SAN MARCOS
DISCOVER LIFE'S POSSIBILITIES

PY 2023/2024 ANNUAL ACTION PLAN

FOR

UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FUNDING PROGRAMS

CITY OF SAN MARCOS

April 2023

ACKNOWLEDGEMENTS

Prepared by: The City of San Marcos

Date	Description	Version
March 28, 2023	Needs assessment public hearing	
March 30, 2023	Posted draft PY 2023/2024 AAP to City's website for public review and comments	0
May 9, 2023	Public hearing to approve final PY 2023/2024 AAP	0
June 15, 2023	Finalized PY 2023/2024 AAP and posted to website	0

TABLE OF CONTENTS

ACKNOWLEDGEMENTS 2

TABLE OF CONTENTS 3

CHAPTER 1: EXECUTIVE SUMMARY 5

AP-05 EXECUTIVE SUMMARY - 91.200(C), 91.220(B) 5

1. Introduction 5
2. Summarize the objectives and outcomes identified in the Plan 6
3. Evaluation of past performance 7
4. Summary of Citizen Participation Process and consultation process 8
5. Summary of public comments 8
6. Summary of comments or views not accepted and the reasons for not accepting them. 8
7. Summary 8

PR-05 LEAD & RESPONSIBLE AGENCIES - 91.200(B) 9

1. Agency/entity responsible for preparing/administering the Consolidated Plan 9

AP-10 CONSULTATION - 91.100, 91.200(B), 91.215(L) 9

1. Introduction 9
2. Agencies, groups, organizations and others who participated in the process and consultations 11

AP-12 PARTICIPATION - 91.401, 91.105, 91.200(C) 15

1. Summary of citizen participation process/Efforts made to broaden citizen participation 15

CHAPTER 2: EXPECTED RESOURCES 18

AP-15 EXPECTED RESOURCES - 91.420(B), 91.220(C)(1,2) 18

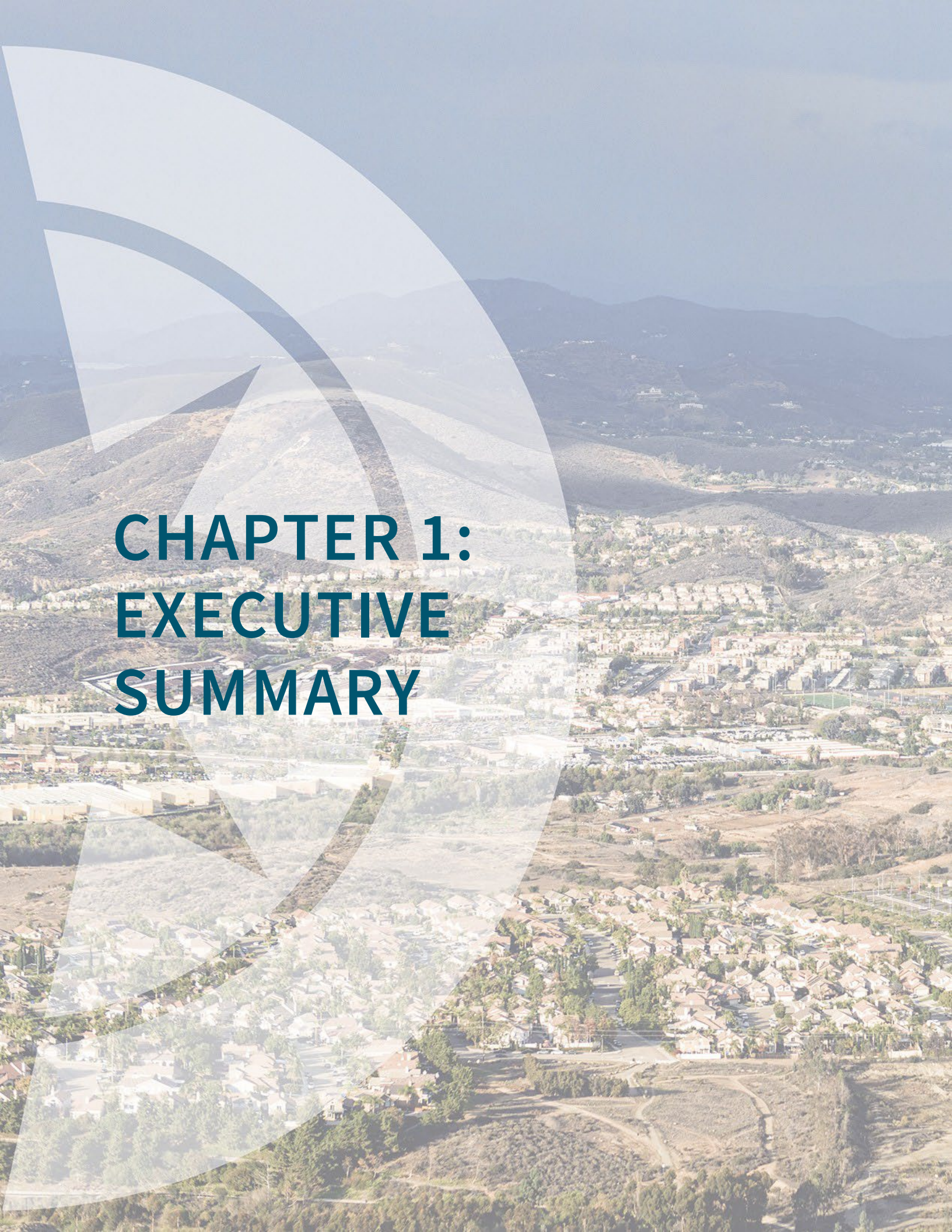
1. Introduction 18
2. Anticipated Resources 18

