

DISCOVER LIFE'S POSSIBILITIES



DRAFT
COMMUNITY
DEVELOPMENT
BLOCK GRANT
FY 2020-25 CONSOLIDATED
PLAN AND FY2020/21 ANNUAL
ACTION PLAN



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Executive Summary

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

1. Introduction

The City of San Marcos ("City") is in the central North County region of San Diego County and is bounded by the cities of Escondido to the east and Vista to the west. The City was incorporated in 1963 and covers 24 square miles. The City's population has grown by more than 14 percent since 2010 and its population is estimated at 96,847 (U.S. Census, 2018). The City's average annual growth rate is approximately 1.7 percent each year, an average of 1,670 people per year. San Marcos is a majority-minority city, meaning that no single race or ethnic group comprises more than 50 percent of the total population. In 2018, 45 percent of the City's population was White, with another 39 percent being Hispanic. This race and ethnicity breakdown is similar to neighboring cities. The City's median age of 34.4 is one of the youngest in the region. The largest share of the city's population (16 percent) is between 10 and 19 years old. San Marcos has seen the greatest changes in population among those that are young, age 10-19, increasing by 21 percent since 2010, and among those 60 and older, growing 33 percent since 2010. Residents benefit from being located in North County's educational hub with 8 academic institutions located in the City, having an excellent transportation network featuring the North County Sprinter light rail line, a diverse housing stock, and exceptional community recreation programs.

As an entitlement jurisdiction under the U.S. Department of Housing and Urban Development's (HUD) Community Planning and Development (CPD) formula grant programs, the City receives CDBG funds in proportion to its population size, the concentration of poverty, and other socioeconomic and demographic data. There are four U.S. Department of Housing Community Planning and Development grant-funded formula programs. They are the Community Development Block Grant (CDBG) program, the HOME Investment Partnership (HOME) program for affordable housing, the Housing Opportunities for Persons with AIDS (HOPWA) program and the Emergency Solutions Grant (ESG) program for persons experiencing homelessness. The City, due to its needs and population size, receives CDBG funding from directly from HUD. It does not receive HOPWA or ESG funding. The City also does not receive HOME funds directly from HUD.

The City is a member agency of the County of San Diego's HOME Consortium (County Consortium) for the pooled use of federal HOME funds. The County Consortium's other member agencies are the cities of Carlsbad, Encinitas, La Mesa, Santee and Vista. Residents of the member agencies are eligible to apply for assistance from HOME-funded activities through the County Consortium. For FY 2020-FY 2025, the County of San Diego's priorities for HOME-funded activities are to provide housing assistance for emancipated foster youth and persons experiencing homelessness, in addition to providing family reunification services. The City of San Marcos does not have a public housing authority. The Housing Authority of the County of San Diego (HACSD) serves as the City's public housing authority. The HACSD, along with the City's development of affordable housing, assist the City in meeting its ConPlan and AAP goals by providing housing assistance to the City's low and moderate-income residents.



The ConPlan is a five-year planning document that identifies housing and community development needs within the City's low-and moderate- income (LMI) communities and outlines how the City will address those needs. It guides investments and assists HUD in achieving its mission of satisfying the national objectives of providing decent housing, providing suitable living environments, and expanding economic opportunities for LMI persons. HUD defines low-and moderate-income as an annual household income that is equal to or less than 80% of San Diego County's Household Area Median Income (AMI). At least 70% of the City's CDBG funding must be used for activities that provide direct benefit to low-and moderate-income residents (see attached map of CDBG income-qualified census tracts). CDBG funds may be used for the following activities, including but not limited to, public facilities and improvements (streets, sidewalks, parks), public services within certain limits (fair housing, community referral services) and housing (development, acquisition, rehabilitation) as long as the activity satisfies one of the national objectives for the CDBG program.

In order to receive grant funding, the City must prepare a ConPlan every five years, an Action Plan each year of the ConPlan period, a Consolidated Annual Performance and Evaluation Plan (CAPER), follow a citizen participation process, affirmatively further fair housing and submit several annual and quarterly reports. The FY 2020-FY 2025 ConPlan details the federal and non-federal housing and community development resources used to help meet the needs of the City's low-and moderate-income residents. For FY2020/21, the City of San Marcos will receive \$724,987. The FY 2020/21 expenditures are detailed in the City's FY21 Annual Action Plan, section AP-35.

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

The City determined its goals and priorities for the FY2020-25 ConPlan through public hearings before the San Marcos City Council, limited community feedback due to the Covid-19 pandemic, outreach data gathered from the FY2015-2019 ConPlan needs assessment, and quarterly data from 2-1-1 San Diego. These priorities are:

- Public Infrastructure, e.g., sidewalk improvements, street improvements, and park improvements
- Public Services, e.g., 2-1-1 San Diego community referral information
- Community Facilities, e.g., parks and recreational facilities
- Economic Development, e.g., job creation, employment training

3. Evaluation of past performance

The City is required to submit an annual Consolidated Annual Performance and Evaluation Report (CAPER) as part of the ConPlan process. This report show how funds were spent, the households that benefitted from the funds, and the progress toward meeting the City's annual goals for housing and community development activities. These reports are reviewed by City Council and posted on the City's website. For the past five years, HUD has determined that "the City has the continuing capacity to administer the CDBG program, that the activities undertaken were consistent with the City's ConPlan and the City continued to make progress towards meeting its housing and community development goals."

Below is a summary of the accomplishments during the previous five-year period:



- 327 residents provided fair housing services (CDBG)
- 4,257 persons experiencing homelessness served in North County Shelters (City funds)
- 104 ADA compliant curb ramps installed to improve mobility for persons with severe disabilities (CDBG)
- 4 facility improvements (CDBG)
- 1,823 families assisted by the Housing Authority of the County of San Diego (HACSD)
- \$221,755 granted to social service agencies serving low-income residents (SMCF)

The HACSD, along with the City's development of affordable housing, assist the City in meeting its ConPlan and AAP goals by providing housing assistance to the City's low and moderate-income residents.

The San Marcos Community Foundation (SMCF) provides grants to local non-profit agencies serving the City's low- and moderate-income communities. The populations served include seniors, persons with disabilities, low-income students, foster youth and persons experiencing homelessness.

4. Summary of citizen participation process and consultation process

Citizen participation is a required component of the CDBG program and the ConPlan and AAP development process. A needs assessment is conducted to gather public input on the needs of the City's low-and moderate-income community and the priorities for the expenditure of CDBG funds. This assessment typically includes both passive and active outreach to the community. Passive outreach includes a needs assessment survey, in both English and Spanish, posted to the City's website. Surveys are also distributed at local facilities, public meetings at workshops. Active outreach to the community includes presentations at local public meetings and public hearings before the San Marcos City Council. During this ConPlan and AAP planning period, the City's outreach efforts were severely curtailed due to the Covid-19 pandemic. A needs assessment was posted on the City's website and very few responses were received. Due to the importance of communicating vital Covid-19 information to residents, staff was unable to post on social media. There were three opportunities for outreach, one was conducted, the other two meetings were cancelled due to the pandemic. HUD advised jurisdictions to proceed with the development of the plans according to statutory requirements and issued guidance in March 2020 that stated, "HUD understands the exigencies of a public health challenge and will not penalize a grantee who does its best to comply with citizen participation requirements and documents its efforts." Each year during the AAP process, the City consults with social service providers in San Marcos to gather the needs of their clientele. This year 40 agencies were invited to the meeting held on February 27, 2020. 18 staff members from 12 agencies attended to share the needs of their low-income clients. The major needs identified were funding to expand programs, affordable housing, and resources for persons experiencing homelessness. Typically, most urgent needs are outside the scope of services provided by the City of San Marcos, however the City has been helping low-and moderate-income residents obtain housing through the production of affordable housing units since 1994, assisting 2-1-1 San Diego since 2008, and the San Marcos Community Foundation provides grants to social service agencies to help with basic needs.



5. Summary of public comments.

No public comments were received.

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

There were no comments or views not accepted.

7. Summary

The City's ConPlan will strive to address the following areas of need over the next five-years:

- Public Infrastructure, e.g., sidewalk improvements, street improvements, and park improvements
- Public Services, e.g., 2-1-1 San Diego community referral information
- Community Facilities, e.g., parks and recreational facilities
- Economic Development, e.g., job creation, employment training



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.

PR-05.01: Responsible Agencies

| Agency Role | Name | Department/Agency |
|-------------|------------|-------------------|
| Lead Agency | San Marcos | Finance Division |

The City of San Marcos is the lead agency responsible for the preparation and administration of the ConPlan, corresponding Annual Plans, CAPERs, and the execution of the CDBG program. The County of San Diego is the lead agency for HOME funding and the City is a member of the County of San Diego’s HOME consortium. The Housing Authority of the County of San Diego (HASCD) serves as the City’s public housing agency and administers the Section 8 rental assistance program for San Marcos residents. The implementation of activities funded by the CDBG program may include consultation with City Administration, Community Services, Economic Development, and Public Works.

Consolidated Plan Public Contact Information

The Consolidated Plan public contact is:

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PR-10 CONSULTATION – 91.100, 91.200(b), 91.215 (L)

1. Introduction

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))

The Housing Authority of the County of San Diego (HACSD) serves as the City’s public housing agency. The City of San Marcos does not operate its own public housing agency. The HACSD is committed to enhancing coordination among housing providers, private and governmental health agencies, and the business and nonprofit communities. This is evidenced by the many boards, commissions, and committees that serve in an advisory capacity to the County, assist in planning decisions, and often benefit from County representation and resources. County staff participates in and/or supports standing and special citizen boards, commissions, committees and task forces formed to advise the Board of Supervisors on issues and policies and to serve as links to the community. County committees are created as a result of state and federal legislation, agreements with public or private agencies and local needs. Boards, commissions and committees advise the Board of Supervisors on issues related to community needs throughout the county. HACSD is a department within the County’s Health and Human Services Agency (HHSA), which provides vital health and social services to over 3.3 million residents. As matrix organization, the Agency is made up of Service Departments that develop services and policies governing HHSA programs and Regional Operations (Regions) that deploy customer service processes throughout the county and convene community leaders. Service Departments include Aging and Independent Services, Behavioral Health Services, Child Welfare Services, Public Health Services, and Self-Sufficiency Services.

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 Housing Authority of the County of San Diego (HACSD) serves as the City’s public housing agency. In January 2017, the Regional Task Force on the Homeless (RTFH) merged with the San Diego Regional Continuum of Care Council (RCCC) to become the region’s Continuum of Care. The retooled RTFH is a major stakeholder in addressing homelessness throughout the region and its relationship with the County and other jurisdictions in the region. The County is an active member of the RTFH, with a Board Supervisor currently serving as the RTFH Governance Board Vice-Chair. The RTFH meets on a monthly basis to identify gaps in homeless services, establish funding priorities, and to pursue an overall systematic approach to address homelessness. During these meetings, jurisdictions consult with the RTFH to develop cooperative plans and strategies that leverage resources to provide emergency shelter and rapid re-housing services. The County’s participation in this forum ensures that its efforts to address homelessness using HUD entitlement funds and other resources are aligned with the region’s priorities and respond to the most critical needs.

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 Housing Authority of the County of San Diego (HACSD) serves as the City's public housing agency. The City of San Marcos does not receive EDG funds. According to the County of San Diego, ESG is designed to support the first steps in preventing homelessness and to help people experiencing homelessness move toward safe and healthy living. ESG funds can be used by emergency shelter operators and other service providers for activities such as street outreach, homelessness prevention, rapid re-housing and data collection. Each year, the County receives ESG funding from HUD. There are four types of programs in San Diego County currently funded with ESG funds: Rapid Re-housing, Homeless Prevention, Emergency Shelter, and Street Outreach. The County, as the Administrative Entity for the Continuum of Care Allocation, also receives funding from the State of California to carry out the State ESG program in the San Diego region.

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

The following list includes social services agencies that were consulted during the Consolidated Plan Process.

- 211 San Diego
- ARC Partnerships with Industry San Diego North County
- Big Brothers & Big Sisters
- Boys & Girls Club of San Marcos
- Casa de Amparo
- Community Resource Center
- Elizabeth Hospice
- Encuentros Leadership of Northern San Diego
- English Learners at San Diego County Office of Education
- Feeding San Diego
- Fraternity House
- Hope through Housing Foundation
- Hospice of the North Coast
- Interfaith Community Services
- Interfaith Shelter Network
- Just in Time for Foster Youth
- MAAC Project
- Meals on Wheels, Inc.
- Mental Health Systems (MHS) North County Inland
- North County Health Services
- Operation Hope
- Palomar College Foundation



- Palomar Health Foundation
- Restorative Justice Mediation Program
- San Diego County Council on Aging
- San Diego County Health and Human Resources
- San Diego County Library-San Marcos Branch
- San Diego County Office of Education/English Learners (Migrant Education)
- San Marcos Community Foundation
- San Diego Food Bank - North County
- San Marcos Veteran's Center
- Solutions for Change
- Tender Loving Canines
- T.E.R.I., Inc,
- The Foundation for Senior Well Being
- The McAlister Institute
- Tri-City Hospital Foundation
- Vista Community Clinic
- Women's Resource Center

Consolidated Plans are now required to account for the digital divide and resiliency to natural hazards within the relevant jurisdiction. To address the new requirements in the ConPlan, the City of San Marcos consulted with the County of San Diego. To address the digital divide, the County included a question in its community needs survey that asked residents their most critical infrastructure needs. In drafting the Consolidated Plan, the County used data from the Federal Communications Commission (FCC) regarding the number of broadband internet service providers in San Diego County and the US Census Bureau's American Community Survey to determine the number of households with and without internet access.

Many departments in County government are involved in resiliency to natural hazards, especially the San Diego County Fire Authority and the Department of Environmental Health. Their programs are discussed in greater detail in section MA-65 Housing Market Analysis – Hazard Mitigation. The County consulted with many organizations beyond those relating to the digital divide and resiliency to natural hazards.

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

No agency or organization was purposely excluded from providing input on the Consolidated Plan.

