? Make Pacific View into affordable housing
- I have been living here 10 years. I am happy for my apartment.
- Open Space – Highways – Streets
- Need adequate parking
- Please eliminate so much red tape so we don't die before we getting decent housing.
- Thank you for making me aware of these issues
- Thank you for taking the time to present to our Seacrest residents and staff.
- Encinitas is a Garden Spot in San Diego County, perhaps it's time to explore having a city controlled Police Department. While Sheriff's Services are adequate, there's a lack of ownership as personnel are constantly transferred throughout the County.
- Low Cost Housing for Seniors & Local Employee

City of Encinitas

Consolidated Plan

Stakeholder Meetings – Discussion Topics

The stakeholder focus group meetings were held to facilitate conversation regarding the City's needs over three broad topics; Housing, Economic Development, and Community Development. Below is a summary of the discussion and comments made regarding each topic:

Housing

- Emergency housing services
- Downtown 101 area homeless
- SD Sheriff – regional needs to address homeless. Free food and bus fare as an incentive
- Section 8 – not a resource for the homeless
- Code enforcement – overcrowding somewhat of an issue
- Housing is too expensive for the youth
- Leverage assets that exist downtown Encinitas
- Transitional shelter 12-18 months and domestic violence shelter, County has shifted allocations to Community Resources Center
- Interfaith Network rotating shelter, 4-8 weeks from October to May
- ADA modifications for housing
- Seniors increased need for services close to housing

Economic Development

- Well-paying jobs as a priority
- City fees are prohibitive
- Banking institutions involvement
- Farmers markets as incubators for small business
- North County Economic Council
- PACE for business and green building incentive programs
- Façade improvement programs
- Small business development - sharing infrastructure

Community Development

- Leucadia Apartments area – needing infrastructure
- CDBG eligible tracts also meeting a need in the Citywide pedestrian project
- Liaison needed between Encinitas Union School District for drug usage
- Elderly transit
- Parks – shading is often an after thought

City of Encinitas

FY2015-16 Funding Recommendations for incorporation in the Draft FY2015-16 Annual Action Plan - March 18, 2015 Public Hearing

A public hearing was held on March 18, 2015 to authorize funding recommendations for incorporation in the draft FY2015-16 Annual Action Plan. Funding was recommended over three categories: Public Services, Capital Improvements and Other Activities, and Planning and Administration. Below is a summary of the discussion and comments made regarding each topic:

Public Services

- Six individuals spoke in favor of the recommended actions to fund six separate public service programs

Facility Improvements

- Two individuals spoke in favor of the recommended actions to fund two separate facility improvement projects.

**FY2015-20 Consolidated Plan
Community Needs Survey Comments
(Received After the Deadline)**

Community Needs

- No comment, not qualified
- We live with our daughter and husband, they work late hours

In terms of location and need, which area(s) of Encinitas do you feel is in the greatest position for improvements? Please explain why.

- No comment
- Pave worn streets

Please evaluate the following group's needs for services? (Youth, Seniors, Special Needs, Homeless, Other)

- Do not know
- Housing for low income seniors

Have you, or someone you know ever received any City-run services or assistance such as first-time homebuyer, housing rehabilitation, homeless assistance?

- Unfamiliar with needs
- None

In your opinion, how do you rate the available city-run services in terms of meeting the needs of Encinitas residents? (Housing, Community Development, Economic Development)

- I need information for available low income rentals

Compared to five years ago, how would you describe the housing, economic and community development growth of your community? Please explain.

- I am a senior looking for affordable housing. List if five years or more. I must have a home today.

Do you expect that the need for supportive services will change during the next four to five years? (Youth, Seniors, Special Needs, Homeless)

- Not qualified to answer

Additional Feedback

- No available low income housing for seniors

From: Jibsail inc dba Graydon Enterprises [<mailto:s.graydon@outlook.com>]

Sent: Friday, April 10, 2015 3:02 PM

To: npiano@encinitasca.go

Cc: Council Members

Subject: draft FY2015-20 Consolidated Plan or the draft FY2015-16 Action Plan,

4/11/2015

draft FY2015-20 Consolidated Plan or the draft FY2015-16 Action Plan,

formal objection

The proposed Consolidated Plan or the draft Action Plan is redefining our established neighborhoods by destroying its current homes/properties with non conforming land/property uses. This process is allowing discretionary authority and possibility of staff biases through not following the current voted on land use policy (proposition A). More importantly its "intent" to protect, preserve, serve and bring in the new to our City.