CHAPTER 3: ANNUAL GOALS AND OBJECTIVES 21

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e) 21
AP-35 Projects - 91.420, 91.220(d) 22
AP-38 Project Summary 23
AP-50 Geographic Distribution - 91.420, 91.220(f) 23
AP-75 Barriers to affordable housing -91.420, 91.220(j) 24
AP-85 Other Actions - 91.420, 91.220(k) 24

CHAPTER 4: PROGRAM SPECIFIC REQUIREMENTS 28

AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4) 28



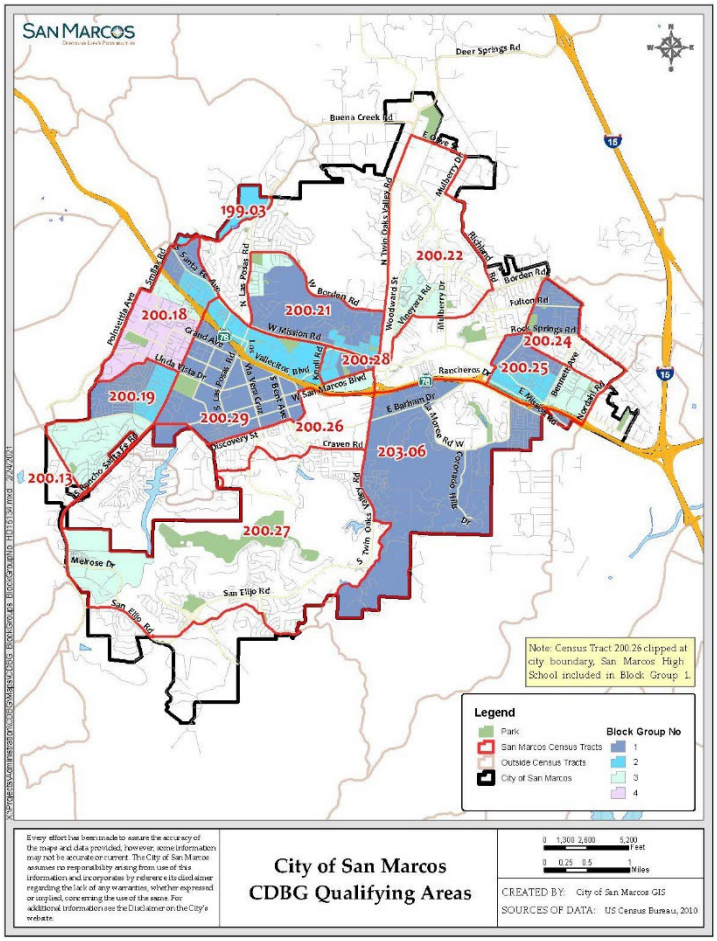
CHAPTER 1: EXECUTIVE SUMMARY

CHAPTER 1: 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 has an estimated population of 94,833 (U.S Census, 2020) which represents a 13.2% increase since 2010. Residents benefit from being located in North County's educational hub, having an excellent transportation network, diverse housing, job centers, and exceptional community recreation programs. Following is a map showing the census tracts located in the city.