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

PR-10.02: Agencies, groups, organizations who participated

| Organization | Agency/Group/ Organization | What Section of the Plan was addressed by the consultation? | Briefly describe how the organization was consulted. What are the anticipated outcomes of the consultation or areas of improved coordination? |
|--|---|--|--|
| City of San Marcos | Development Services Department, Economic Development Department | Needs Assessment Housing Market Analysis, Non- Housing Community Development Assets | Provided local data on housing needs and economic development for ConPlan development. |
| County of San Diego | County Government- Housing and Community Development, Office of Emergency Services | Needs Assessment, Housing Market Analysis, Broadband Needs of LMI Households, Hazard Mitigation. | Provided localized data for needs assessment, housing needs, broadband needs and hazard mitigation for ConPlan development. |
| Alliance for Regional Solutions | North County Homeless Collaborative | Needs Assessment | Quarterly meetings, improved coordination for persons experiencing homelessness. |
| Legal Aid Society of San Diego | Fair housing legal service provider | Needs Assessment | Provided local data on fair housing needs in San Marcos for affirmatively furthering fair housing. |
| 2-1-1 San Diego Quarterly Needs Report | City of San Marcos | Needs Assessment | Provided local data on basic needs for ConPlan development and to assist the SMCF grant making activities. |
| San Diego Economic Development Corporation | Economic Development | Non-Housing Community Development Needs | Provided local data on economic development. Improving economic prosperity. |



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))

The City of San Marcos participates in several working groups that are comprised of public/private agencies to enhance regional coordination on a variety of issues in San Diego County for the implementation of the ConPlan. These groups include the Alliance for Regional Solutions, the San Diego Regional Continuum of Care Council (RCCC), North County Food Policy Council, San Diego Regional Alliance for Fair Housing (SDRAFFH), San Diego Association of Government's (SANDAG's) Regional Planning Technical Group, SANDAG's Regional Housing Working Group, SANDAG's Cities/Counties Transportation Advisory Committee (CTAC), North County Comprehensive Gang Initiative (NCCGI) Steering Committee, San Diego North Economic Development, the 78 Corridor Cities Working Group and the San Diego County's CDBG Coordinator's Group.

PR-15 Citizen Participation – 91.401, 91.105, 91.200(c)

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

The City of San Marcos invited 40 social service providers who assist San Marcos residents to a Needs Assessment Consultation for the City's 2020/21 Annual Action Plan on February 27, 2020. The following agencies received invitations: 211 San Diego, Alzheimer's' San Diego, ARC of San Diego North County, Big Brothers Big Sisters of San Diego County, Boys & Girls Club of San Marcos, Casa de Amparo, Community Resource Center, Elizabeth Hospice, Encuentros Leadership of Northern San Diego, Feeding San Diego, Fraternity House, Hope through Housing Foundation, Hospice of the North Coast, Interfaith Community Services, Interfaith Shelter Network, Just in Time for Foster Youth, MAAC Project, Meals on Wheels, Inc, Mental Health Systems (MHS) North County, San Diego Food Bank- North County, North County Health Services, Operation Hope, Palomar College Foundation, Palomar Health Foundation, Restorative Justice Mediation Program, The McAlister Institute, San Diego Council on Aging, San Diego County Health and Human Resources, San Diego County Library-San Marcos Branch, San Diego County Office of Education/English Learners (Migrant Education), San Marcos Community Foundation, San Marcos Veteran's Center, Solutions for Change, Tender Loving Canines, T.E.R.I., Inc, Tri-City Hospital Foundation, Vista Community Clinic, and the Women's Resource Center.

18 staff members from 12 agencies attended to discuss the needs of the low-income population in San Marcos. The most common needs that emerged as the most urgent were:

- Funding to expand programs
- Affordable housing
- Resources for persons experiencing homelessness

The goals for the meeting were achieved, the City received valuable information on the needs of our low- and moderate-income community and the agencies got to network and learned of additional resources for their clients. Typically, most urgent needs identified are outside the scope of services provided by the City of San

Marcos, however, the City has been helping low-and moderate-income residents obtain housing through the production of affordable housing units since 1994 and using CDBG funds to assist 2-1-1 with the coordination of non-profit services since 2008. The City of San Marcos published notices of all public hearings as well as on the City's website. A CDBG survey was posted on the City's website during the Covid-19 pandemic, few responses were received. Due to Covid-19, the City held two virtual public hearings for the 2020/21 Annual Action Plan. The first needs assessment public hearing was held on April 14, 2020. No public comments were received at the hearing. The second public hearing to seek approval of the 2020/221 Annual Action Plan is scheduled for May 12, 2020.

PR-15.01: Citizen Participation Outreach

| Mode of Outreach | Target of Outreach | Summary of Response/Attendance | Summary of Comments Received |
|---------------------------------|--|--------------------------------|---|
| Social Service Provider Meeting | Agencies serving low-income San Marcos residents | 18/18 | Majority of attendees commented on the need for space for expanding programs, affordable housing for clients, and additional resources for persons experiencing homelessness. |
| CDBG Survey Monkey | San Marcos residents with Broadband Access | 5/5 | Amount of data of collected not significant for analysis |
| Public Hearing #1 | San Marcos City Council Meeting | Virtual Public Hearing | No comments received. |
| Public Hearing #2 | San Marcos City Council Meeting | Virtual Public Hearing | TBD |
| Total | | TBD | |



NA-05 Overview

Needs Assessment Overview

The primary source of data used in this needs assessment are HUD Comprehensive Housing Affordability Strategy (CHAS) special created through U.S. Census Bureau's American Community Survey (ACS) that incorporate HUD-specified criteria relating to housing needs, HUD-defined income limits and household types. Most of this data comes from the ACS 2012-2016 estimates.

The following income categories are used in NA-05 Needs Assessment:

- Area median income (AMI)
 - Extremely Low-income: 0-30 percent AMI
 - Very Low income: 30-50 percent AMI
 - Low-income: 50-80 percent AMI
 - Moderate-income: 80-120 percent AMI
 - Median income: 100 percent AMI
- HUD adjusted median family incomes (HAMFI)
 - Extremely Low-income: 0-30 percent (HAMFI)
 - Very Low income: 30-50 percent (HAMFI)
 - Low-income: 50-80 percent (HAMFI)
 - Middle-income: 80-100 percent (HAMFI)
 - Upper-Income: 0-30 percent (HAMFI)

Note: AMI and HAMFI are the same when referring to lower-income populations. However, HUD uses HAMFI to determine Fair Market Rents, which dictates eligibility form its programs, including the Section 8 program (Housing Choice Vouchers). AMI is an industry term but is often refers to income-restricted affordable housing. This term is used throughout the ConPlan. The current income limits for 2020 are:

NA-05.01: San Diego County Area Median Income Limits, 2019

| Income Level | One | Two | Three | Four | Five | Six | Seven | Eight |
|----------------------|--------|--------|--------|---------------|---------|---------|---------|---------|
| Extremely Low | 22,250 | 25,700 | 28,900 | 32,100 | 34,700 | 37,250 | 39,850 | 43,430 |
| Very Low | 37,450 | 42,800 | 48,150 | 53,500 | 57,800 | 62,100 | 66,350 | 70,650 |
| Low | 59,950 | 68,500 | 77,050 | 85,600 | 92,450 | 99,300 | 106,150 | 113,000 |
| Median | 60,400 | 69,050 | 77,650 | 86,300 | 93,200 | 100,100 | 107,000 | 113,900 |
| Moderate | 72,500 | 82,850 | 93,200 | 103,550 | 111,850 | 120,100 | 128,400 | 136,700 |

Data Source: California Department of Housing and Community Development

Note: San Diego County Area Median Income for a family of four is \$86,300



Housing Needs

According to ACS data, there are a total of 29,125 households in San Marcos, of which 60 percent are owner households and 40 percent are renter households. These figures provided by ACS vary according to income category.

NA-05.02: Household Income Distribution

| Income Distribution Overview | Owner | Renter | Total |
|---------------------------------------|-------|--------|-------|
| Household Income <= 30% HAMFI | 2210 | 2635 | 4845 |
| Household Income >30% to <=50% HAMFI | 1700 | 2485 | 4185 |
| Household Income >50% to <=80% HAMFI | 2630 | 2705 | 5335 |
| Household Income >80% to <=100% HAMFI | 1455 | 1110 | 2565 |
| Household Income >100% HAMFI | 9505 | 2690 | 12195 |
| Total | 17500 | 11625 | 29125 |

Source: 2016 ACS 5-Year Estimates

The above table shows that 27 percent of renter households are lower income (up to 80 percent AMI) and 22 percent of owners are lower income. Overall, 49 percent of all households are lower income. The amount of low income residents is one of the factors considered in the HUD's Community Development Block Grant program funding.

Both owners and renters experience housing problems, but at differing rates. As described by HUD, the four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and cost burden greater than 30 percent. Cost burden is the ratio of housing costs to household income. For renters, housing cost constitutes gross rent (contract rent and utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payments, utilities, association fees, insurance, and real estate taxes.

The following table indicates that 21 percent of all households have one of the four defined housing problems and 73% of households have none of the four housing problems.

NA-05.03: Housing Problems

| Housing Problems Overview 1 | Owner | Renter | Total | Owners | Renters |
|--|-------|--------|-------|--------|---------|
| Household has at least 1 of 4 Housing Problems | 6395 | 6825 | 13220 | 48% | 52% |
| Household has none of 4 Housing Problems | 10105 | 4195 | 14300 | 35% | 14% |
| Cost burden not available - no other problems | 1000 | 605 | 1605 | | |
| Total | 17500 | 11625 | 29125 | | |

Source: 2016 ACS 5-Year Estimates

There are four severe housing problems, which are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50 percent. The following table indicates that 22 percent of all households have one of the four defined severe housing problems.

NA-05.04: Severe Housing Problems

| Severe Housing Problems Overview 2 | Owner | Renter | Total | Owners | Renters |
|---|-------|--------|-------|--------|---------|
| Household has at least 1 of 4 Severe Housing Problems | 2585 | 3800 | 6385 | 8% | 13% |
| Household has none of 4 Severe Housing Problems | 13915 | 7220 | 21135 | 48% | 25% |
| Cost burden not available - no other problems | 1000 | 605 | 1605 | | |
| Total | 17500 | 11625 | 29125 | | |

Source: 2016 ACS 5-Year Estimates

NA-05.05: Housing Cost Burden

| Housing Cost Burden Overview 3 | Owner | Renter | Total | Owners | Renters |
|--------------------------------|-------|--------|-------|--------|---------|
| Cost Burden <=30% | 10310 | 4830 | 15140 | 35% | 17% |
| Cost Burden >30% to <=50% | 3905 | 3445 | 7350 | 13% | 12% |
| Cost Burden >50% | 2265 | 2745 | 5010 | 8% | 9% |
| Cost Burden not available | 1010 | 605 | 1615 | | |
| Total | 17500 | 11625 | 29125 | | |

Source: 2016 ACS 5-Year Estimates

The next series of tables provides data on housing problems, by tenure and income category.

NA-05.06: Housing Problems by Income Level, All Households

| Income by Housing Problems (Owners and Renters) | Household has at least 1 of 4 Housing Problems | Household has none of 4 Housing Problems | Cost Burden not available - no other housing problems | Total | % of Households with Housing Problems | % of Income Category |
|---|--|--|---|-------|---------------------------------------|----------------------|
| Household Income <= 30% HAMFI | 2915 | 325 | 1605 | 4845 | 10% | 60% |
| Household Income >30% to <=50% HAMFI | 3305 | 880 | 0 | 4185 | 11% | 79% |
| Household Income >50% to <=80% HAMFI | 3145 | 2185 | 0 | 5335 | 11% | 59% |
| Household Income >80% to <=100% HAMFI | 1135 | 1430 | 0 | 2565 | 4% | 44% |
| Household Income >100% HAMFI | 2720 | 9475 | 0 | 12195 | 9% | 22% |
| Total | 13220 | 14300 | 1605 | 29125 | | |

Source: 2016 ACS 5-Year Estimates

NA-05.07: Housing Problems, Renters

| Income by Housing Problems (Renters only) | Household has at least 1 of 4 Housing Problems | Household has none of 4 Housing Problems | Cost Burden not available - no other housing problems | Total | % of Households with Housing Problems | % of Income Category |
|---|--|--|---|-------|---------------------------------------|----------------------|
| Household Income <= 30% HAMFI | 1860 | 170 | 605 | 2635 | 6% | 70% |
| Household Income >30% to <=50% HAMFI | 2325 | 160 | 0 | 2485 | 8% | 94% |
| Household Income >50% to <=80% HAMFI | 1780 | 925 | 0 | 2705 | 6% | 66% |
| Household Income >80% to <=100% HAMFI | 450 | 660 | 0 | 1110 | 2% | 41% |
| Household Income >100% HAMFI | 415 | 2275 | 0 | 2690 | 1% | 15% |
| Total | 6825 | 4195 | 605 | 11625 | | |

Source: 2016 ACS 5-Year Estimates

NA-05.08: Housing Problems, Owners

| Income by Housing Problems (Owners only) | Household has at least 1 of 4 Housing Problems | Household has none of 4 Housing Problems | Cost Burden not available - no other housing problems | Total | % of Households with Housing Problems | % of Income Category |
|--|--|--|---|-------|---------------------------------------|----------------------|
| Household Income <= 30% HAMFI | 1055 | 155 | 1000 | 2210 | 10% | 60% |
| Household Income >30% to <=50% HAMFI | 980 | 720 | 0 | 1700 | 11% | 77% |
| Household Income >50% to <=80% HAMFI | 1365 | 1260 | 0 | 2630 | 9% | 51% |
| Household Income >80% to <=100% HAMFI | 685 | 770 | 0 | 1455 | 4% | 41% |
| Household Income >100% HAMFI | 2305 | 7200 | 0 | 9505 | 9% | 21% |
| Total | 6395 | 10105 | 1000 | 17500 | | |

Source: 2016 ACS 5-Year Estimates

Together, these three tables show the total number of households with housing problems by income level, as well as disaggregated data for renter and owner households.

The following three tables compare one of these housing problems – cost burden – by tenure and income category.