The intent or the perceived perception of the City of Encinitas community (residents) of the Land Use policy that was voted on by these neighborhoods, communities and city "residents" is being redefined through side stepping and steering, limiting public choices, through this type of administrative process. These proposals are taking our history from our established neighborhoods, community and city identity. A transportation element should first and foremost be established that preserves our city charm and identity before adding any additional land uses and types of land uses to our current plan.

The cause and effect of the use of the City of Encinitas staff with this process is taking our "voted on intended land use policy" from our established homes, neighborhoods, community and city. Even more importantly how it is changing the very charm of our established neighborhoods. It forces unwanted change for the new by disregarding the current residents wishes. Our city's residents should be where our leaders should focus its attention on. The taking away is not the same as adding!

Regards

Frank Wright

Please have this read at the hearing and put into formal record

Agencies, groups, organizations who participated

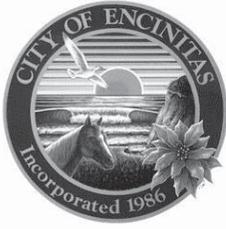
Name	Community Resource Center
Type	Services- Homeless and low-income households
ConPlan Section addressed	All sections
Method of consultation and anticipated outcomes or areas for improved coordination	Agency was invited to participate in a stakeholder focus group meeting. Anticipated outcome of the consultation is improved planning efforts and leveraging opportunities.
Name	Leucadia 101 Mainstreet
Type	Economic Development
ConPlan Section addressed	Economic Development
Method of consultation and anticipated outcomes or areas for improved coordination	Agency was invited to participate in a stakeholder focus group meeting. Anticipated outcome of the consultation is improved planning efforts and leveraging opportunities.
Name	Cardiff 101 Mainstreet
Type	Economic Development
ConPlan Section addressed	Economic Development
Method of consultation and anticipated outcomes or areas for improved coordination	Agency was invited to participate in a stakeholder focus group meeting. Anticipated outcome of the consultation is improved planning efforts and leveraging opportunities.
Name	Meals-on-Wheels
Type	Services - Seniors
ConPlan Section addressed	All sections
Method of consultation and anticipated outcomes or areas for improved coordination	Agency was invited to participate in a stakeholder focus group meeting. Anticipated outcome of the consultation is improved planning efforts and leveraging opportunities.
Name	San Dieguito Alliance
Type	Services – At-Risk Youth
ConPlan Section addressed	All sections
Method of consultation and anticipated outcomes or areas for improved coordination	Agency was invited to participate in a stakeholder focus group meeting. Anticipated outcome of the consultation is improved planning efforts and leveraging opportunities.
Name	Housing Authority of The City Of Encinitas
Type	PHA – Section 8 Housing Choice Voucher
ConPlan Section addressed	All sections
Method of consultation and anticipated outcomes or areas for improved coordination	Agency was invited to participate in a stakeholder focus group meeting. Anticipated outcome of the consultation is improved planning efforts and leveraging opportunities.
Name	Interfaith Shelter Network
Type	Services - Homeless
ConPlan Section addressed	All sections
Method of consultation and anticipated outcomes or areas for improved coordination	Agency was invited to participate in a stakeholder focus group meeting. Anticipated outcome of the consultation is improved planning efforts and leveraging opportunities.
Name	North County Lifeline
Type	Services-Fair Housing
ConPlan Section addressed?	All sections
Method of consultation and anticipated outcomes or areas for improved coordination?	Agency was invited to participate in a stakeholder focus group meeting. Anticipated outcome of the consultation is improved planning efforts and leveraging opportunities.
Name	San Diego County Sheriff's Department
Type	Public – Law Enforcement
ConPlan Section addressed?	All sections
Method of consultation and anticipated outcomes or areas for improved coordination?	Agency was invited to participate in a stakeholder focus group meeting. Anticipated outcome of the consultation is improved planning efforts and leveraging opportunities.
Name	City of Encinitas Engineering/Public Works Department
Type	Public – Infrastructure and Facilities
ConPlan Section addressed?	All sections
Method of consultation and anticipated outcomes or areas for improved coordination?	Agency was invited to participate in a stakeholder focus group meeting. Anticipated outcome of the consultation is improved planning efforts and leveraging opportunities.
Name	City of Encinitas Parks and Recreation Department
Type	Services and Facilities
ConPlan Section addressed?	All sections
Method of consultation and anticipated outcomes or areas for improved coordination?	Agency was invited to participate in a stakeholder focus group meeting. Anticipated outcome of the consultation is improved planning efforts and leveraging opportunities.