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

The Program Year (PY) 2023/2024 Annual Action Plan (AAP) represents the fourth year of the City's five-year 2020-2024 Consolidated Plan (ConPlan) for the City's Fiscal Years 2021–2025. The ConPlan is a planning document submitted to the U.S. Department of Housing and Urban Development (HUD) for entitlement jurisdictions funded by the Community Development Block Grant (CDBG) program.

The AAP serves as the City of San Marcos' application to HUD for CDBG entitlement grant funds. The AAP identifies the proposed programs and projects to be funded during HUD's Program Year 2023/2024, which corresponds to the City's Fiscal Year (FY) 2023/2024. This plan identifies the available funding available and how the City will leverage the funds to improve the quality of life for the City's low- and moderate-income (LMI) residents. HUD defines LMI residents as persons living in the city earning at or below 80% of the San Diego County MSA's median 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
- Creating Economic Opportunities

The Following are the City's objectives and outcomes for the CDBG PY 2023/2024.

- Public Infrastructure Improvements
    - HUD CPD Objective- Create Suitable Living Environments
    - HUD CPD Outcome-Availability/Accessibility
        - Americans with Disabilities (ADA) improvements to public infrastructure, programs and facilities
        - Improvements to Public infrastructure, Parks, Community Facilities, and Programs
- Non-Profit Coordination
    - HUD CPD Objective-Create Suitable Living Environment
    - HUD CPD Outcome-Availability/Accessibility
        - Ensure the provision of information for help with meeting basic needs such as food, physical health, 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
- Program Administration

- Program Administration, Planning, Reporting, and Compliance

3. EVALUATION OF PAST PERFORMANCE

The City has made progress in meeting the goals of the ConPlan and the PY2022/2023 Annual Action Plan by funding capital improvement projects, public services, affordable housing programs, and fair housing services. Following is a summary of the activities performed to support the four goals listed in the current ConPlan:

1) ADA Improvements to City Facilities and Infrastructure - Create Suitable Living Environment

   The City of San Marcos utilizes the majority of its CDBG funding to construct ADA improvements to City facilities and public infrastructure. The City has funded ADA improvements to public infrastructure by constructing ramps and installing audible pedestrian signals at crossings. As part of the capital improvement process, the City also contracts with a labor compliance firm to ensure all federal and state requirements are being met. Staff receives monthly labor compliance reports to ensure compliance with labor standards and to assist with HUD labor reporting requirements.

2) Affirmatively Furthering Fair Housing – Decent Housing

   As of July 28, 2020 the City has a five-year contract with Legal Aid. Legal Aid affirmatively furthers fair housing by providing education and outreach to residents and housing providers, assistance with submitting fair housing complaints to HUD, housing legal services, and tenant/landlord mediation. City Staff are active members of the San Diego Regional Alliance for Fair Housing (SDRAFFH). 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 regional efforts combat housing discrimination and the City's production of affordable apartment communities that foster a "housing for all" approach. CDBG requires participation in the AI process as we use $30,000 each year of CDBG funds towards Legal Aid Services for the citizens of San Marcos.

3) Non-Profit Coordination - Create Suitable Living Environment

   The City contracted with Casa de Amparo to provide supportive services to foster youth. Casa de Amparo provides comprehensive residential care to foster youths ages 12-18 annually. Services provided include housing meals, case management, clinical support, healthcare, education guidance, and life skills development for future success.

   The City Contracted with Solutions for Change (Solutions) to provide support services to families experiencing homelessness. Solutions provides skills and resources including education and employment training, career planning, and personal development within one cohesive program.

The City continued to contract with 2-1-1 San Diego to assist residents obtain supportive services and help with basic needs such as food, housing/shelter, material goods, transportation and utility assistance.

4) Community Facilities - Create Suitable Living Environment

The City continued to improve its facilities to provide accessibility to disabled residents. The City has determined that additional improvements to public infrastructure, facilities, parks, and programs would meet the need for additional infrastructure and will benefit the City's low-and moderate-income residents.

4. SUMMARY OF CITIZEN PARTICIPATION PROCESS AND CONSULTATION PROCESS

To determine the current needs of the community, the City posted a needs assessment survey online. . Also, a virtual needs assessment meeting was held on January 27, 2023. This year, forty-four agencies were invited to attend the meeting to share the needs of their clients and to view a presentation from 2-1-1 San Diego and the San Marcos Community Foundation. Twenty staff members from thirteen agencies attended the meeting.