NA-05.09: Cost Burden by Income Level, All Households

| Income by Cost Burden (Owners and Renters) | Cost burden > 30% | Cost burden > 50% | Total | % of Households w/Cost Burden >30% | % of Households w/Cost Burden >50% | % of Income Category >30% | % of Income Category >50% |
|--|-------------------|-------------------|-------|------------------------------------|------------------------------------|---------------------------|---------------------------|
| Household Income <= 30% HAMFI | 2885 | 2420 | 4845 | 10% | 60% | | |
| Household Income >30% to <=50% HAMFI | 3215 | 1435 | 4185 | 11% | 77% | | |
| Household Income >50% to <=80% HAMFI | 2715 | 795 | 5335 | 9% | 51% | | |
| Household Income >80% to <=100% HAMFI | 1050 | 155 | 2565 | 4% | 41% | | |
| Household Income >100% HAMFI | 2505 | 205 | 12190 | | | | |
| Total | 12370 | 5010 | 29125 | | | | |

Source: 2016 ACS 5-Year Estimates

NA-05.10: Cost Burden by Renters

| Income by Cost Burden (Renters only) | Cost burden > 30% | Cost burden > 50% | Total | % of Households w/Cost Burden >30% | % of Households w/Cost Burden >50% | % of Income Category >30% | % of Income Category >30% |
|---|-------------------------|-------------------------|--------------|--|--|------------------------------------|------------------------------------|
| Household Income <= 30% HAMFI | 1835 | 1580 | 2635 | | | | |
| Household Income >30% to <=50% HAMFI | 2255 | 925 | 2485 | | | | |
| Household Income >50% to <=80% HAMFI | 1410 | 210 | 2705 | | | | |
| Household Income >80% to <=100% HAMFI | 380 | 30 | 1110 | | | | |
| Household Income >100% HAMFI | 310 | 0 | 2690 | | | | |
| Total | 6190 | 2745 | 11625 | | | | |

Source: 2016 ACS 5-Year Estimates

NA-05.10: Cost Burden by Owners

| Income by Cost Burden (Owners only) | Cost burden > 30% | Cost burden > 50% | Total | % of Households w/Cost Burden >30% | % of Households w/Cost Burden >50% | % of Income Category >30% | % of Income Category >50% |
|---------------------------------------|-------------------|-------------------|-------|------------------------------------|------------------------------------|---------------------------|---------------------------|
| Household Income <= 30% HAMFI | 1045 | 840 | 2210 | | | | |
| Household Income >30% to <=50% HAMFI | 960 | 510 | 1700 | | | | |
| Household Income >50% to <=80% HAMFI | 1300 | 585 | 2630 | | | | |
| Household Income >80% to <=100% HAMFI | 670 | 125 | 1455 | | | | |
| Household Income >100% HAMFI | 2195 | 205 | 9505 | | | | |
| Total | 6170 | 2265 | 17500 | | | | |

Source: 2016 ACS 5-Year Estimates

The City of San Marcos contracts with 2-1-1 to provide referrals for San Marcos residents seeking services for help with basic needs. The data provided by 2-1-1 provides an ongoing needs assessment of the City's low and moderate income community. In the second quarter of FY 2019/20, 57% of callers were seeking help with basic needs such as housing (20%), utility assistance (20%) and food (10%). 2-1-1 San Diego contracts with SDG&E to provide utility assistance information which is why there is a high volume of calls for utility assistance. In FY 2018/19, 1,629 callers agreed to keep a client record in the 2-1-1 system and 1,247 callers agreed to enroll in the Community Information Exchange system which enables the Continuum of Care to shift away from a reactive approach to providing care toward proactive, holistic, person-centered care. The 2-1-1 clients are counted per client not per case record created. This is a more accurate way to count recipients.

The majority of 2-1-1 callers have a need that is related to financial difficulty; whether their need is housing, food, or healthcare, all of these have a financial basis. 2-1-1's database system identifies these needs more specifically in order to give a better idea of what type of need it truly is, rather than simply "financial". The demographic of callers from the City of San Marcos mirror very closely the demographic of 2-1-1 San Diego



clients in the county of San Diego. The average caller is a Hispanic (44%) or Caucasian (36%), female (75%), between the ages of 19 to 59 (75%) who earns less than \$1,500 per month in income (68%) and are considered "Extremely Low" income earners. These demographics show that the City of San Marcos' lowest income residents are calling 2-1-1 for assistance.

The City of San Marcos conducted a needs assessment for this ConPlan period. The following "needs" were identified as high priorities for the community:

- Public Infrastructure, e.g., sidewalk improvements, street improvements, and park improvements
- Public Services, e.g., 2-1-1 San Diego community referral information
- Community Facilities, e.g., parks and recreational facilities
- Economic Development, e.g., job creation, employment training

As required by HUD, the identified needs and priorities will be used to develop the ConPlan priorities. The ConPlan priorities identified will guide the allocation of funds in each of the five Annual Action Plans associated with the new ConPlan. Given the limited amount of CDBG funds allocated to the City of San Marcos and the loss of state redevelopment agency funds, not all of the identified needs and priorities may be funded.

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

Describe the jurisdiction's need for Public Facilities, Public Infrastructure and Public Improvements:

Public facilities offer a range of services for all residents and typically include, neighborhood parks, recreation facilities, community centers. The City of San Marcos conducted a public infrastructure needs assessment which was presented to the San Marcos City Council on February 24, 2014. This assessment was a comprehensive inventory of City infrastructure for the purpose of estimating deferred replacement/rehabilitation costs and future replacement/rehabilitation costs for city facilities and infrastructure.

How were these needs determined?

Infrastructure was identified as a top priority in the ConPlan needs assessment. Proposed infrastructure improvements are documented in the City's Capital Improvement Program (CIP). The CIP needs were also determined through a thorough assessment of a backlog of deferred community needs assessment and consultations with other City divisions.



Describe the jurisdiction's need for Public Services and how were these needs determined:

The City contracts with 211 San Diego to help residents obtain supportive services. The data provided by 2-1-1 provides an ongoing needs assessment of the City's low and moderate income community. Last fiscal year 2018/19, 2-1-1 answered 1,769 calls from San Marcos residents, these callers had 4,861 separate needs which resulted in 4,057 referrals being provided. The primary needs of San Marcos callers were for "Basic Needs." This category includes Food, Housing/Shelter, Material Goods, Transportation and Utility Assistance. 2-1-1 San Diego contracts with SDG&E to provide Utility Assistance information which is why there is a high volume of utility assistance calls. The majority of 2-1-1 callers have a need that is related to financial difficulty; whether their need is housing, food, or healthcare, all of these have a financial basis. 2-1-1's database system identifies these needs more specifically in order to give a better idea of what type of need it truly is, rather than simply "financial." 2-1-1

To assist the City's low-and moderate-income residents with help for basic needs, the City utilizes the San Marcos Community Foundation, which provides small grants to non-profit organizations that demonstrate an ability to provide needed services that directly benefit the residents of the City of San Marcos. The use of the San Marcos Community Foundation enables the City to use CDBG funds for projects and activities that serve the greatest number of residents with the limited amount of funding.

Based on the needs analysis above, describe the State's needs in Colonias

This section refers to State Community Development Block Grant mainly rural US-Mexico border region set-aside funding. This is not applicable in San Marcos.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview

As of 2018, SANDAG estimates there are a total of 31,304 housing units and 29,941 households in San Marcos. This represents a 4.4% Vacancy Rate. According to SANDAG, San Diego's regional Planning Agency, healthy housing markets are expected to have vacancies which allow individuals to move closer to work or school, or to move to a larger or smaller residence based on their current need. They quote a healthy vacancy rate as round 5 percent. The City's vacancy rate is 4.4%, as compared to the San Diego region's vacancy rate of 2.9%. The City's healthier vacancy rate in comparison to the San Diego region can be regarded as being caused by large number of affordable housing units constructed in the City.

According to the National Association of Homebuilders, San Diego is one of the least ten affordable metropolitan areas in the United States. Only 20 percent of the home in San Diego are affordable to a household earning a median income.

Cuts in Federal and State funding for affordable housing have reduced the City's ability to construct affordable housing. 77% of extremely low-income households are paying more than half of their income on housing costs. Renters in San Diego County need to earn \$38.56 per hour to afford the 2018 median rent of \$2,005. The City has created over 3,300 affordable housing units, both rental and for sale, since 1991.

MA-05.1: Housing Units by Type

| Housing Type | Total 2010 | Total 2018 | %Increase |
|--------------------------|------------|------------|-----------|
| Single Family - Detached | 13,147 | 14,198 | 8% |
| Single Family-Attached | 1,194 | 2,164 | 81% |
| Multifamily | 9,458 | 11,302 | 20% |
| Mobile Homes | 3,640 | 3,640 | 0% |
| | 27,439 | 31,304 | |

Source: SANDAG, 2018

The housing stock mix has slightly more single family detached homes than the region overall. However, the proportion of single family multi-unit housing is less than half of the region, and the City has more than three times the amount of manufactured homes. Growth in housing generally correlates with increases in job creation and population. San Marcos has seen both its population and housing stock increase at faster rate than the region given its opportunities for new development, as compared to other cities in the region.

Home price growth has moderated, after a strong recovery following the last economic downturn. San Marcos' housing market saw stronger price appreciation than the region in 2018. In 2019, the median home price in San Marcos is \$612,250, which is slightly below the county median home price of \$637,000.

Zumper, an online site, aggregated asking rents from active listings of property brokers and 3rd party sites, which are then verified by available inventory to reflect the cost of housing in the open markets. Rents are reported on a monthly basis.

MA-05.02: Average Rent

| Number of Rooms | Spring 2020 |
|-----------------|-------------|
| Studio | \$1,725 |
| 1 Bedroom | \$1,700 |
| 2 Bedroom | \$2,151 |
| 3 bedroom | \$2,788 |
| 4 bedroom | \$3,295 |

Data Source: Zumper Spring 2020

MA-45 Non-Housing Community Development Assets

1. Introduction

The tables in this section contain information about the economic development landscape in San Marcos. The data provide by HUD for this ConPlan is from 2011-2015.

Data and analysis used for this ConPlan section were provided by the San Diego Economic Development Corporation, as part of the Innovate 78 collaborative, and were published in 2018.

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 | 587 | 37 | 2 | 0 | -2 |
| Arts, Entertainment, Accommodations | 4,204 | 4,118 | 14 | 15 | 1 |
| Construction | 2,126 | 2,324 | 7 | 8 | 1 |
| Education and Health Care Services | 4,061 | 4,209 | 13 | 15 | 2 |
| Finance, Insurance, and Real Estate | 1,807 | 924 | 6 | 3 | -3 |
| Information | 786 | 251 | 3 | 1 | -2 |
| Manufacturing | 4,220 | 4,293 | 14 | 15 | 2 |
| Other Services | 1,147 | 1,105 | 4 | 4 | 0 |
| Professional, Scientific, Management Services | 3,776 | 1,714 | 12 | 6 | -6 |
| Public Administration | 0 | 0 | 0 | 0 | 0 |
| Retail Trade | 3,489 | 3,396 | 11 | 12 | 1 |
| Transportation and Warehousing | 616 | 672 | 2 | 2 | 0 |
| Wholesale Trade | 1,885 | 1,849 | 6 | 7 | 0 |
| Total | 28,704 | 24,892 | -- | -- | -- |


Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer Household Dynamics (Jobs)

Labor Force

| | |
|--|--------|
| Total Population in the Civilian Labor Force | 41,650 |
| Civilian Employed Population 16 years and over | 39,115 |
| Unemployment Rate | 6.09 |
| Unemployment Rate for Ages 16-24 | 13.77 |
| Unemployment Rate for Ages 25-65 | 3.44 |

Data Source: 2011-2015 ACS

Occupations by Sector



| Occupations by Sector | Number of People |
|--|------------------|
| Management, business and financial | 10,000 |
| Farming, fisheries and forestry occupations | 1,345 |
| Service | 4,510 |
| Sales and office | 9,865 |
| Construction, extraction, maintenance and repair | 3,265 |
| Production, transportation and material moving | 1,690 |

Data Source: 2011-2015 ACS

Travel Time

| Travel Time | Number | Percentage |
|--------------------|---------------|-------------|
| < 30 Minutes | 24,865 | 67% |
| 30-59 Minutes | 10,360 | 28% |
| 60 or More Minutes | 2,140 | 6% |
| Total | 37,365 | 100% |

Data Source: 2011-2015 ACS

Education:

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 | 5,520 | 220 | 3,285 |
| High school graduate (includes equivalency) | 5,480 | 340 | 2,525 |
| Some college or Associate's degree | 9,675 | 575 | 5,095 |
| Bachelor's degree or higher | 11,320 | 490 | 2,130 |

Data Source: 2011-2015 ACS

Educational Attainment by Age

| | Age | | | | |
|---|-----------|-----------|-----------|-----------|---------|
| | 18-24 yrs | 25-34 yrs | 35-44 yrs | 45-65 yrs | 65+ yrs |
| Less than 9th grade | 75 | 975 | 1,775 | 2,830 | 935 |
| 9th to 12th grade, no diploma | 1,000 | 1,205 | 1,075 | 1,160 | 665 |
| High school graduate, GED, or alternative | 2,620 | 2,320 | 2,425 | 3,715 | 2,110 |



| | Age | | | | |
|---------------------------------|-----------|-----------|-----------|-----------|---------|
| | 18–24 yrs | 25–34 yrs | 35–44 yrs | 45–65 yrs | 65+ yrs |
| Some college, no degree | 4,020 | 2,095 | 1,935 | 4,030 | 2,185 |
| Associate's degree | 800 | 2,270 | 2,730 | 2,420 | 1,225 |
| Bachelor's degree | 810 | 2,645 | 3,505 | 3,870 | 1,770 |
| Graduate or professional degree | 15 | 845 | 1,550 | 1,705 | 1,060 |

Data Source: 2011-2015 ACS

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

Data and analysis of the City's non-housing community development assets were provided by the San Diego Economic Development Corporation, as part of the Innovate 78 collaborative, and were published in 2018.

San Marcos has a healthy and diverse economic base. The City has over 45,000 jobs, more than 4,300 businesses and an annual GDP of \$7.9 billion. Government, including K-12 schools and public higher education, is the largest sector of the City's economy, accounting for roughly twenty percent of both employment and GDP. The next two largest sectors are manufacturing and construction.