Organization	Address	City	State	Zip
Chelsea Investment Corporation	5993 Avenida Encinas, Suite 101	Carlsbad	CA	92008
Shea Homes	9990 Mesa Rim Rd	San Diego	CA	92121
Bridge Housing	2202 30th St	San Diego	CA	92104
Wakeland Housing	1230 Columbia Street, Suite 950	San Diego	CA	92101
Mercy Housing California	1500 South Grand Ave, Suite 100	Los Angeles	CA	90015
Hitzke Development Corporation	251 Autumn Drive, Suite 100	San Marcos	CA	92069
Solutions for Change	722 West California Ave	Vista	CA	92083
Century Housing Corporation	1000 Corporate Pointe	Culver City	CA	90230
New Urban West Development	1733 Ocean Avenue, Suite 350	Santa Monica	CA	90401
Community Housing Works	2815 Camino del Rio South, Suite 350	San Diego	CA	92108
Corporation for Supportive Housing	328 Maple Street, 4th Floor	San Diego	CA	92103
Sun Country Builders	138 Civic Center Dr	Vista	CA	92084
City Ventures	1492 Hymettus Ave	Encinitas	CA	92024
CityMark Development	3818 Park Blvd	San Diego	CA	92103
Habitat for Humanity	10222 San Diego Mission Road	San Diego	CA	92108
Encinitas Preservation Association	818 S. Coast Hwy. 101	Encinitas	CA	92024
San Diego Housing Federation	110 West C Street, Suite 1811	San Diego	CA	92101
Downtown Encinitas Mainstreet Association	818 S Coast Hwy 101	Encinitas	CA	92024
Cardiff-by-the-Sea 101	21398 Newcastle Ave	Cardiff	CA	92007
Encinitas Chamber of Commerce	535 Encinitas Blvd	Encinitas	CA	92024
Leucadia 101 Main Street Association	386 N Coast Highway 101	Encinitas	CA	92024
North County Lifeline	200 Michigan Ave	Vista	CA	92084
Fraternity House Inc	20702 Elfin Forest Rd	Escondido	CA	92029
San Dieguito Alliance	P.O. 2448	Del Mar	CA	92014
Phoenix House	785 Grand Ave # 220	Carlsbad	CA	92008
Community Resource Center	650 Second St	Encinitas	CA	92024
Meals on Wheels	930 Boardwalk Street, Unit C	San Marcos	CA	92078
YMCA Oz North County	215 Barnes Street	Oceanside	CA	92054
Casa de Amparo	325 Buena Creek Road	San Marcos	CA	92069
Catholic Charities-La Posada	2476 Impala Dr	Carlsbad	CA	92010
Bread of Life Rescue Mission	1919 Apple Street, Suite I	Oceanside	CA	92049
United Way of San Diego	4699 Murphy Canyon Road	San Diego	CA	92123
North County Community Services	1557 Grand Avenue, Ste. C	San Marcos	CA	92008
Easter Seals	1035 E. Valley Parkway	Escondido	CA	92025
Regional Task Force on the Homeless	4699 Murphy Canyon Road	San Diego	CA	92123
Alliance for Regional Solutions	1557-C Grand Ave	San Marcos	CA	92067
Interfaith Shelter Network	3530 Camino del Rio North, Suite 301	San Diego	CA	92108
Interfaith Community Services	4770 North River Road	Oceanside	CA	92057
TERI, Inc.	251 Airport Rd	Oceanside	CA	92058