On March 13, 2023, a notice announcing two public hearings for the AAP was published in a newspaper of general circulation opening the comment period for the AAP. The notice was also published in Hispanos Unidos. The needs assessment public hearing was held on March 28, 2023 and no public comments were received. A second public hearing will be held on May 9, 2023 to adopt the final AAP.

5. SUMMARY OF PUBLIC COMMENTS

Public comments were received at the City's social service provider meeting held on January 27, 2023. The providers stated that the most critical needs being presented were for assistance with housing, food, and utilities assistance. Ten City of San Marcos Community needs surveys were received. Citizens stated that the most critical needs were for affordable rental housing, transportation/public transit services, and mental health services.

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

After a review of the CDBG program it was determined that the City has the continuing capacity to effectively 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. Although the City does not use CDBG funds to provide housing, the City has been helping low- and moderate-income residents obtain housing through the production of affordable housing units since 1994. For additional information on the City's performance, please see the City's Consolidated Annual Performance Report which is posted on the City's webpage.

PR-05 LEAD & RESPONSIBLE AGENCIES - 91.200(B)

1. AGENCY/ENTITY RESPONSIBLE FOR PREPARING/ADMINISTERING THE CONSOLIDATED PLAN (CON PLAN)

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

Agency Role	Name	Department/Agency
CDBG Administrator	City of San Marcos	Administrative Services

Table 1 – Responsible Agencies

Narrative

The City of San Marcos is the lead agency responsible for the preparation and administration of the ConPlan, corresponding Annual Plans, Consolidated Annual Performance Evaluation Report, 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, Finance, Community Services, Development Services, Economic Development, and Public Works.

Annual Action Plan Public Contact Information

Sylvia Solis Daniels
Housing and Neighborhood Services Manager
City of San Marcos
1 Civic Center Drive
San Marcos, CA 92069-2918
(760) 744-1050 x 3124
Sdaniels@san-marcos.net

AP-10 CONSULTATION - 91.100, 91.200(B), 91.215(L)

1. INTRODUCTION

The City consulted with the Housing Authority of the County of San Diego, San Regional Continuum of Care Council, Alliance for Regional Solutions, and several social service agencies during the development of the Annual Action Plan.

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

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 (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. 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.

The City consulted with the County of San Diego on affordable housing resources and community needs including the digital divide and resiliency to natural hazards. To address the digital divide, County provides 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. This information is available to developers and may be considered during the approval process for new housing developments and redevelopment projects. Many of the housing projects recently built or are in the process of being built in the City include an after school center which includes free access to the internet. T he City also provides internet access at its after school care programs located in its Community Centers.

The City worked closely with the San Diego County Fire Authority, San Diego County Department of Environmental Health, and other jurisdictional Fire Departments when developing hazard mitigation plans to address resiliency to natural hazards requirements. The City's Fire Department provides emergency response, paramedic, and ambulance services to the City and under a cooperative agreement to other cities as needed. The City is also an active member of the Regional Emergency Operations Center that coordinates a regional response to emergencies throughout the County of San Diego and to other counties as needed.

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 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 which provides 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 which provides housing for children and youth removed from their homes by Child Protective Services and 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 also an active member of the Alliance for Regional Solutions (Alliance). The Alliance 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, which has since expanded to include 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, two winter shelters serving 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 doesn't receive ESG funds. The County of San Diego receives ESG 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 social services agencies participated in the development of the AAP:

Agency	Participation
County of San Diego	The City consulted with the County of San Diego on affordable housing resources, community needs including digital divide data, and resiliency to natural hazards
Alliance for Regional Solutions	The City is a contributing member of the Alliance for Regional Solutions
Legal Aid Society	Provides quarterly reports on fair housing and conducted the impediments of fair housing study.
211 San Diego	Presented and provided input on needs at City's needs assessment meeting. Provides quarterly reports on current needs in the community.
Boys & Girls Club of San Marcos	Attended and provided input on needs at City's needs assessment meeting
Casa de Amparo	Attended and provided input on needs at City's needs assessment meeting
Hope through Housing Foundation	Attended and provided input on needs at City's needs assessment meeting
Interfaith Community Services	Attended and provided input on needs at City's needs assessment meeting
North County Lifeline	Attended and provided input on needs at City's needs assessment meeting
San Marcos Community Foundation	Presented and provided input on needs at City's needs assessment meeting
True Care	Attended and provided input on needs at City's needs assessment meeting
FEMA	Provides flood data which is used during the evaluation of new housing developments, redevelopment projects, and CIP projects. All projects are required to be constructed above the regulatory floodplain.