Describe the workforce and infrastructure needs of the business community:

14 percent of the of the City's residents live and work within the city. The overwhelming majority of residents, 86 percent, are primarily employed in other areas of the region. A small minority of residents commute out of the county boundaries for work. 47 percent of employed residents commute less than 10 miles from work.

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.

There are no major changes from planned local/regional/public/private investments or initiatives that have affected or may affect job and business growth opportunities during the ConPlan period however, at the time of the creation of the ConPlan, the U.S in experiencing the global pandemic of Covid-19. The economic impact of Covid-19 during the ConPlan period is unknown.

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

The educational attainment of the residents of San Marcos is as follows: 36 percent earned a Bachelor's Degree or higher, 9.6 percent earned a Master's Degree or higher, and 1.7 percent earned a Doctorate or higher. Nearly 47 percent of degree holders specialize in science, engineering or related fields. These field



are particularly popular in the 25-39 age group and are less common among older generations who favor business, education, arts and humanities fields of degrees. The three major employment sectors in San Marcos are government, manufacturing and construction.

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 City is home to 8 academic institutions and over 120 academic programs. San Marcos academic institutions are responsible for 12 percent of the San Diego region's total academic program completions. In 2018, local institutions conferred more than 9,500 degrees and certificates. Both California State University San Marcos (CSUSM) and Palomar College are responsible for 86 percent of local academic program completions and are the major talent-producing institutions in the city.

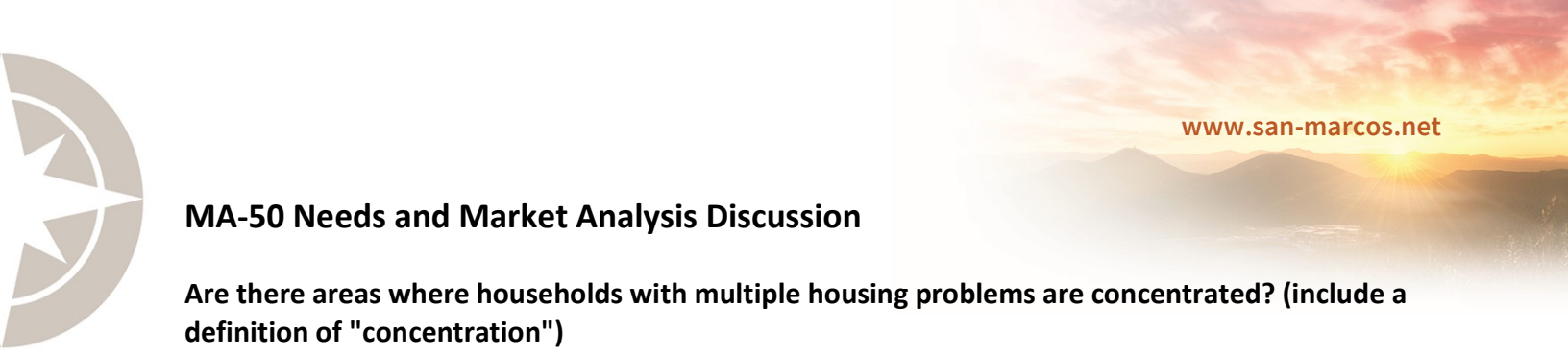
CSUSM has been recognized for being a national leader that educates more economically disadvantaged students. An economically disadvantaged student is defined as a student who (family incomes below the national average). In 2018, CSUSM ranked 36th nationally out of almost 1,500 schools measured in social mobility index. The social mobility index (SMI) measures the extent to which a college or university educates more economically disadvantaged students (with family incomes below the national average) at lower tuition rates and graduates them into good-paying jobs. The SMI differs from most other rankings of colleges and universities because it focuses directly on factors that enable economic mobility. The index totals five rates, published tuition, percentage of student whose families have incomes below \$48,000, graduation rate, median salaries approximately five years after graduation and the institution's endowment size. The efforts of the City's academic institutions support the City's ConPlan goal of creating economic opportunities for the City's low-and moderate-income residents.

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

The City of San Marcos is a member Innovate 78, a regional partnership with the cities of Carlsbad, Escondido, Oceanside and Vista whose shared vision is to boost economic prosperity along the Interstate 78 corridor.

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 City's Innovate 78 collaboration is an economic development initiative that support the City's ConPlan goal of creating economic opportunities for the City's low-and moderate-income residents.



MA-50 Needs and Market Analysis Discussion

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

The four major housing problems recognized by HUD are a lack of complete kitchen facilities, a lack of complete plumbing facility, more than one occupant per room (overcrowding) and a cost burden greater than 30 percent. Severe housing problems include more than 1.5 occupants per room and a cost burden of greater than 30 percent.

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

R/ECAP:

HUD has developed census-tract based areas called R/ECAPs, or racially/ethnically concentrated areas of poverty. These areas must have a non-white population of more than 50 percent as well as 40 percent or more of the population living under the poverty line. The City's Richmar Neighborhood is located in Census Tract 200.21. The Opportunity Atlas shows that the Richmar Neighborhood has a 50 percent foreign-born share of the City's population and is located in one of the City's lowest income census tracts.

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

The Richmar Neighborhood benefits from recreational uses such as the San Marcos Boys and Girls Club and the City's Corky Smith Gym. It is being served by a few local grocery stores but would benefit if a larger, regional grocery store was located in neighborhood. It would also be beneficial if health care service providers were located in this community.

Are there any community assets in these areas/neighborhoods?

There are several community assets in the Richmar neighborhood. The community is home to three neighborhood parks constructed since 2011, an elementary school classroom building constructed in 2015, Sprinter light rail access constructed in 2008, and three affordable apartment communities. The San Marcos Branch of the County of San Diego library system and the San Marcos Community Center are also located within walking distance of the neighborhood.

Are there other strategic opportunities in any of these areas?

During the last ConPlan period, the City prioritized the Richmar Neighborhood for infrastructure improvements. The community benefitted from three park construction projects, a storm drain project to prevent flooding, and a street improvement project to enhance safety and mobility adjacent to San Marcos Elementary.



MA-60 Broadband Needs of Housing Occupied by Low- and Moderate-Income Households 91.210(a)(4), 91.310 (a)(2)

1. Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

HUD guidelines require all Consolidated Plans to include a discussion on the broadband needs of the jurisdiction and the prevalence of the digital divide, defined as the gap between households with access to computers and internet on a regular basis and those who do not. In drafting the Consolidated Plan, the City consulted with the County of San Diego. The County used data from the Federal Communications Commission (FCC) regarding the number of broadband internet service providers in San Diego County and the US Census Bureau’s American Community Survey to determine the number of households with and without internet access.

Below is a table with the percentage of households in the city with a computer and a broadband internet connection. It shows almost 95 percent have a computer and almost 91 percent of households have a broadband Internet subscription.

MA-60.01: Computer and Internet Use

| | |
|---|-------|
| Households with a computer | 94.6% |
| Households with a Broadband Internet Subscription | 90.5% |

Data Source: U.S. Census Bureau population estimates, July 1, 2018

2-1-1 received calls from 1,020 clients regarding low-cost internet service providers in 2018. Most commonly these clients were referred to ACCESS from AT&T (ACCESS), San Diego Gas and Electric Company (SDGE), or Cox Connect2Compete (C2C). ACCESS is a low-cost internet service available to residents who participate in the Supplemental Nutrition Assistance Program or receives Supplemental Security Income benefits. SDGE offers a program called California Alternate Rates for Energy, which offers a 30 percent monthly bill discount based on income limits. Cox C2C is a low-cost internet service available to households with children in grades K-12 that participate in the Supplemental Nutrition Assistance Program, the National School Lunch Program, Temporary Assistance for Needy Families, use Tenant-Based or Project-Based Vouchers, use Section 8 Rental Assistance, or live in public housing.

Computers2Kids, a local organization, has partnered with Cox Connect2Compete to help narrow the digital divide by distributing computers to low-income families and include computer and internet literacy training. Of the families who participated in the program, 90 percent of students saw increased test scores. Additionally, Cox Communications has opened a Technology Center at the Payne Family Boys & Girls Club in the southern part of the County. In addition, County libraries provide access to both computers and internet for free and are located throughout the County. The City of San Marcos has a County of San Diego branch located in San Marcos at the City’s Civic Center.



Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Most residents in San Diego County have access to three or more broadband internet providers. This is significant as multiple providers drive competition in the broadband market and push rates lower, in turn, making them more affordable to LMI households. Although almost of City households have a computer and broadband access it is unknown what percentage of income for an LMI family is used to provide the digital access for their families.

MA-65 Hazard Mitigation 91.210(a)(5), 91.310(a)(3)

1. Describe the jurisdiction's increased natural hazard risks associated with climate change.

The City of San Marcos consulted with the County of San Diego's Office of Emergency Services on increasing its resilience to natural hazards for the City's Low- and Moderate-Income residents. The County of San Diego has released a countywide framework for recovery planning identifying the roles and responsibilities at the local, state, and federal levels and resources that may be activated to address recovery in the County.

Consolidated Plans are now required to account for resiliency to natural hazards within the relevant jurisdiction. Many departments in the County government are involved in resiliency to natural hazards, especially the San Diego County Fire Authority and the Department of Environmental Health. Among other duties, the Environmental Health Department protects public health and safeguards environmental quality, educates the public to increase environmental awareness, and implements and enforces local, state, and federal environmental laws.

Aligning perfectly with HUD's focus on resiliency, the County developed and implemented the County Resilience Program. A main component of the program is a Resilience Review conducted by a Resilience Review Working Group. In January 2019, the Resilience Review Working Group published its first report on wildland fires. This is in response to increasing risk and intensity of wildfires.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Roughly 91 percent of unincorporated county residents live within Very High Fire Severity Zones compared to the statewide average of 7 percent. Wildfires that occur within Very High Fire Severity Zones threaten over 90,000 residents and approximately \$12 billion to residential and commercial infrastructure. To further the County's focus on natural hazards, its 2014-2019 Strategic Plan highlighted many preparedness and resiliency elements, including the Fire Safety Council of San Diego County, Community Wildfire Protection Plans, Community Emergency Response Teams, San Diego County Spontaneous Volunteer Program, and the Neighborhood Evacuation Team Program.



The Office of Emergency Services also significantly contributes to resiliency to natural hazards. Its Emergency Operations Center (EOC) is a centralized location for multi-agency and multi-jurisdiction response to disasters. In an emergency, the EOC serves as the liaison between local jurisdictions in San Diego County and emergency services at the State and federal levels.

The City of San Marcos Emergency Operations Center (EOC) also significantly contributes to resiliency to natural hazards. City staff are trained to operate the EOC if activated, to protect the lives and safety of our residents.



SP-05 Strategic Plan Overview

The primary objectives in the City's 2020-2025 Consolidated Plan are selected from the following objectives: Suitable Living Environment and Decent Housing. The City of San Marcos does not currently use CDBG funds specifically for the third objective, Creating Economic Opportunities but may implement programs for economic development to achieve this objective during this ConPlan period.

The objectives and outcomes are listed with the proposed activities.

- Public Infrastructure Improvements
 - HUD CPD Objective-Creating Suitable Living Environments
 - HUD CPD Outcome-Availability/Accessibility
 - Richmar Park Improvements
 - Park improvements
 - CIP projects to be identified in qualifying census tracts
 - Americans With Disabilities (ADA) improvements to public facilities and infrastructure
- Non-Profit Coordination
 - HUD CPD Objective-Suitable Living Environment
 - HUD CPD Outcomes-Availability/Accessibility
 - Funding to ensure the provision of information for help with primary financial, food, physical health, community development and housing needs
- Affirmatively Furthering Fair Housing
 - HUD CPD Objective-Decent Housing
 - HUD CPD Outcome-Availability/Accessibility
 - Fair Housing Services
 - Fair Housing Testing
 - Fair Housing Outreach

For public service grants to non-profits, the City utilizes the San Marcos Community Foundation, which provides small grants to non-profit organizations that demonstrate an ability to provide needed services that directly benefit the residents of the City of San Marcos. The use of the San Marcos Community Foundation for non-profit grants enables the City to use CDBG funds for projects and activities that serve the greatest number of residents with the limited amount of funding.



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

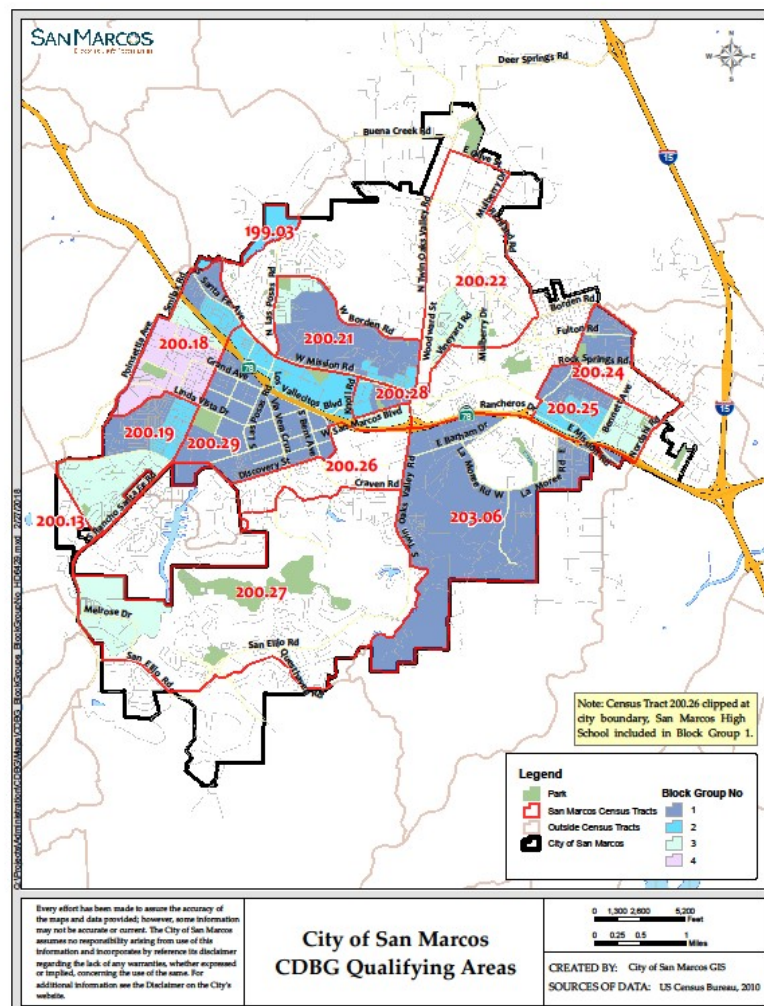
1. Geographic Area

Not applicable.