Organization	Address	City	State	Zip
Jonathan Tarr Foundation	1106 Second St, Suite 125	Encinitas	CA	92024
Seacoast Community Church	560 North Highway 101 #1	Encinitas	CA	92024
St John's Catholic Church	1050 Regal Rd	Encinitas	CA	92024
St. John's Catholic Church: Mexican American Apostolate	1001 Encinitas Blvd	Encinitas	CA	92024
Church of Jesus Christ of Latter-Day Saints	1001 Encinitas Blvd	Encinitas	CA	92024
San Dieguito United Methodist Church	1444 Lake Dr	Encinitas	CA	92024
Jehovah's Witnesses-Kingdom	170 Calle Magdalena	Encinitas	CA	92024
North Coast Presbyterian Church	1821 S El Camino Real	Encinitas	CA	92024
The Vine Church	1831 S El Camino Real	Encinitas	CA	92024
Self-Realization Fellowship: Hermitage	208 Camino De Las Flores	Encinitas	CA	92024
Morning Star Christian Church	215 W K St	Encinitas	CA	92024
Jehovah's Witnesses	2210 Encinitas Blvd	Encinitas	CA	92024
Seaside Presbyterian Church	267 Quail Gardens Dr	Encinitas	CA	92024
Ranch View Baptist Church	367 La Veta Ave	Encinitas	CA	92024
El Camino Christian Fellowship	416 Rancho Santa Fe Rd	Encinitas	CA	92024
House of Praise Evangelical Church	510 S El Camino Real	Encinitas	CA	92024
First Church-Christ Scientist	511 Encinitas Blvd	Encinitas	CA	92024
Christian Science Churches & Reading Rooms	514 2nd St	Encinitas	CA	92024
St Mark Lutheran Church	520 Balour Dr	Encinitas	CA	92024
Chapel of Awareness	552 S El Camino Real	Encinitas	CA	92024
Faith Community Church by the Sea	560 3rd St	Encinitas	CA	92024
Coastal Christian Center	680 Normandy Rd	Encinitas	CA	92024
New Life Christian Fellowship	777 Santa Fe Dr	Encinitas	CA	92024
Pacific View Baptist Church	831 3rd St	Encinitas	CA	92024
St Andrew's Episcopal Church	845 Santa Fe Dr	Encinitas	CA	92024
Bethlehem Lutheran Church	890 Balour Dr	Encinitas	CA	92024
Church of Christ	925 Balour Dr	Encinitas	CA	92024
Self-Realization Fellowship	926 2nd St	Encinitas	CA	92024
Grace Community Church Of San Dieguito	939 2nd St	Encinitas	CA	92024
Encinitas Rotary Club	628 Encinitas Blvd	Encinitas	CA	92024
Encinitas Lions Club	P.O. Box 230223	Encinitas	CA	92023
Kiwanis Club	168 Del Mar Shores Terrace	Solana Beach	CA	92075
Jewish Family Service	P.O. Box 230635	Encinitas	CA	92023
	285 N El Camino Real # 218	Encinitas	CA	92024

The City of Encinitas
FY2015-20 Consolidated Plan & FY2015-15 Annual Action Plan
Additional Attachments

- City Council Agenda Report
- PowerPoint Presentation
- City Council Resolution



AGENDA REPORT

City Council

MEETING DATE: April 22, 2015

PREPARED BY: Nicole Piano-Jones

DEPT. DIRECTOR: Jeff Murphy

DEPARTMENT: Planning & Building

CITY MANAGER: Larry Watt

SUBJECT:

A continued public hearing for consideration and approval of Resolution 2015-13 approving the FY2015-16 CDBG program budget, FY2015-20 Consolidated Plan and FY2015-16 Action Plan, and authorization for the City Manager to transmit the FY2015-20 Consolidated Plan and FY2015-16 Annual Action Plan with required certifications to the Department of Housing and Urban Development.

RECOMMENDED ACTION:

1. Adopt Resolution No. 2015-13 approving the proposed FY2015-16 Community Development Block Grant (CDBG) budget, FY2015-20 Consolidated Plan and FY2015-16 Action Plan;
2. Authorize the City Manager to transmit the FY2015-20 Consolidated Plan and FY2015-16 Action Plan and required certifications to the U.S. Department of Housing and Urban Development (HUD).

STRATEGIC PLAN:

This report relates to the Community Planning Focus Area of the Strategic Plan.

FISCAL CONSIDERATIONS:

There are no direct fiscal or staff impacts to the recommended actions. The U.S. Department of Housing and Urban Development provides annual funding to the City for the Community Development Block Grant program. Any administrative costs in excess of the amount delineated in Attachment C will be covered by the Advanced Planning division budget.

BACKGROUND:

Since 1990, the City has been a Community Development Block Grant (CDBG) entitlement jurisdiction, which allows the City to develop programs and funding priorities that carry a wide range of community development activities directed toward revitalizing neighborhoods, economic development, and providing improved community facilities and services. The funds for the CDBG program are provided and administered through U.S. Department of Housing and Urban Development (HUD).