Table 2 – Agencies, groups, organizations who participated

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

Forty-four agencies and non-profits that offer programs and/or assistance to City residents were invited to participate in the City's needs assessment meeting. No types of agency or organization were purposely excluded from providing input on the Annual Action Plan.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
San Diego Regional Analysis of Impediments to Fair Housing (AI)	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 Reports	211 San Diego	Aligns with the strategic plan goal of non-profit coordination; 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 decent housing; 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 LMI residents; 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.
City's Master Plan of Drainage	City of San Marcos	Aligns with the goal of decent housing and improving the quality of life for the City's LMI residents. To reduce risk associated with developing in hazard areas, projects are evaluated using the City's Master Plan of Drainage.

Flood Damage Prevention Ordinance	City of San Marcos	Aligns with the goal of decent housing and improving the quality of life for the City's LMI residents. To reduce risk associated with developing in hazard areas, projects are required to comply with the City's Flood Damage Prevention Ordinance.
FEMA Flood Insurance Studies	FEMA	Aligns with the goal of decent housing and improving the quality of life for the City's LMI residents. When considering CIP projects and to reduce risk associated with developing in hazard areas, projects are evaluated using the FEMA Flood Insurance Studies.

Table 3 - Other local / regional / federal planning efforts

Narrative

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 Annual Action Plan. 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.

AP-12 PARTICIPATION - 91.401, 91.105, 91.200(C)

1. SUMMARY OF CITIZEN PARTICIPATION PROCESS/EFFORTS MADE TO BROADEN CITIZEN PARTICIPATION

Citizen Participation Outreach

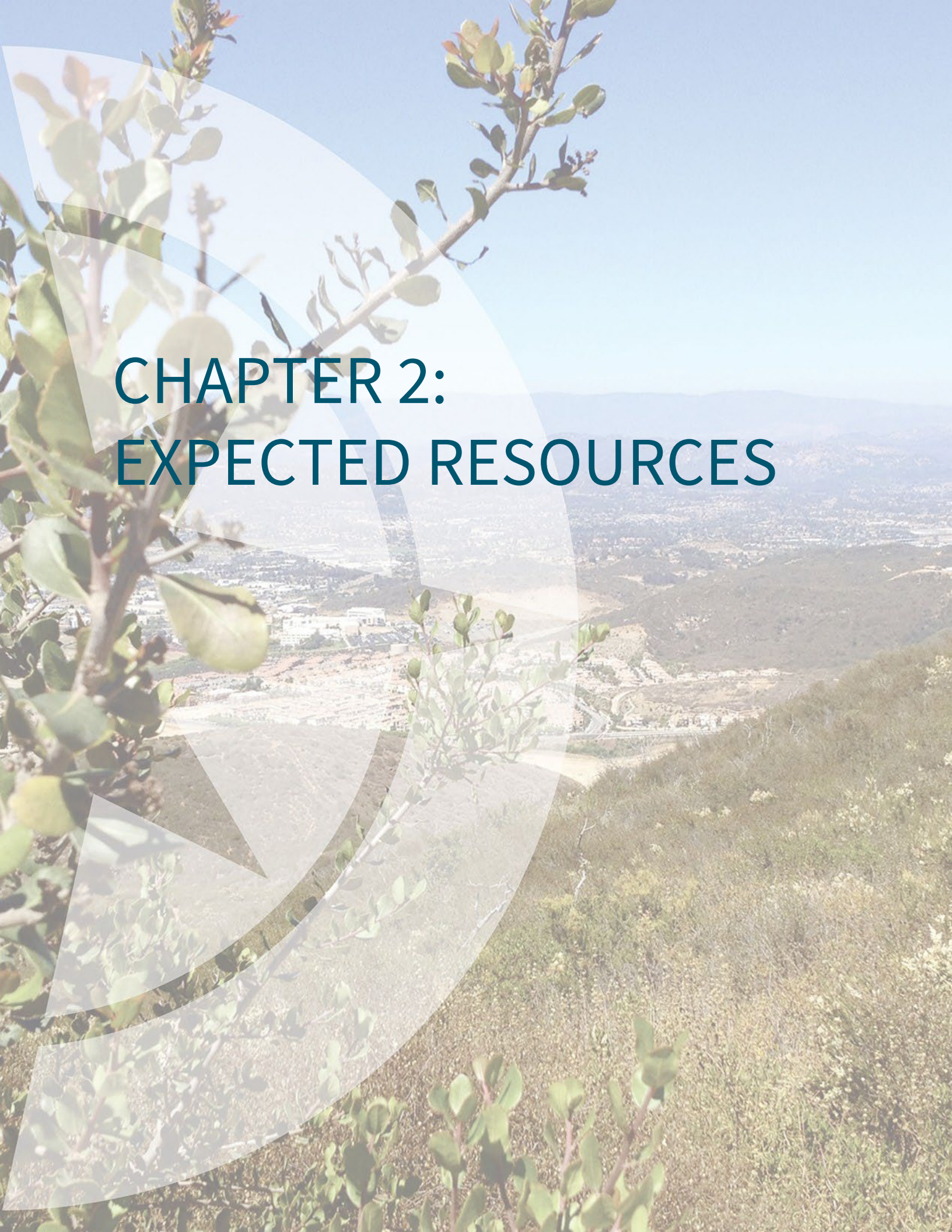
Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Virtual Meeting	Social Service Providers/Agencies	Thirteen agencies attended out of forty-four invited	Critical needs presented were for assistance with housing, food, and utility assistance.	None	N/A
2	Survey posted on City's website	Social Service Providers/Agencies/San Marcos Residents	Survey posted on website and forty-four agencies were also invited to submit. Ten surveys were received.	Critical needs presented were for affordable rental housing, transportation/ public transit and mental health services.	None	N/A
3	Public Hearing (Needs Assessment)	San Marcos Residents	Public hearing advertised requesting input from residents	No comments received	None	N/A
4	Public Hearing	San Marcos Residents	Public hearing advertised requesting input from residents	No comments received	None	N/A