General Allocation Priorities

The City will not be allocating funding on a geographic basis. Funding will be provided to activities and programs based on their eligibility and alignment with the Consolidated Plan's priorities and goals. However, some activities must occur within CDBG-eligible block groups. The map below shows the City's low- and moderate income areas.

Low-and
Moderate-Income
Qualifying Areas,
City of San Marcos, CA
U.S. Census Bureau, 2016





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

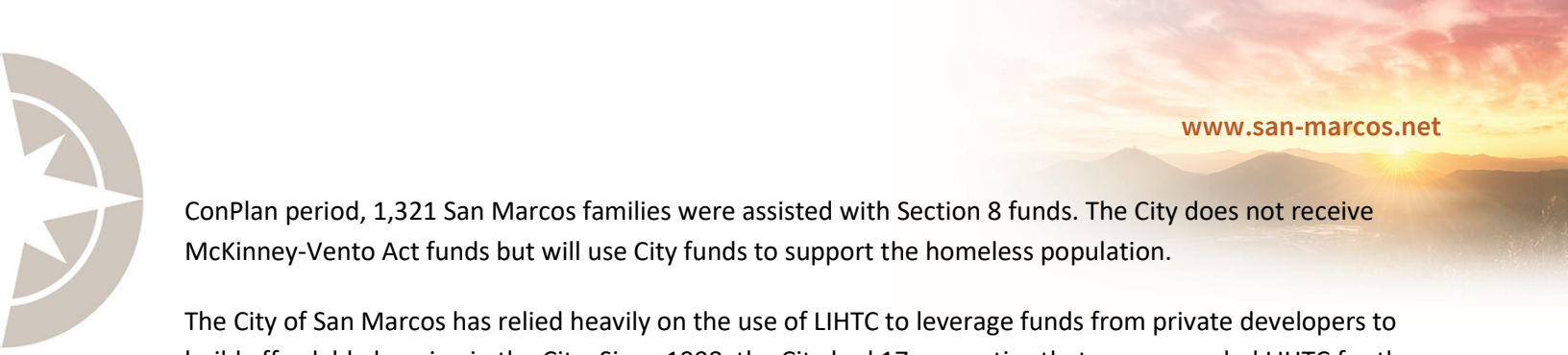
Introduction

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 | <ul style="list-style-type: none">• ADA Improvements• Program Administration• Fair Housing Services, Testing, Outreach• Non-profit coordination (2-1-1 San Diego funding) | \$724,987 | \$0 | \$744,035 | \$1,289,312 | TBD | ADA improvements to public infrastructure and facilities. Fair housing services, outreach and testing. Non-profit provision of information for basic needs such as shelter, food, health, and welfare. Program administration. |

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 specific objectives in the 2020-2025 ConPlan, the City receives the following federal funds, Section 8, LIHTC, and CDBG. The County of San Diego's Housing Authority administers Housing Choice Voucher Program for San Marcos residents, formerly known as the Section 8 Rental Assistance Program. The program provides rent subsidy payments for very low-income households in privately owned rental housing units. A portion of their rent is paid directly to their landlords. During the last



ConPlan period, 1,321 San Marcos families were assisted with Section 8 funds. The City does not receive McKinney-Vento Act funds but will use City funds to support the homeless population.

The City of San Marcos has relied heavily on the use of LIHTC to leverage funds from private developers to build affordable housing in the City. Since 1998, the City had 17 properties that were awarded LIHTC for the production of 1,552 low-income units,

The City of San Marcos has successfully leveraged funds from federal, state, local and private resources to complete several Capital Improvement Projects (CIP) and affordable housing developments in the City’s low income communities. The most recent CIP project with leveraged funds is the design of construction of Connors Park. The City is currently leveraging federal funds to construct major creek improvements to one of the City’s most flood-prone areas.

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 as Successor Housing Agency to the former Redevelopment Agency (RDA), has vacant properties that may be used to support additional affordable housing projects over the next five to ten years. These properties were purchased using former RDA low-and moderate-income housing funds. These properties must be used to further the goal of the City in the development of additional affordable housing units.



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.

SP-40.01 Institutional Delivery Structure

| Responsible Entity | Responsible Entity Type | Role | Geographic Area Served |
|---|-------------------------|--|------------------------|
| City of San Marcos | Local Government | Oversight and Administration | Jurisdiction |
| County of San Diego | Local Government | HOPWA ESG HOME Section 8 Public Housing Public Library Law Enforcement Natural Resiliency | Region |
| Alliance for Regional Solutions | Agency Collaboration | Homelessness | North County San Diego |
| Regional Continuum of Care Council (RCCC) | Agency Collaboration | Homelessness | Region |

Assess of Strengths and Gaps in the Institutional Delivery System

Gaps:

- Lack of banks willing to provide conventional rate mortgage loans for older (Pre-1976) manufactured housing; this is due to Fannie Mae's refusal to purchase these loans on the secondary market.
- Continued high cost of living in San Marcos and the San Diego County region.
- Wages throughout the region do not correspond to high cost of living, especially for low-to moderate-income families.
- Structural issues with the State of California budgeting process which lead to fiscal instability and reduced funding for public services.
- Continued financial difficulties for the State's education system.
- Fragmentation of certain programs serving special needs populations; there is a lack of resources to form a comprehensive approach to care.



g. Drastically limited amount of funds available from federal and state agencies for social services, health services, community development and rental assistance programs.

h. The State of California's elimination of the City's Redevelopment Agency. This has seriously impaired the City's ability to partner with the private sector to leverage government funds for development projects that serve as an economic boost to the City as well as providing a safe and affordable housing for San Marcos residents.

Strengths:

a. The City's commitment to the provision of affordable housing for low and moderate-income residents of San Marcos.

b. The City's commitment to creating more than a suitable quality of life for all of the residents of San Marcos.

c. The City has developed positive working relationships with existing private nonprofit affordable housing developers to enhance the production of affordable rental and for-sale housing projects in San Marcos to mitigate the impact of the current economy and high cost of living in San Marcos.

e. The City may still be able to provide gap financing to assist affordable housing developers in the production of affordable housing. Currently, the City has the second highest number of affordable housing units in the county. The City of San Diego has the highest number of affordable housing units in the county.

f. San Marcos continues to be an active participant in regional and sub-regional planning projects for economic development, housing, and transportation. We collaborate with the San Diego Regional Continuum of Care Council (RCCC), Alliance for Regional Solutions, North County Food Policy Council, San Diego Association of Government's (SANDAG's) Regional Planning Technical Group, San Diego Regional Alliance for Fair Housing (SD AFFH), SANDAG's Regional Housing Working Group, SANDAG's Cities/Counties Transportation Advisory Committee (CTAC), North County Comprehensive Gang Initiative (NCCGI) Steering Committee, Innovate78 and San Diego County's CDBG Coordinator's Group.

e. The City continues to focus on development projects that serve as an economic boost to the City as well as providing a safe and affordable housing for San Marcos residents.

g. The City's most current, adopted Housing Element which identifies the housing needs of the City, serves as a planning tool, and establishes a multi-year action plan to meet these needs.

h. The City is fortunate to have the San Marcos Community Foundation whose mission is to provide funds for non-profit agencies that provide help with basic needs to the City's low- and moderate-income community.

i. The City participates in the Regional CDBG Coordinator Group meetings with other entitlement jurisdictions in San Diego County, HOME Consortium meetings, and the San Diego Regional Affirming Fair Housing.

j. Availability of assistance targeted to persons experiencing homelessness and mental illness.

k. The City participated the 2015-2019 Analysis of Impediments to Fair Housing Choice (AI).

l. The City may be able to leverage CDBG funds, awarded state grant funds, and local funds for the construction of capital improvement projects.

The City of San Marcos provides financial assistance to the Alliance for Regional Solution for homelessness prevention services. The County of San Diego serves as the City' public housing agency.

| Homelessness Prevention Services | Available in the Community | Targeted to Homeless | Targeted to People with HIV |
|---|----------------------------|----------------------|-----------------------------|
| Homelessness Prevention Services | | | |
| Counseling/Advocacy | X | X | X |
| Legal Assistance | X | X | X |
| Mortgage Assistance | X | X | X |
| Rental Assistance | X | X | X |
| Utilities Assistance | X | X | X |
| Street Outreach Services | | | |
| Law Enforcement | X | X | X |
| Mobile Clinics | X | X | X |
| Other Street Outreach Services | X | X | X |
| Supportive Services | | | |
| Alcohol & Drug Abuse | X | X | X |
| Child Care | X | X | X |
| Education | X | X | X |
| Employment and Employment Training | X | X | X |
| Healthcare | X | X | X |
| HIV/AIDS | X | X | X |
| Life Skills | X | X | X |
| Mental Health Counseling | X | X | X |
| Transportation | X | X | X |



| Other | | | |
|-------|---|---|---|
| Other | X | X | X |

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)

Regarding homelessness, chronic homeless, and homelessness prevention, the County will continue to work with homeless service providers to access resource so they can continue to provide shelter, services, and housing to its homeless and at-risk clients. The County’s Health and Human Services Agency (HHSA) 153 and the HCDS are integral to the region achieving its goal of reducing homelessness. These agencies administer the HOME and ESG programs and offer many healthcare services.

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 agencies providing services to special needs populations and persons experiencing homelessness throughout the County have a long history and expertise in providing these services. These include RTFH, Meals on Wheels, Salvation Army, Interfaith Shelter Network, and Legal Aid Society of San Diego. These organizations, all funded in the past by the CDBG program, together serve youth, seniors, lower income households, homeless residents, and more.

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

A \$1.5 billion increase in affordable housing investment, along with the Homeless Emergency Aid Program (HEAP), has brought new funding to the housing and homelessness sectors. New financial resources and a more concerted focus on homelessness as an issue can provide local organizations more tools to address homelessness. Continuing its partnership with the CoC and its nonprofit partners, the County will work diligently to fill gaps and reduce homelessness. Through its commitment and dedication, the CoC, along with its supporting agencies, will continue to strategize and implement best practices. Ultimately, this will provide homeless individuals with a home of their own.

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

Goals Summary Information

Goals Summary

| Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|--|---------------|-------------|---|--------------------------------------|---------------------------------------|--------------------------|-------------------------------------|
| Public Infrastructure Needs | 2020 | 2025 | Infrastructure Non-Housing Community Development | CDBG Income Qualifying Census Tracts | Creating Suitable Living Environments | CDBG Amount | Improved Availability/Accessibility |
| ADA Improvements to City Facilities and Infrastructure | 2020 | 2025 | Infrastructure Non-Housing Community Development | City wide | Creating Suitable Living Environments | CDBG Amount | Improved Availability/Accessibility |
| Affordable Rental and Homeowner Housing | 2020 | 2025 | Affordable Housing Homeless Non Homeless Special Need | City wide | Decent Housing | Successor Housing Agency | Availability/Accessibility |
| Affirmatively Furthering Fair Housing | 2020 | 2025 | Affordable Housing | City-wide/Region | Decent Housing | CDBG Amount | Availability/Accessibility |
| Homelessness | 2020 | 2025 | Homeless | Region | Decent Housing | City Funds | Availability/Accessibility |

Goal Descriptions

CDBG funds for public infrastructure needs in the City's CDBG income qualifying census tracts and to mitigate architectural barriers at City facilities/infrastructure for persons with disabilities. The City will seek gap financing funding to continue to assist in the creation of affordable rental and homeowner housing. The City will also continue to collaborate with the San Diego Regional Alliance for Fair Housing (SDRAAFH) to achieve the goal of equal housing for all.

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)

Number/Income Target of Units Planned

| Type of Household Served | Extremely Low Income | Low Income | Moderate Income |
|--------------------------|----------------------|------------|-----------------|
| Number of Units | TBD | TBD | TBD |

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?

The County of San Diego serves as the City's public housing agency. The HACSD continues to support lead-based paint hazard control efforts in compliance with lead-based paint reduction requirements in all housing activities covered by Sections 1012 and 1013 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, as well as the Lead-Safe Housing Rule under 24 CFR Part 35. During the years since the regulations took effect HACDS's Affordable Housing Development Program has carried out lead assessment and reduction practices as required. Housing programs operated by the City of San Marcos are in compliance with HUD's standards regarding lead-based paint. The City's manufactured homeowner rehabilitation loan program meets the federal requirements for providing lead-based paint information with each rehabilitation loan and requiring paint testing of disturbed surfaces for lead in all single family homes constructed before 1978. If lead-based paint was found in a home, the cost of lead-based paint removal is an eligible activity under the homeowner rehabilitation program. The City's Building Inspectors are alert to any housing units that apply for a permit for construction or remodeling, which may contain lead-based paint and other lead hazards. The County of San Diego's Childhood Lead Poisoning Prevention Program (CLPPP), a division of the San Diego Health and Human Services Agency, provides outreach and education programs and case management services for San Diego County residents, including San Marcos residents.

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

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Approximately, 12.5% of San Marcos residents live below the poverty level based on the latest ACS data. Solving the problem of poverty involves a number of economic, social, institutional and policy issues that are well beyond the City's jurisdiction. Providing safe and affordable housing and promoting community development are the City's programs to help alleviate poverty. The City's strategy of providing safe, affordable housing assists in reducing the number of poverty level families in San Marcos. When families are able to live in an environment where no more than 30% of their limited income is spent on housing, they have more funds to help with other basic needs. In addition, the City has several affordable housing developments that provide programs and supportive services (e.g. after school, computer labs, budgeting and language classes) to assist residents in excelling in both school and the work environment. The provision of these programs and supportive services assist families in moving up the economic ladder by providing tools for success. The City assists in reducing poverty by affirmatively furthering fair housing through our contract with the Legal Aid Society of San Diego. Promoting fair housing improves housing choices for our low- and moderate-income families. The City also supports funding operations of 2-1-1 San Diego which provides our low- and moderate-income residents referral information for assistance with the basic needs of housing, food, utility assistance and healthcare.