To receive CDBG funds, HUD requires local jurisdictions to submit a plan, at least every five years, identifying the community development, housing and community needs and strategies and goals for use of the federal funds that will assist the community in those identified needs. This plan is referred to as the Consolidated Plan (ConPlan). Additionally, the City must complete a plan annually, which describes the activities and programs funded during the program year, and how each activity meets a national objective and an identified community need. This plan is referred to as the Annual Action Plan.

The City's current (FY2010-15) Consolidated Plan was approved by the City Council on April 28, 2010. The item before the Council is the draft FY2015-20 ConPlan, which covers the time period of July 1, 2015 through June 30, 2020. Also before Council is the draft FY2015-16 Action Plan, covering the time period from July 1 2015 through June 30, 2016. The Consolidated Plan and Action Plan must be submitted together to HUD no later than May 15, 2015. Failure to meet the timely submission of these documents will result in a delay or loss in annual CDBG funding.

On April 30, 2012, HUD released CPD Notice 12-009, which required entitlement jurisdictions to prepare the Consolidated Plan and subsequent Annual Action Plans within a new template, called the eCon Planning Suite. The eCon Planning Suite is an online based tool created by HUD in order to streamline the Consolidated Plan requirements. The eCon Planning Suite provides the required sections, fields and boxes, and does not allow for additional narrative/graphs/charts to be inserted. Therefore, the manner in which the data is presented is somewhat limited by the nature of the online suite. Additionally, as the City of Encinitas no longer receives HOME Investment Partnership (HOME) funds through the San Diego County HOME consortium, many Consolidated Plan sections are no longer applicable or were made available to Encinitas. Therefore, the FY2010-15 Consolidated Plan and FY2010-11 Action Plan differ in appearance, format, and content from the FY2015-20 Consolidated Plan and FY2015-16 Action Plan.

ANALYSIS:

The Consolidated Plan serves as a planning tool for entitlement jurisdictions funded by Community Development and Planning (CPD) formula grant programs, a sector of the U.S. Department of Housing and Urban Development. CPD formula grant programs include the Community Development Block Grant program, HOME Investment Partnership, Housing Opportunities for Persons with AIDS, and the Emergency Shelter Grant Program. Under the Cranston-Gonzalez National Affordable Housing Act, passed by Congress in 1990, jurisdictions that receive CPD formula grants, as listed above are required to prepare a comprehensive three to five year plan for using those funds. The primary function(s) of the Consolidated Plan is to:

- Identify a City's community development and housing (including neighborhood and economic development) needs, priorities, goals and strategies; and,
- Stipulate how funds will be allocated to community development and housing activities over a five-year period.

A. FY2015-20 Consolidated Plan

In July 2014, the City of Encinitas conducted a Request for Proposals to assist the City in preparing the FY2015-20 Consolidated Plan. Through this process, the City engaged the services of the Ramsey Group, a firm specializing in community development and housing planning. The scope of work for the project included assistance with community outreach and consultation with social services agencies, housing providers, and local economic development groups, as well as extensive data collection in order to determine

the City's priority goals and needs. The work also included technical assistance with HUD's eCon Planning Suite. City Staff worked closely with The Ramsay Group to develop the Draft Consolidated Plan and the work efforts and results are described below.

1. Citizen Participation and Consultation Efforts

The development of the draft FY2015-20 ConPlan began with community outreach efforts in October 2014. The City held two community meetings to provide an opportunity for residents to express their concerns regarding the housing and community development needs for the next five years. The City also consulted with stakeholders from social service agencies and other City Departments that provide services to Encinitas low and moderate income residents. A total of three focus groups were held with stakeholders to further examine the City's most critical housing and community development needs. The City also created a Community Needs Survey for residents. The Survey was provided in English and Spanish and available online and in hard-copy format. Notification of the survey was sent directly to local service providers, and was also available on the City's website, at City Hall, and the public libraries and community center. Residents were notified of the community meeting through a posting on the City's website, at City Hall, public libraries and community center, an advertisement in the Coast News, and notices posted at local social services offices.

2. Data Collection

The Consolidated Plan requires that entitlement jurisdictions evaluate the current economic, social, housing, and physical conditions to help determine the priorities and needs related to community development and housing. These sections include the Needs Assessment and Market Analysis. Primary sources to collect data for the Needs Assessment and Market Analysis include the U.S. Census, American Community Survey, Comprehensive Affordable Housing Strategy, DataQuick, the Regional Task Force on the Homeless, 2-1-1 San Diego, SANDAG and the San Diego Apartment Association. As previously mentioned, many of the sections of the ConPlan are no longer required or available for the City of Encinitas due to the loss of direct HOME funding. The majority of the sections no longer required were within the Needs Analysis and Market Analysis sections.