Table 1 – Citizen Participation Outreach

Narrative

The City of San Marcos invited forty-four agencies who assist San Marcos residents to a needs assessment consultation for the City's AAP on January 27, 2023. Staff from thirteen agencies attended to discuss the needs of the low-income population in San Marcos. The most critical needs presented were for assistance with housing, food, and utility assistance. Typically, the most critical needs related to housing are outside the scope of services provided by the City of San Marcos under its CDBG program, however, the City has been helping low-and moderate-income residents obtain housing through the production of affordable housing units since 1994 and works with the County of San Diego, the City's housing authority, to provide Section 8 vouchers to low-income residents. The City also requested that the social service providers that were unable to attend the needs assessment meeting to submit a survey. The survey was also posted online for residents to complete. The City received ten completed surveys.

The first needs assessment public hearing was held on March 28, 2023 to present the information obtained at the needs assessment meeting and to gather input from the public on the proposed uses of the CDBG funds. No public comments were received at the hearing and the draft AAP was posted on the City's website on March 30, 2023 for public review and comment. A second public hearing will be held on May 9, 2023 to adopt the final AAP.



CHAPTER 2: EXPECTED RESOURCES

CHAPTER 2: EXPECTED RESOURCES

AP-15 EXPECTED RESOURCES - 91.420(B), 91.220(C)(1,2)

1. INTRODUCTION

The City expects to receive $725,936 in CDBG funds and anticipates that $750,000 will be available from previous program years. If required, the City will adjust the AAP to match its actual allocation amount once the actual amount is known.

2. ANTICIPATED RESOURCES

Program	Source of Funds	Uses of Funds	Expected Amount Available				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	Federal	1. Non-Profit Coordination 2. ADA Improvements to City Facilities and Infrastructure 3. Program Administration	$725,936	$0	$750,000	$1,475,936	TBD	1. Provide assistance with basic needs 2. Improvements to Public Infrastructure, Community Facilities, Parks, and Programs Accessibility 3. Program Administration, Planning, Reporting, and Compliance

Table 5 - Expected Resources – Priority Table

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

The CDBG program does not have a match requirement. 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 approved by the City Council during the annual budget approval process for a five-year period.