How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Not applicable, the County of San Diego serves as the City's public housing agency.

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 City of San Marcos' goals for monitoring during this ConPlan period are to ensure that all grant-funded activities comply with federal, state and local regulations governing administrative and financial requirements, that, to the maximum extent feasible, performance outcomes are met within budget and on schedule; and to ensure that all City departments utilizing grant funds are advised of and in compliance with of all grant fund regulations. City staff has attended select CDBG training including the CPD Outcome Performance Measurement Framework, IDIS Online, Section 3 and Financial Management training to ensure long-term compliance with CDBG program requirements. Since the City only has two one sub-recipient that receives CDBG funding, the City can ensure that all aspects of projects funded using CDBG funds are in full compliance with HUD regulations. The Finance Division is responsible for ensuring that CDBG funds are being used appropriately and that all requirements have been met. The director of the division is responsible for the supervision of staff responsible for the administration of the CDBG program. The City will continue to conduct audits for the sub-recipient to ensure compliance with all regulations established by HUD.

For the City's affordable housing program, the City conducts regular ongoing site visits as well as an annual occupancy monitoring program of the government-funded programs to ensure compliance with program goals and applicable regulatory agreements. The Development Services Division maintains an affordable housing inspection program that ensures that a representative percentage of our deed-restricted affordable units are inspected along with the common areas of the affordable housing communities.



CITY OF SAN MARCOS COMMUNITY DEVELOPMENT BLOCK GRANT FY2020/21 ANNUAL ACTION PLAN



Richmar Park Grand Opening - March 5, 2017



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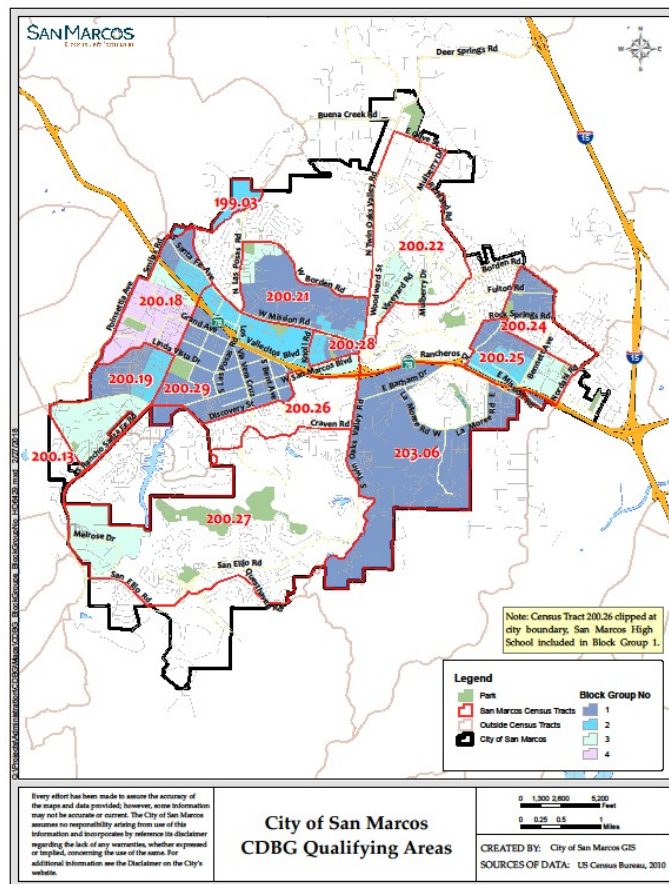
Executive Summary

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

1. Introduction

The City of San Marcos ("City") is located in the central North County region in San Diego County and is bounded by the cities of Escondido to the east and Vista to the west. The City was incorporated in 1963 and covers 24 square miles. San Marcos is one of the fastest growing cities in the region and its population is estimated at 96,847 (U.S. Census, 2018). Residents benefit from being located in North County's educational hub, having an excellent transportation network, a diverse housing stock, and exceptional community recreation programs.

**Low and
Moderate Income
Qualifying Areas,
City of San Marcos, CA
U.S. Census Bureau, 2016**



The Fiscal Year 2020/21 Annual Action Plan (AAP) represents the first year of the City's Consolidated Plan (Con Plan) for Fiscal Years 2020–25. 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. The City Council is scheduled to consider approval of the FY 2020-25 ConPlan on May 12, 2020.

The Action Plan serves as the City of San Marcos' application for U.S. Department of Housing and Urban Development (HUD) entitlement grant funding and identifies the proposed programs and projects to be funded during the City's Fiscal Year (FY) 21 which corresponds to HUD's Fiscal Year 2020. This plan also includes available funding leveraged to assist in improving the quality of life for the City's low- and moderate-income residents. HUD defines low-to moderate-income as persons earning at or below 80% of the San Diego Carlsbad MSA's median income. Published FY 2020 HUD Income Limits state a family of four earning at or below \$94,200 are considered low- and moderate- income.

2. Summarize the objectives and outcomes identified in the Plan

The U.S. Department of Housing and Community Development (HUD) requires that all activities funded by CDBG must achieve one of the following objectives: Suitable Living Environment, Decent Housing, or Creating Economic Opportunities. Once the objective is selected, HUD provides a choice of three categories to describe the outcome of the activity. The outcomes are availability/accessibility, affordability, or sustainability. The primary objectives in the City's 2020/21 Annual Action plan activities were selected from the following objectives: Suitable Living Environment and Decent Housing and are included in the City's 2020-25 ConPlan. The City of San Marcos does not currently use CDBG funds for the third objective, Creating Economic Opportunities due to the difficulty of complying with program outcomes. The objectives and outcomes are listed with the proposed activities and funding sources.

- Public Infrastructure Improvements
 - HUD CPD Objective-Creating Suitable Living Environments
 - HUD CPD Outcome-Availability/Accessibility
 - Americans With Disabilities (ADA) improvements to public infrastructure, programs and facilities (CDBG)
- Non-Profit Coordination
 - HUD CPD Objective-Suitable Living Environment
 - HUD CPD Outcomes-Availability/Accessibility
 - 2-1-1 San Diego funding to ensure the provision of information for help with primary financial, food, physical health, community development and housing needs (CDBG)
- Affirmatively Furthering Fair Housing
 - HUD CPD Objective-Decent Housing
 - HUD CPD Outcome-Availability/Accessibility
 - Fair Housing Services (CDBG)
 - Fair Housing Testing (CDBG)
 - Fair Housing – Outreach (CDBG)

3. Evaluation of past performance

Public Infrastructure. The City of San Marcos utilizes the majority of its CDBG funding to construct public infrastructure improvements since we have the San Marcos Community Foundation that awards grants to

non-profit agencies that assist our low-income population. The City has used CDBG funds to construct ADA improvements to City infrastructure and facilities.

Davis Bacon Compliance. The City of San Marcos ensures compliance with Davis Bacon prevailing wage requirements by: training City project managers and staff of federal labor requirements, notifying contractors on federal and state construction projects of prevailing wage requirements in the bid announcement, bid documents and construction contract; attaching HUD's Making Davis Bacon Work guide to the bid; researching contractors in the SAMS database to ensure contractor is in good standing; and obtaining self-certifications regarding disbarment and compliance with federal contracting requirements. Staff attends every pre-bid conference and pre-construction meeting to confirm the contractor bidding on the CDBG-funded project has complete understanding of all requirements. The City contracts with a labor compliance firm to ensure all federal and state requirements are being met on all capital improvement projects. CDBG staff receives monthly labor compliance reports to ensure compliance with labor standards and to assist with HUD labor reporting requirements.

Section 3 Compliance. The City has attended two Section 3 Compliance workshops presented by the HUD Los Angeles Office. The City includes a Section 3 Compliance Guide in every bid package, pre project and post project staff surveys for reporting purposes and City staff attends all pre-bid and pre-construction meetings to inform contractors of Section 3 compliance requirements and the importance of hiring Section 3 sub-contractors and/or residents. City staff also volunteer to help recruit labor in the project area.

Fair Housing. The City contracts out for the provision of fair housing services and testing. Last year, all of the non-complaint based testing both onsite and over the phone have resulted in "no differential treatment." The City attributes these findings to the City's annual "Crime Free Multi-Housing" training that is conducted for apartment community managers. Other factors that contribute to affirmatively furthering fair housing in the City are the CDBG-funded fair housing program, the regional efforts to combat housing discrimination and the City's production of affordable apartment communities that foster a "housing for all" approach.

City Staff is an active member of the San Diego Regional Alliance for Fair Housing (SDRAFFH) and has served for several years as its treasurer. The SDRAFFH works to ensure that all residents in the San Diego region have equal access to housing and to address the findings in the San Diego Analysis of Impediments to Fair Housing (AI). It is comprised of fair housing service providers, enforcement agencies, and local government entities. The municipal members of the SDRAFFH oversee the preparation of the regional AI, which is funded with CDBG and other local housing funds contributed by the entitlement jurisdictions in San Diego County on a pro rata basis. The SDRAFFH successfully collaborated on the development of the 2010-2015 and 2015-2019 AIs and the municipal members of the SDRAFFH are taking the lead in the development of the 2020-2024 AI as well. The SDFAFFH also presents an annual fair housing conference co-sponsored with the San Diego Housing Federation. In Fiscal Year 18/19, the conference theme was: Fair Housing: Moving Toward An Inclusive Economy. Last year's conference drew 186 attendees. The conference planned for April 9, 2020 was postponed due to Covid-19.



Continuum of Care. The City is an active member of the Alliance for Regional Solutions (ARS). ARS was founded in 2006, through the efforts of local government officials and non-profit leaders to fund a winter shelter for persons and families experiencing homelessness across North County. As a result, the Winter Shelter Network was created, including shelters in Carlsbad, Vista, Oceanside, Escondido, as well as a rotating shelter operated through the Interfaith Shelter Network. With this initial success, collaboration and cooperation among agencies increased across the region and the Alliance was able to tackle supportive services issues. They now provide year-round bridge housing services, operating shelters 365 days a year in Carlsbad, Escondido, and Vista, three winter shelters serving Oceanside and the North County Coastal and Inland communities and provide supportive services such as workforce development.

The Alliance for Regional Solutions currently includes five collaborative working groups:

Bridge to Housing Committee - a collaborative of providers who offer short-term housing solutions, case management and supportive services to help North County's persons and families experiencing homelessness with securing permanent housing and self-sufficiency.

North County Case Manager's Network –a collaborative where case managers learn about resources that are available for their clients in North County.

North County Food Policy Council - a collaborative working to increase access to a secure and nutritional food supply and to find solutions to address the unmet food security needs of North County residents.

North County Works – a collaborative that gathers resources to provide work for North County residents with physical, financial, emotional and psychological barriers to employment.

Senior Action Alliance – a collaborative working to coordinate the delivery of support and services to seniors in North County San Diego.

ARS collects annual client shelter stay data for the homeless services provided in North San Diego County and commissions the Regional Task Force on the Homeless (RTFH) to analyze their data and produce an annual report. This report details the number of clients that were sheltered, the zip code of last permanent residence, client demographic characteristics, the reason for their homelessness, the length of shelter provided to these clients, and what housing plans the clients had upon exiting the shelter program.

In Fiscal Year 2019/20, the City contributed \$125,500 in local funds to support the Alliance for Regional Solutions efforts to end homelessness.

The Regional Task Force on the Homeless (RTFH) serves as San Diego County's Continuum of Care. The continuum of care program is designed to promote communitywide commitment to the goal of ending homelessness; provide funding for efforts by nonprofit providers, State and local governments to quickly rehouse homeless individuals and families while minimizing the trauma and dislocation; promote access to



and effect utilization of mainstream programs by homeless individuals and families; and optimize self-sufficiency among individuals and families experiencing homelessness.

The RTFH is responsible for conducting the federally mandated annual census of homeless persons known as the Point-in-Time-Count (PITC). The PITC is meant to be a one-day snapshot of persons living either on the streets or in short-term shelters. The PITC is usually conducted during the last week of January each year. The information is used at both the national and local levels to help inform decision-making around homeless issues, funding, and the design of a system of care that best serves the most vulnerable people while maximizing limited resources.

The City of San Marcos works cooperatively with the RTFH in support of the PITC to ensure the City's homeless population is counted. The City consults with the County of San Diego Sheriff's Department's Homeless Outreach Team and other City departments to identify locations of persons experiencing homelessness and produces a GIS map with Census Tract information for the RTFH.

HUD's Program Assessment. Each program year of the ConPlan period, the City must submit to HUD, a Consolidated Annual Performance and Review Report (CAPER) with detailed information on progress towards the priorities, goals and objectives outlined in the ConPlan. HUD conducts a cursory annual program assessment and provides commentary on the City's use of CDBG funds and the progress made towards the goals and objectives stated in the 2015-2019 ConPlan. For Program Year 2018, the City's FY 2018/19, HUD has determined that the City has the continuing capacity to administer the CDBG program, the activities undertaken are consistent with the City's HUD-approved ConPlan and the City continues to make progress towards meeting its housing and community development goals.

4. Summary of Citizen Participation Process and consultation process

The City of San Marcos invited 40 social service providers who assist San Marcos residents to a Needs Assessment Consultation for the City's 2020/21 Annual Action Plan on February 27, 2020. The following agencies received invitations: 211 San Diego, Alzheimer's' San Diego, ARC of San Diego North County, Big Brothers Big Sisters of San Diego County, Boys & Girls Club of San Marcos, Casa de Amparo, Community Resource Center, Elizabeth Hospice, Encuentros Leadership of Northern San Diego, Fraternity House, Hope through Housing Foundation, Hospice of the North Coast, Interfaith Community Services, Interfaith Shelter Network, Just in Time for Foster Youth, MAAC Project, Meals on Wheels, Inc, Mental Health Systems (MHS) North County, San Diego Food Bank- North County, North County Health Services, Operation Hope, Palomar College Foundation, Palomar Health Foundation, Restorative Justice Mediation Program, The McAlister Institute, San Diego Council on Aging, San Diego County Health and Human Resources, San Diego County Library-San Marcos Branch, San Diego County Office of Education/English Learners (Migrant Education), San Marcos Community Foundation, San Marcos Veteran's Center, Solutions for Change, Tender Loving Canines, T.E.R.I., Inc, Tri-City Hospital Foundation, Vista Community Clinic, and the Women's Resource Center.