3. Priorities and Needs

The Strategic Plan section of the FY2015-20 Draft ConPlan (Attachment "A") provides the community development and housing priorities and the goals by which to achieve those priorities. Based on consideration of the Community Needs Survey results; data gathered; previous ConPlan periods; and the availability of resources, the City plans to include the following priority needs for funding during this five-year ConPlan. Prioritization of needs is identified within the Executive Summary of (Attachment "A").

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

- Affordable Housing
- Planning and Administration
- Youth Services
- Public Facilities
- Public Improvements
- Economic Development

The goals to address the above cited priority needs for the five-year Consolidated Plan period are:

- Support and strengthen the delivery and coordination of service providers that offer assistance to Encinitas low to moderate income residents with an emphasis on at-risk youth and seniors
- Support the provision of homeless services, prevention, and shelter
- Provide housing assistance to low-income renters and homeowners
- Ensure that housing within the City is available without discrimination on the basis of race, color, religion, sex, national origin, ancestry, marital status, age, household composition, income, size, disability or any other arbitrary factor
- Facilitate the development of new affordable rental and homeownership housing
- Ensure that 20 percent of annual CDBG funds be used to support the general administration of the program by the City's Advanced Planning Division
- Enhance the livability and quality of life of low- and moderate-income neighborhoods
- Support facility improvements to qualified agencies that serve low to moderate income Encinitas residents
- Explore the needs of local small business

Although the Consolidated Plan does not directly fund any activities, it provides the framework by which projects and activities must be funded on an annual basis. The Action Plan is the method to fund eligible programs and activities that fulfill the objectives identified in the Consolidated Plan. The needs and goals identified in the draft FY2015-20 ConPlan are consistent with previous ConPlans, and address a wide range of needs, which offers the City flexibility in funding projects on an annual basis.

4. Public Noticing

The draft ConPlan was available for public review and comment for 30 days, from March 20 to April 20, 2015. The Draft ConPlan was made available to the public on the City's Website at www.encinitasca.gov, at the City's Planning and Building Department, at the Encinitas and Cardiff Libraries, and at the Encinitas Community/Senior Center. The public was notified of the availability for comment on the draft Con Plan through a publication in the Coast News, direct email notification, and on the City's Website. As of the preparation of this report, no comments have been received. Any comments received will be included for City Council consideration.

B. FY2015-16 Annual Action Plan

The FY2015-16 CDBG funding cycle began in December 2014 with a Request for Proposals for eligible projects and activities. Responses were due approximately 40 days later in early February 2015. A total of 10 applications were received and recommended for funding. The funding requests were presented at a public hearing on March 18, 2015 and the City Council authorized the CDBG funding recommendations for incorporation in the Draft FY2015-16 Action Plan. A summary of the proposed FY2015-16 CDBG program budget is as follows:

Revenues	Amount	Source
Annual Grant	\$282,231	FY2015-16 Funds
Reallocated Funds	\$111,510	FY2013-14 Funds
Revenue Total	\$393,741	
Expenditures	Amount	Source
Public Services	\$42,335	FY2015-16 Funds
Capital Improvements (Other Activities)	\$294,960	FY2015-16 Funds & FY2013-14 Funds
Planning and Administration	\$56,446	FY2015-16 Funds
Expenditure Total	\$393,741	

If for any reason, the annual CDBG grant is more or less than anticipated, the following adjustments will be made: an adjustment to reflect an equal proration over all the recommended public service activities at 15 percent of annual funding, by adding or subtracting from the Residential Rehabilitation Program accordingly for Capital Improvement Projects, and an adjustment to reflect 20 percent of annual funding for Administration.

The March 18, 2015 Agenda Report (Attachment "C") describes each of the projects, activities, and recommended funding. The Draft FY2015-16 Action Plan (Attachment "A") identifies how the projects and activities support the goals and objectives in the Draft FY2015-20 Consolidated Plan.