The City partners with the San Marcos Community Foundation (Foundation) by providing quarterly reports received from 2-1-1 San Diego that show the needs of the low- and moderate-income residents. The Foundation then seeks to grant funds to agencies that can address the needs presented in the 2-1-1 reports. By leveraging the Foundation funding for public services, the City is able to utilize its CDBG funding for public infrastructure projects that improve the lives of the City's low and moderate-income community.

Since the loss of redevelopment funds, the City continues to seek partnerships with non-profit housing affordable housing developers to provide gap financing for the construction of new affordable housing units. The City uses the San Marcos Successor Housing Agency funds to meet its access to affordable housing goals.

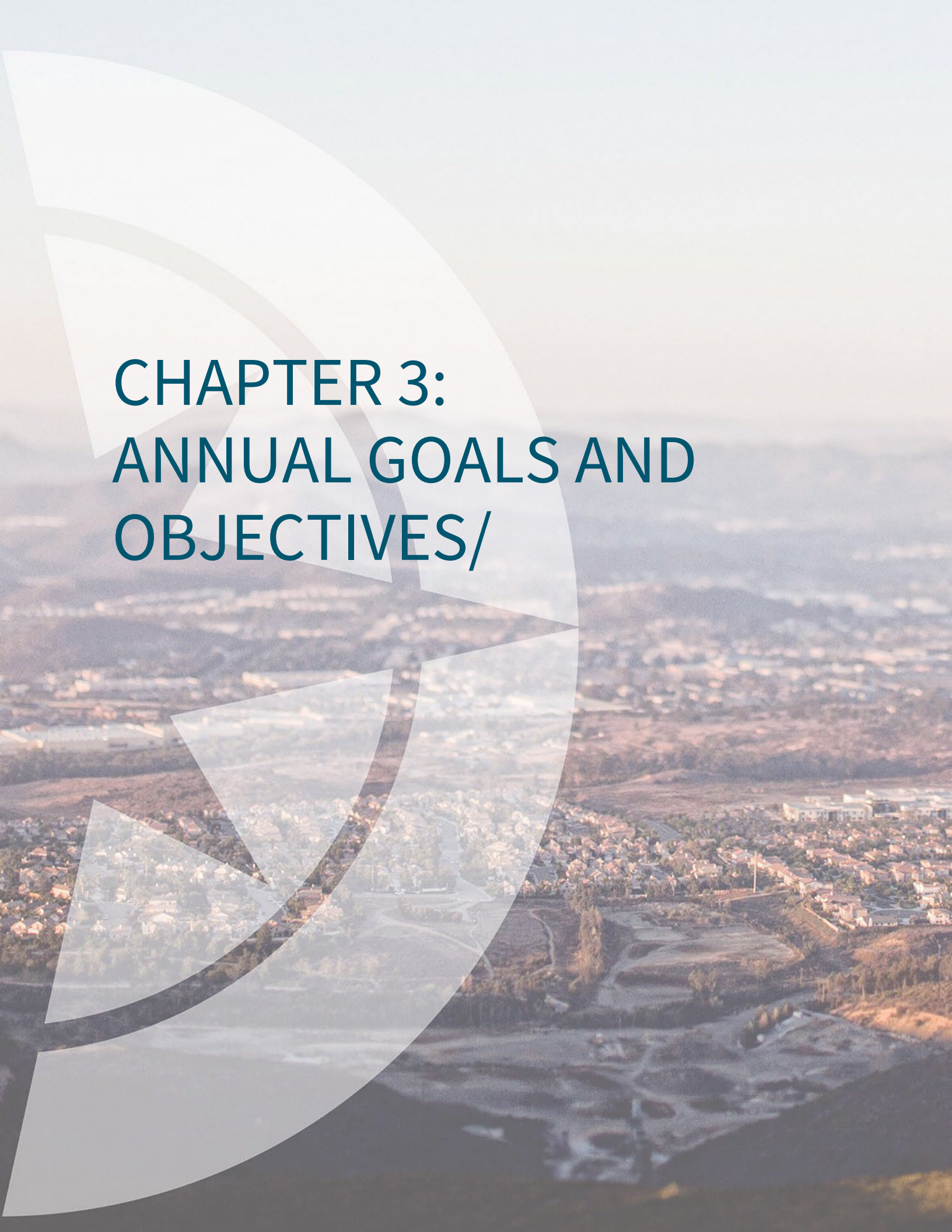
If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City 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.

Discussion

The City expects that $1,475,936 will be available to provide assistance with basic needs, fair housing services, improvements to community facilities and public infrastructure, accessibility improvements, and program administration.