18 staff members from 12 agencies attended to discuss the needs of the low-income population in San Marcos. The most common needs that emerged as the most urgent were:

- Funding to expand programs
- Affordable housing
- Resources for persons experiencing homelessness

The City's annual social service provider meeting informs attendees what other services are offered in San Marcos for their clients and provides an opportunity to collaboration. Typically, most urgent needs identified are outside the scope of services provided by the City of San Marcos, however, the City has been helping low- and moderate-income residents obtain housing through the production of affordable housing units since 1994 and using CDBG funds to assist 2-1-1 with the coordination of non-profit services since 2008.

Due to Covid-19, the City held two virtual public hearings for the 2020/21 Annual Action Plan. The first needs assessment public hearing was held on April 14, 2020. No public comments were received at the hearing. The City Council is scheduled to consider the FY 2020/21 Annual Action Plan at a public hearing on May 12, 2020.

5. Summary of public comments

Public comments were received at the City's social service provider meeting held on February 27, 2020. The providers stated, from their prospective, the most urgent needs of the City's low- and moderate-income residents funds for expanding programs, affordable housing, and resources for persons experiencing homelessness. No public comments were received at the virtual hearing on April 14, 2020.

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

There were no comments or views not accepted.

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

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of CDBG program. The City of San Marcos does not receive ESG or HOPWA funds and is a member agency of the San Diego County HOME Consortium.

PR-05.01: Responsible Agencies

| Agency Role | Name | Department/Agency |
|-------------|------------------------|-------------------|
| Lead Agency | City of San Marcos, CA | Finance Division |

The City of San Marcos is the lead agency responsible for the preparation and administration of the ConPlan, corresponding Annual Plans, CAPERs, and the execution of the CDBG program. The County of San Diego is



the lead agency for HOME funding and the City is a member of the County of San Diego's HOME consortium. The Housing Authority of the County of San Diego (HASCD) serves as the City's public housing agency and administers the Section 8 rental assistance program for San Marcos residents. The implementation of activities funded by the CDBG program may include consultation with City Administration, Community Services, Economic Development, and Public Works.

Consolidated Plan Public Contact Information

The Consolidated Plan public contact is:

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

1. Introduction

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)).

The Housing Authority of the County of San Diego (HACSD) serves as the City's public housing agency. The City of San Marcos does not operate its own public housing agency. The County actively consults and interacts throughout the year with the Regional Task Force on the Homeless (RTFH), which serves as the local Continuum of Care (CoC); stakeholders; the public; and other governmental entities when developing its policies, procedures, programs and strategic goals. Additionally, HACSD is a department within the County's Health and Human Services Agency (HHS), which provides vital health and social services to over 3.3 million residents. As matrix organization, the Agency is made up of Service Departments that develop services and policies governing HHS programs and Regional Operations (Regions) that deploy customer service processes throughout the county and convene community leaders. Service Departments include Aging and Independent Services, Behavioral Health Services, Child Welfare Services, Public Health Services, and Self-Sufficiency Services. There are six Regions with three regional directors overseeing operations/service delivery and community input. HCDS communicates and coordinates with Agency Service Departments and the Regions on a regular basis.

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 San Diego Regional Continuum of Care Council (RCCC) is large cooperative community group consisting of representatives of the 18 cities within the county, nonprofit homeless service providers and other interested parties. The RCCC has identified the Regional Task Force on the Homeless to serve as the lead agency responsible for identifying gaps in homeless services, establishing funding priorities, and pursuing an overall systemic approach to addressing homelessness. 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. Facilities in proximity to San Marcos serving persons experiencing homelessness include the Fraternity House, which provides permanent supportive housing for persons with HIV/AIDS, the Brother Benno Foundation providing transitional housing for men in recovery from substance abuse, the Women's Resource Center, which provides emergency safe shelter for victims of domestic violence and Casa de Amparo for children and youth removed from their homes by Child Protective Services and they also provide transitional housing for former foster kids ages 18-25. Interfaith Shelter Network also provides a number of services to the homeless to include a year-round shelter and transitional shelter beds for veterans and seniors.

The City is an active member of the Alliance for Regional Solutions. The Alliance for Regional Solutions was founded in 2006, through the efforts of local government officials and non-profit leaders to fund a winter shelter for persons and families experiencing homelessness across North County. As a result, the Winter Shelter Network was created, including shelters in Carlsbad, Vista, Oceanside, Escondido, as well as a rotating shelter operated through the Interfaith Shelter Network. With this initial success, collaboration and cooperation among agencies increased across the region and the Alliance was able to tackle supportive services issues. They now provide year-round bridge housing services, operating shelters 365 days a year in Carlsbad, Escondido, and Vista, three winter shelters serving Oceanside and the North County Coastal and Inland communities and provide supportive services such as workforce development.

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

The City of San Marcos does not receive ESG funds. The County of San Diego receives EDG funds. Consultation takes place with participation of County officials, staff serving on the RCCC Governance Board and RCCC. County personnel involved in the RCCC participate in setting local priorities, reviewing and rating proposals, certifying need, and the annual review of ESG programs.

2. Agencies, groups, organizations and others who participated in the process and consultations

The following list includes organizations that the City invited to the needs assessment meeting for the annual action plan development. The agencies that attended the meeting are denoted in boldface.

- **211 San Diego**
- ARC Partnerships With Industry San Diego North County
- Big Brothers & Big Sisters
- Boys & Girls Club of San Marcos
- **Casa de Amparo**
- Community Resource Center
- Elizabeth Hospice
- Encuentros Leadership of Northern San Diego
- English Learners at San Diego County Office of Education
- **Feeding San Diego**
- Fraternity House
- Hope through Housing Foundation
- Hospice of the North Coast
- **Interfaith Community Services**
- Interfaith Shelter Network
- Just in Time for Foster Youth
- MAAC Project
- **Meals on Wheels, Inc.**
- **Mental Health Systems (MHS) North County Inland**
- **North County Health Services**
- **Operation Hope**
- Palomar College Foundation
- Palomar Health Foundation
- Restorative Justice Mediation Program
- San Diego County Council on Aging
- San Diego County Health and Human Resources
- **San Diego County Library-San Marcos Branch**
- San Diego County Office of Education/English Learners (Migrant Education)
- **San Marcos Community Foundation**
- San Diego Food Bank - North County
- **San Marcos Veteran's Center**
- Solutions for Change
- Tender Loving Canines



- T.E.R.I., Inc,
- **The Foundation for Senior Well Being**
- **The McAlister Institute**
- Tri-City Hospital Foundation
- Vista Community Clinic
- Women's Resource Center

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

The City of San Marcos consulted with agencies and non-profits that offer programs and assistance to the City's residents. No agency or organization was purposely excluded from providing input on the Annual Action Plan.

AP-01: Other Local and Regional Planning Efforts Considered

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|---|---------------------------------|---|
| City of San Marcos 2013-2021 Housing Element | City of San Marcos | Aligns with the strategic plan goal of continuing to create affordable housing units; the housing element details the existing and future housing needs. |
| San Diego Regional Analysis of Impediments to Fair Housing (AI) 2015-2019 | 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. |
| 2-1-1 San Diego Quarterly Needs Report | City of San Marcos | Aligns with the strategic plan goal of assisting in the Continuum of Care; this report details the needs of San Marcos residents and serves as an ongoing needs assessment of our low-and moderate-income residents. |
| Continuum of Care | Alliance for Regional Solutions | Aligns with the strategic plan goal of assisting in the Continuum of Care; the Alliance for Regional Solutions works to end homelessness across North County San Diego. |
| City of San Marcos General Plan | City of San Marcos | Aligns with the strategic plan goal of improving the quality of life for the City's low-and moderate-income community; the General Plan Update addresses a wide range of issues that affect San Marcos such as the physical development of the City and economic and social concerns that can affect the overall quality of life. |

AP-12 Participation - 91.401, 91.105, 91.200(c)

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

AP-12.01: Citizen Participation Outreach

| Mode of Outreach | Target of Outreach | Summary of Response/Attendance | Summary of Comments Received |
|---------------------------------|--|--------------------------------|---|
| Social Service Provider Meeting | Agencies serving low-income San Marcos residents | 18/18 | Majority of attendees commented on the need for space for expanding programs, affordable housing for clients, and additional resources for persons experiencing homelessness. |
| Public Hearing #1 | San Marcos City Council Meeting | Virtual Public Hearing | No comments received. |
| Public Hearing #2 | San Marcos City Council Meeting | Virtual Public Hearing | TBD |
| Total | | TBD | |

The City of San Marcos invited 40 social service providers who assist San Marcos residents to a needs assessment consultation for the City's 2020/21 Annual Action Plan on February 27, 2020. The following agencies received invitations: 211 San Diego, ARC Partnerships With Industry San Diego North County, Big Brothers and Big Sisters, Boys & Girls Club of San Marcos, Casa de Amparo, Community Resource Center, Elizabeth Hospice, Encuentros Leadership of North County, Feeding San Diego, Fraternity House, Hope through Housing Foundation, Hospice of the North Coast, Interfaith Community Services, Interfaith Shelter Network, Just in Time for Foster Youth, MAAC Project, Meals on Wheels, Inc, Mental Health Systems (MHS) North County Inland, North County Health Services, Operation Hope, Palomar College Foundation, Palomar Health Foundation, Restorative Justice Mediation Program, San Diego Council on Aging, San Diego County Health and Human Resources, San Diego County Library-San Marcos Branch, San Diego County Office of Education/English Learners (Migrant Education), San Diego Food Bank- North County, San Marcos Community Foundation, San Marcos Veteran's Center, Tender Loving Canines, T.E.R.I., Inc, Tri-City Hospital Foundation, Vista Community Clinic, and the Women's Resource Center.

Staff from 18 agencies attended to discuss the needs of the low-income population in San Marcos. The most common needs that emerged as the most urgent were:

- Space for expanding programs

- Affordable housing
- Resources for persons experiencing homelessness.

Typically most urgent needs identified are outside the scope of services provided by the City of San Marcos, however, the City has been helping low-and moderate-income residents obtain housing through the production of affordable housing units since 1994 and using CDBG funds to assist 2-1-1 with the coordination of non-profit services since 2008. The County of San Diego, the City's housing authority, provides Section 8 vouchers but does not have enough funding to meet the overwhelming need for affordable housing.

The goals for the meeting were achieved, the City received valuable information on the needs of our low- and moderate-income community and the agencies got to network and learned of additional resources for their clients. During this ConPlan and AAP planning period, the City's outreach efforts were severely curtailed due to the Covid-19 pandemic. A needs assessment was posted on the City's website and very few responses were received. Due to the importance of communicating vital Covid-19 information to residents, staff was unable to post on social media. There were three opportunities for outreach, one was conducted, the other two meetings were cancelled due to the pandemic. HUD advised jurisdictions to proceed with the development of the plans according to statutory requirements and issued guidance in March 2020 that stated, "HUD understands the exigencies of a public health challenge and will not penalize a grantee who does its best to comply with citizen participation requirements and documents its efforts." The City used the outreach conducted for the 2015-2019 Consolidated Plan, the needs gathered at the annual social service provider meeting, and quarterly 2-1-1 San Diego needs reports. Due to Covid-19, the City held two virtual public hearings for the 2020/21 Annual Action Plan. The first needs assessment public hearing was held on April 14, 2020. No public comments were received at the hearing. The City Council is scheduled to consider the FY 2020/21 Annual Action Plan at a public hearing on May 12, 2020.



Expected Resources

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

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 2020 | | | | Expected Amount Available Reminder of ConPlan | Narrative Description |
|---------|-----------------|--|-------------------------------------|----------------|----------------------|-------------|---|---|
| | | | Annual Allocation | Program Income | Prior Year Resources | Total | | |
| CDBG | Federal | <ul style="list-style-type: none">• ADA Improvements• Program Administration• Fair Housing Services, Testing, Outreach• Non-profit coordination (2-1-1 San Diego funding) | \$724,987 | \$0 | \$744,035 | \$1,289,312 | TBD | ADA improvements to public infrastructure and facilities. Fair housing services, outreach and testing. Non-profit provision of information for basic needs such as shelter, food, health, and welfare. Program administration. |

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 of San Marcos has relied heavily on the use of Low Income Housing Tax Credits (LIHTC) to leverage funds from private developers to build affordable housing in the City. Federal and state tax credits are used by developers of multi-family housing in return for reserving a portion of the development for very-low, low-, and moderate-income households at affordable rents. These federal and state tax credits are allocated by the state based on a priority scoring system. Since 1998, the City had 18 properties that were awarded LIHTC for a total production of 1,701 low-income units. The 4 percent and 9 percent LIHTC are the principal source of funding for the construction and rehabilitation of affordable rental homes. The most recent apartment community to received LIHTC was Promenade at Creekside, Phase II. The City does not receive HOME Investment Partnerships Program funds directly and does not have any matching requirements.

The loss of state redevelopment funds has severely limited the City's ability to leverage federal funding to construct Capital Improvement Projects (CIPs) and affordable housing developments in the City's low- and moderate- income communities.

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

Discussion

The City as Successor Housing Agency to the former Redevelopment Agency (RDA) has a number of vacant properties that may be used to support additional affordable housing projects over the next five to ten years. These properties were purchased using former RDA low-and moderate-income housing funds. These properties must be used to further the goal of the development of additional affordable housing units.