The FY2015-16 CDBG funding recommendations were included in the draft FY2015-16 Action Plan and released for public comment from March 20 – April 20, 2015. The Draft Action Plan was made available to the public on the City's Website at www.encinitasca.gov, at the City's Planning and Building Department during business hours, at the Encinitas and Cardiff Libraries, and at the Encinitas Community/Senior Center. The public was also notified of the availability for comment on the draft Action Plan through a publication in a local newspaper, direct email notification, and on the City's Website. At the March 18, 2015 public hearing, seven individuals spoke in favor of the recommended action to fund six public service activities and two facility improvement projects, which were included in the FY2015-16 Action Plan. As of the preparation of this report, no additional comments have been received. Any comments received will be included for City Council consideration.

Upon City Council approval of the Action Plan and final CDBG FY2015-16 funding approvals, the Action Plan will then be submitted with the FY2015-20 Consolidated Plan to HUD for its review and acceptance. Agreements with funded organizations will be executed after HUD has committed funding.

ENVIRONMENTAL CONSIDERATIONS:

Pursuant to Public Resources Code Section 21065, this action does not constitute a “project” within the meaning of CEQA in that it has no potential to cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and therefore does not require environmental review. The action before the Council is to consider approval of the FY2015-20 Consolidated Plan, FY2015-16 CDBG budget, and the FY2015-16 Action Plan and authorize the submittal of the ConPlan and Action Plan to HUD. An environmental review must be completed for each of the funded projects delineated in Attachment C.

ATTACHMENTS:

Attachment A – FY2015-20 Consolidated Plan and FY2015-16 Action Plan

Attachment B – Resolution No. 2015-13

Attachment C – March 18, 2015 City Council Agenda Report

http://encinitas.granicus.com/MetaViewer.php?view_id=7&clip_id=1129&meta_id=47117



DRAFT FY2015-20 CONSOLIDATED PLAN & FY2015-16 ACTION PLAN

Community Development Block Grant Program

City of Encinitas

City Council Public Hearing

April 22, 2015

Item 10A

Community Development Block Grant (CDBG) Program

- Entitlement Jurisdiction since 1990
- CDBG funds received annually from Housing and Urban Development (HUD) for Community Development & Housing Activities
 - Funding typically disbursed over three categories:
 - Public Services
 - Capital Improvements or Other Activities
 - Administration

Consolidated Plan and Action Plan

- Consolidated Plan (Con Plan):
 - Five year plan (July 1, 2015 – June 30, 2020) to identify the community development and housing need and goals, and;
- Annual Action Plan (Action Plan) :
 - One year plan (July 1, 2015 – June 30, 2016) to describe how the funded activities and programs meet a national objective and an identified community need
- Con Plan and Action Plan are required for use of federal funding and must be submitted together to HUD by May 15, 2015

FY2015-20 Consolidated Plan

- Community Outreach
- Data Collection and Analysis
- Preparation of the Plan

FY2015-20 Priority Needs Include:

- Homeless Services, Prevention, and Shelter
 - Low-Income Renters and Homeowners
 - Senior Housing and Services
 - Affordable Housing
 - Public Facilities and Improvements
-
- Public review and comment from March 20 – April 20, 2015

FY2015-16 Action Plan

- March 18, 2015 City Council Hearing
 - City Council authorized funding recommendations
 - Public review and comment period, March 20 – April 20, 2015
 - FY2015-16 CDBG Budget

REVENUES	AMOUNT	SOURCE
Annual Grant	\$282,231	FY2015-16 Funds
Reallocated Funds	\$111,510	FY2013-14 Funds
REVENUE TOTAL	\$393,741	
EXPENDITURES	AMOUNT	SOURCE
Public Services	\$42,335	FY2015-16 Funds
Capital Improvements (Other Activities)	\$294,960	FY2015-16 Funds & FY2013-14 Funds
Planning and Administration	\$56,446	FY2015-16 Funds
EXPENDITURE TOTAL	\$393,741	

Recommendations

- Adopt Resolution No. 2015-13 approving the proposed FY2015-16 Community Development Block Grant (CDBG) budget, FY2015-20 Consolidated Plan and FY2015-16 Action Plan;
- Authorize the City Manager to transmit the FY2015-20 Consolidated Plan and FY2015-16 Action Plan and required certifications to the U.S. Department of Housing and Urban Development (HUD).

Community Development Block Grant (CDBG) Funding Proposals FY2015-16

Organization	Program	Funding FY2014-15	Requested FY2015-16	Funding Recommendation	Location
PUBLIC SERVICES					
Community Resource Center	Homeless Prevention & Intervention Program	\$16,459	\$33,500	\$16,557*	Encinitas
YMCA OZ North Coast	OZ North Coast Homeless Youth Shelter	\$3,127	\$0	--	Oceanside
Meals-on-Wheels	Meals-On-Wheels Encinitas	\$5,177	\$8,000	\$5,275*	San Marcos
San Dieguito Alliance	Project YO Youth Outreach	\$2,921	\$6,000	\$3,019*	Encinitas
Phoenix House	North County Teen Recovery Center Outreach	\$2,921	\$3,540	\$3,019*	Carlsbad
North County Lifeline	Encinitas Fair Housing Program	\$11,140	\$11,765	\$11,240*	Vista
Catholic Charities	La Posada de Guadalupe Homeless Shelter	\$0	\$7,500	\$3,225*	Carlsbad
Subtotal		\$41,745	\$70,305	\$42,335	

CAPITAL IMPROVEMENTS (OTHER ACTIVITIES)		Funding FY2014-15	Requested FY2015-16	Funding Recommendation	Location
Quality Children's Services	Children's Atelier Center Improvements	\$35,000	\$35,000	\$35,000*	Cardiff
Community Resource Center	Social Service Facility Improvements	\$0	\$63,960	\$63,960*	Encinitas
City of Encinitas	Regal Road Improvements	\$0	\$98,000	\$98,000**	Encinitas
City of Encinitas	Santa Fe Road Improvements	\$0	\$98,000	\$98,000**	Encinitas
City of Encinitas	Residential Rehabilitation Program	\$154,196	\$0	--	Encinitas
Subtotal		\$189,196	\$294,960	\$294,960	

PLANNING & ADMINISTRATION		Funding FY2014-15	Requested FY2015-16	Funding Recommendation	Location
City of Encinitas	Administration	\$55,659	\$56,446	\$56,446*	Encinitas
Subtotal		\$55,659	\$56,446	\$56,446	
TOTAL		\$286,600	\$421,711	\$393,741	

* From FY2015-16 Grant (\$282,231 total)

** From FY2015-16 Grant and FY2013-14 Reallocated Funds (\$111,510)

RESOLUTION 2015-13

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ENCINITAS,
CALIFORNIA, APPROVING THE FY2015-16 COMMUNITY DEVELOPMENT
BLOCK GRANT (CDBG) PROGRAM BUDGET, FY2015-20 CONSOLIDATED PLAN,
FY2015-16 ACTION PLAN, AND AUTHORIZING SUBMISSION OF THE FY2015-20
CONSOLIDATED PLAN AND FY2015-16 ACTION PLAN TO THE U.S.
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)**

WHEREAS, in Fiscal Year (FY) 2015-16 the City will receive HUD funding of \$282,231 in CDBG funds; and

WHEREAS, the City has published notices announcing the availability of funds and request for proposals, and the 30-day public review and comment period for the Consolidated Plan and FY2015-16 Action Plan; and

WHEREAS, the City held public hearings on March 18 and April 22, 2015, and published notices of these hearings in a local newspaper and on the City's website; and

WHEREAS, the FY2015-20 Consolidated Plan and FY2015-16 Action Plan incorporates the comments received in writing or at the public hearings;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Encinitas that:

1. The FY2015-20 Consolidated Plan, FY2015-16 CDBG program budget and FY2015-16 Action Plan, are hereby approved; and
2. The City Manager is authorized to be the designated official representative of the City as grantee for all submission requirements and execute all necessary funding agreements consistent with the FY2015-20 Consolidated Plan and FY2015-16 Action Plan; and
3. The City Manager is hereby directed to submit the approved FY2015-20 Consolidated Plan, FY2015-16 CDBG budget, FY2015-16 Action Plan, and all required certifications to the U.S. Department of Housing and Urban Development.

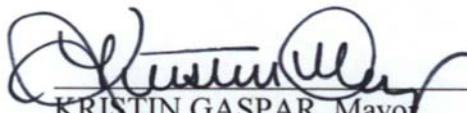
PASSED AND ADOPTED by the City Council of the City of Encinitas at a regular meeting thereof, held on the 22nd day of April, 2015, by the following vote to wit:

AYES: Blakespear, Gaspar, Kranz, Muir, Shaffer.

NAYS: None.

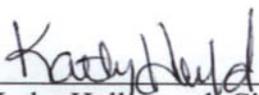
ABSTAIN: None.

ABSENT: None.



KRISTIN GASPAR, Mayor
City of Encinitas

ATTEST:



Kathy Hollywood, City Clerk