Annual Goals and Objectives

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

Table 5. Goals Summary

| Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|--------------------------------|--|------------|----------|--|----------------------|--|---------------------|----------------------------|
| 1 | ADA Improvements to City Facilities, Programs and Infrastructure | 2020 | 2021 | Infrastructure Non-Housing Community Development | City wide | Creating Suitable Living Environments | \$531,342 (CDBG) | Availability/Accessibility |
| 3 | Affordable Rental Housing | 2020 | 2021 | Affordable Housing | City wide | Decent Housing | \$3,000,000 (SMSHA) | Availability/Accessibility |
| 4 | Homeowner Rehabilitation Loans | 2020 | 2021 | Affordable Housing | City wide | Decent Housing | \$120,000 (SMSHA) | Availability/Accessibility |
| 6 | Affirmatively Furthering Fair Housing | 2020 | 2021 | Public Service | City wide /Region | Decent Housing | \$34,630 (CDBG) | Availability/Accessibility |
| 7 | Homelessness | 2020 | 2021 | Homeless | North County | Decent Housing | TBD (City Funds) | Availability/Accessibility |
| 8 | Non-Profit Coordination | 2020 | 2021 | Public Service | City wide | Creating Suitable Living Environments/Decent Housing | \$32,408 (CDBG) | Availability/Accessibility |
| Total Estimated Funding | | | | | | | \$3,718,370 | |



Goal Descriptions

CDBG funds are used to serve the City's low-to moderate- income community, meet the established goals for these funds and to serve the greatest number of residents. The City plans to use FY FY2020/21 CDBG funds for ADA street improvements to provide accessible routes for persons with severe disabilities. The City will use former RDA funds to provide assistance for home rehabilitation loans to assist homeowners in maintaining safe housing. Available CalHOME grant funds that have been repaid will be used to assist individuals with the purchase of their first home. The City also promotes the County of San Diego HOME Consortium first time home buyer Down Payment and Closing Cost Assistance Program.

For public services other than the mandated fair housing services and the non-profit coordination service (2-1-1 San Diego), the City utilizes the San Marcos Community Foundation (SMCF), which awards mini grants up to \$1,500 and larger grants up to \$10,000 to non-profit organizations that demonstrate an ability to provide supportive services that directly benefit the residents of the City of San Marcos. In FY 2018/19, the SMCF awarded \$43,073 to non-profit agencies assisting the City's low- and moderate-income residents. Agencies such as Feeding San Diego and North County Health Services have received grant funding from the SMCF. The use of the San Marcos Community Foundation enables the City to use CDBG funds for projects and activities that serve the greatest number of residents given the limited amount of funding.

AP-35 Projects - 91.420, 91.220(d)

Introduction

In FY 2020/2121, the City will receive \$724,987 in CDBG funds.

Project Information/Summary

| # | Project Name | CDBD Funding Amount |
|-------|--|---------------------|
| 1 | ADA Improvements to Public Infrastructure, Programs and Facilities | \$531,342 |
| 2 | Fair Housing Services, Studies & Testing | \$ 34,630 |
| 3 | 2-1-1 San Diego – Non Profit Coordination | \$ 32,408 |
| 4 | Program Administration | \$ 126,607 |
| Total | | \$ 724,987 |

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

Each of the projects identified for funding during FY 2020/21 meet a priority need and goal in the ConPlan. A major obstacle to addressing the City's low- and moderate-income residents is the loss of redevelopment funding. This has severely limited the amount of funding that can be leveraged with CDBG funds for projects.



AP-38 Project Summary

Project Summary Information

For FY 2020/21, the City of San Marcos will receive \$724,987 in CDBG funding and has an additional \$744,035 available from prior years funding. In FY 2020/21, the City plans to continue to complete ADA curb and sidewalk reconstruction projects. The City has an ADA Transition Plan Update that is consulted for project selection along with a map of CDBG income-qualified census tracts. The City will use CDBG funds to affirmatively further fair housing as is mandated by HUD, fund 2-1-1 San Diego to provide community service referral services, and use CDBG funds for program administration.

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

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

The 2010 Census identified areas of the City with higher concentrations of low- and moderate-income residents as illustrated in the map of low- and moderate-income qualifying areas. The U.S Census Bureau updates the census data using the American Community Survey (ACS) data tools. The City of San Marcos will be constructing City-wide ADA Improvements using the City's ADA Transition Plan and the locations of CDBG income- qualified census tracts for locations. The City does not have any formal target areas.

Rationale for the priorities for allocating investments geographically

If the City has identified capital improvement project funding that can be leveraged with CDBG funds, priority for allocating CDBG funding is given to projects located within an approved HUD qualifying census tract and/or census block group. Capital Improvement Project priorities are assigned based on a number of factors including, environment issues that threaten life or property, the amount of other funding leveraged to complete the project, budget prioritization of Capital Improvement Projects, the total number of residents benefited, the need for improved access, phase of improvement project, needs assessment results and other important needs of the community as a whole. Priorities for CIP projects are addressed by the San Marcos City Council in the budget approval process for each fiscal year (July 1 to June 30).

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

Introduction

The City's efforts in addressing underserved needs, expanding and preserving affordable housing, reducing lead-based paint hazards, and developing institutional structure for delivering housing and community development activities are listed below.



Actions planned to address obstacles to meeting underserved needs

As stated in the City's FY 2020/21 ConPlan, the City will continue to partner with affordable housing developers to create more affordable housing with gap funding, to assist 2-1-1 San Diego in providing San Marcos residents with public service resources for basic needs, to fund homeless support services through the Alliance for Regional Solutions, and to construct ADA Improvements to assist our residents with severe disabilities. This is all in addition to the requirement of affirmatively furthering fair housing by conducting a mandatory fair housing program.

The primary obstacle in meeting the underserved needs is the continued lack of available federal, state and local funding for community development and housing activities, including public services and other programs. Local jurisdictions whose primary mission is to provide social services, such as the County of San Diego, do not receive enough federal funding to meet the overwhelming need for Section 8 Rental Assistance.


Although San Marcos does not use CDBG funding for public services, the San Marcos Community Foundation awards grant funds for activities that directly assist San Marcos residents, with a focus on meeting unmet needs. In Southern California, the continued high cost of living, housing costs for both rental and ownership and the elimination of state redevelopment agency (RDA) funds combine to create a major obstacle in providing housing that is truly affordable. The City plans to continue hold annual social service provider meetings in San Marcos to help with solutions to meet underserved needs.

Actions planned to foster and maintain affordable housing

Cuts in Federal and State funding have reduced the City's ability to create additional affordable housing. The City partners with affordable housing developers and uses Successor Housing Agency funds as gap funding to create affordable housing. In FY2020/21, the City plans to contribute 3 million to the production of affordable housing. The City also has an Inclusionary Housing Ordinance to foster development of affordable housing. The Inclusionary Housing Ordinance requires all developers of new for-sale housing units to either provide 15% of those units at affordable prices or pay an in-lieu fee. The City has an inspection program to maintain affordable housing units constructed. The affordable housing inspection program insures that over 2,000 units of affordable rental housing, with income restrictions obtained through regulatory agreements, are maintained in a clean and safe condition and that the incomes of those families living in the over 20 different communities are verified as meeting the limits required by the funding source that help build the units. The City's Housing Element was adopted in 2013. The housing element provides long-range policy direction consistent with the General Plan.

Actions planned to reduce lead-based paint hazards

The County of San Diego serves as the City's public housing agency. The HACSD continues to support lead-based paint hazard control efforts in compliance with lead-based paint reduction requirements in all housing activities covered by Sections 1012 and 1013 of the Residential Lead-Based Paint Hazard Reduction Act of



1992, as well as the Lead-Safe Housing Rule under 24 CFR Part 35. During the years since the regulations took effect HACDS's Affordable Housing Development Program has carried out lead assessment and reduction practices as required. Housing programs operated by the City of San Marcos are in compliance with HUD's standards regarding lead-based paint. The City's manufactured homeowner rehabilitation loan program meets the federal requirements for providing lead-based paint information with each rehabilitation loan and requiring paint testing of disturbed surfaces for lead in all single-family homes constructed before 1978. If lead-based paint was found in a home, the cost of lead-based paint removal is an eligible activity under the homeowner rehabilitation program. The City's Building Inspectors are alert to any housing units that apply for a permit for construction or remodeling, which may contain lead-based paint and other lead hazards. The County of San Diego's Childhood Lead Poisoning Prevention Program (CLPPP), a division of the San Diego Health and Human Services Agency, provides outreach and education programs and case management services for San Diego County residents, including San Marcos residents.

Actions planned to reduce the number of poverty-level families

Approximately, 12.5% of San Marcos residents live below the poverty level based on the latest ACS data. Solving the problem of poverty involves a number of economic, social, institutional and policy issues that are well beyond the City's jurisdiction. Providing safe and affordable housing and promoting community development are the City's programs to help alleviate poverty. The City's strategy of providing safe, affordable housing assists in reducing the number of poverty level families in San Marcos. When families are able to live in an environment where no more than 30% of their limited income is spent on housing, they have more funds to help with other basic needs. In addition, the City has several affordable housing developments that provide programs and supportive services (e.g. after school, computer labs, budgeting and language classes) to assist residents in excelling in both school and the work environment. The provision of these programs and supportive services assist families in moving up the economic ladder by providing tools for success. The City assists in reducing poverty by affirmatively furthering fair housing through our contract with the Legal Aid Society of San Diego. Promoting fair housing improves housing choices for our low- and moderate-income families. The City also supports funding operations of 2-1-1 San Diego which provides our low- and moderate-income residents referral information for assistance with the basic needs of housing, food, utility assistance and healthcare.

Actions planned to develop institutional structure

The City of San Marcos is committed to achieving the ConPlan goals of providing decent housing and creating a suitable living environment for low-and moderate-income residents with the existing institutional structure. The City has created over 3,300 affordable housing units, both rental and for sale, since 1991 and has demonstrated our dedication to creating a suitable living environment for our low-and moderate-income residents by the capital improvement projects we have completed in our CDBG qualifying census tract areas.

The City of San Marcos is governed by a Council-Manager form of local government consisting of (4) four elected Council Members and an elected Mayor. The Council appoints the City Manager and the City

Attorney. The City Manager directs City Staff and is responsible for the implementation of policies, ordinances, resolutions, and budgets approved by the Council. The City Attorney is responsible for all legal matters involving the City and ensuring all necessary governance requirements are met. The City Council also serves as the Board of Directors for various agencies, including but not limited to, the San Marcos Successor Housing Agency, San Marcos Redevelopment Oversight Review Board, the San Marcos Fire Protection District, and the Mobilehome Rent Review Commission. The City Council also establishes local commissions and boards to aid the Council and Staff. Some of these boards and commissions include, but are not limited to: Budget Review Committee, Community Services Commission, Planning Commission, San Marcos Community Foundation, Traffic Safety Commission, Youth Commission. Staff in the Finance Division administer the CDBG program and are responsible for program administration, reporting and compliance. CDBG program staff consult with several City departments during the preparation of the ConPlan and the AAP. Those departments include City Administration, Public Works, and Parks and Recreation. The San Marcos Community Foundation provides mini-grants and a quarterly larger grant to local non-profits that provide low- and moderate-income residents help with basic needs. Since the San Marcos Community Foundation funds non-profits, the City only has one sub-recipient that provides fair housing services. The City monitors the affordable housing programs for all properties not owned by the City. The City works with both affordable and for-profit housing developers in the creation of affordable units and the ongoing maintenance of the developments as well.

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

The Housing Authority of the County of San Diego (HACSD) serves as the City's public housing agency. The City of San Marcos does not operate its own public housing agency. The HACSD operates the Section 8 rental assistance program and owns a rent-restricted housing project in San Marcos. As stated in the County of San Diego 2020-2025 Consolidated Plan, the HACSD participates in a variety of coalitions made up of affordable housing and community development coordinators from all 18 incorporated cities and various nonprofit organizations in the San Diego region. These result in coordination of activities, sharing of information, and joint operation of certain HUD programs. The coalitions include: CDBG Coordinators Group; HOME Consortium; Regional Continuum of Care Council; Mortgage Credit Counselors; California Finance Officers' Group, California Association of Housing Authorities, National Association of Housing Redevelopment Officials, Participating Cities in the First-Time Homebuyer Program; and Housing Authorities within San Diego County. They also consult with the San Diego Regional Alliance for Fair Housing (SDRAFFH) and the San Diego Housing Federation. The San Diego Housing Federation is made up of affordable housing organizations and lenders that sponsor programs and activities in partnership with the County and cities in the region.

The City of San Marcos is a member of the County of San Diego HOME Consortium, which includes the County of San Diego, and four other cities (Vista, Carlsbad, Santee and La Mesa). The City will continue to participate in the San Diego HOME Consortium during successive qualification periods thru the ConPlan



period to allow San Marcos residents to utilize the HOME programs administered by San Diego County. The County has HOME-funded First-Time Home Buyer program for residents of the HOME Consortium cities.

Throughout San Diego County there are several regional collaborative efforts where public and private agencies meet to tackle solutions to long-term housing and community development problems. The City will continue to participate in the following regional committees: SANDAG Regional Housing Workforce Group, The Alliance for Regional Solutions (ARS), the Regional Task Force on the Homeless, the San Diego Regional Alliance for Fair Housing (SDRAFFH), and the Community Development Block Group (CDBG) Administrators Quarterly Meetings. The City will continue to provide technical assistance to affordable housing developers and community-based organizations that assist the City in the provision of affordable housing. Non-profit social service agencies play an important role in serving the needs of the City's low-and moderate-income residents even though they are not funded by the CDBG grant program. As stated previously, the San Marcos Community Foundation awards mini grants up to \$1,500 and larger grants up to \$10,000 to non-profit agencies serving San Marcos residents. The San Marcos Community Foundation bylaws allow agencies to apply twice a year for funding but it may not be for the same project. The City annually meets with social service providers in San Marcos during the needs assessment process and will continue to hold annual meetings to foster information gathering on client needs and networking among the providers. Lastly, the City will maintain contact with trade organizations, such as the Building Industry Association (BIA) and the San Diego Housing Federation.



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

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

1. *The total amount of program income that will have been received before the start of the next program year and that has not been programmed.* The City of San Marcos does not receive program income from the CDBG program.
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.* This is not applicable since the City does not have a Section 108 loan.
3. *The amount of surplus funds from urban renewal settlements.* This is not applicable since the City does not receive any surplus funds from urban renewal settlements.
4. *The amount of grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.* This is not applicable since the City did not return any funds to the line of credit.
5. *The total amount from float-funded activities.* This is not applicable because the City of San Marcos does not have any float-funded activities.

Total Program Income

As previously stated, the City of San Marcos does not receive CDBG program income.

Other CDBG Requirements

1. *The amount of urgent need activities.* Currently, the City does not have any urgent need activities.