CHAPTER 3: ANNUAL GOALS AND OBJECTIVES/



CHAPTER 3: ANNUAL GOALS AND OBJECTIVES

AP-20 ANNUAL GOALS AND OBJECTIVES - 91.420, 91.220(C)(3)&(E)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Estimated Funding	Goal Outcome Indicator
1	Non-Profit Coordination	2023	2024	Suitable Living Environments	City Wide	Provide assistance with basic needs	$108,890 (CDBG)	Availability/Accessibility
2	Public Infrastructure Improvements (ADA Improvements to Facilities and Infrastructure, and Community Facilities Improvements)	2023	2024	Suitable Living Environments	City Wide	Access to Public Infrastructure and Community Facilities	$1,221,859 (CDBG)	Availability/Accessibility
3	Program Administration	2023	2024	Administration	City Wide	Program Administration, Planning, Reporting, and Compliance	$145,187 (CDBG)	Availability/Accessibility
Total Estimated Funding							**$1,475,936**	

Table 6 – Goals Summary

Notes: (1) Amounts may be increased or decreased from the estimated funding levels to match actual allocation amount. (2) City Council will approve Public Infrastructure Improvement projects as part of the City's Capital Improvement Projects (CIP) budget process. Based on the CIP budget approved, the estimated funding levels may be adjusted for the ADA Improvements to Facilities and Infrastructure goal and the Community Facilities goal to reflect the amounts of the approved CIP budget.

Goal Descriptions

CDBG funds are used to serve the City's low-to moderate- income community and to meet the current needs of the community and established goals. The City plans to use CDBG funds to provide public services through the coordination with non-profits, affirmatively furthering fair housing, improvements to community facilities, and ADA improvements to city facilities and infrastructure.

For public services other than the mandated fair housing and non-profit coordination, the City will work with the San Marcos Community Foundation (SMCF). SMCF 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. 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.

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

The City does not receive HOME funding but is a member of the San Diego County HOME Consortium which allows San Marcos residents to participate in the County's regional, HOME funded, first-time home buyer program. The City will use 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.

AP-35 PROJECTS - 91.420, 91.220(D)

Introduction

Following are the CDBG funded projects that the City intends to implement in PY 2023/2024.

#	Project Name	Estimated Funding
1	Non-Profit Coordination	$108,890
2	Public Infrastructure Improvements • ADA Improvements to Public Infrastructure, Facilities, Parks, and Programs Improvements to Community Facilities • Public Infrastructure Improvements to Community Facilities, Parks, and Programs	$1,221,859
3	Program Administration	$145,187

Table 7 – Project Information

Notes: (1) Amounts may be increased or decreased from the estimated funding levels to match actual allocation amount. (2) City Council will approve Public Infrastructure Improvement projects as part of the City's Capital Improvement Projects (CIP) budget process. Based on the CIP budget approved, the estimated funding levels may be adjusted for the ADA Improvements to Facilities and Infrastructure goal and the Community Facilities goal to reflect the amounts of the approved CIP budget.

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

Each of the projects identified for funding during PY 2023/2024 meet a current need presented in the community and also meets one of the goals identified in the ConPlan. The City reviews a map of CDBG income-qualified census tracts when determining locations of improvements to public infrastructure. A major obstacle to addressing the City's low- and moderate-income residents is the loss of non-CDBG funding that can be leveraged with CDBG funds for projects.

AP-38 PROJECT SUMMARY

Project Summary Information

The most critical needs presented in the community were related to basic services. To meet these needs, the City will work with service providers under the non-profit coordination goal to provide assistance obtaining help with basic needs. The City will continue funding rental assistance through the CDBG program utilizing $1,051,615 of COVID_CV funds which are already programmed. There is approximately $150,000 available for future assistance. We have seen an increase in need the last two quarters, so we expect that all of the funds will be needed and used before the expiration of funds. Public improvements will be made to City facilities, parks, infrastructure to provide availability and/or accessibility to low-income and-moderate income residents. The City will continue to fund the affirmative furthering fair housing goal which provides assistance to residents regarding housing.

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 City of San Marcos utilizes the City's ADA Transition Plan, Census data, and its CDBG map showing census tracts located within the city when determining project locations.

Geographic Distribution

Target Area	Percentage of Funds
None	**0%**

Table 8 - Geographic Distribution

The City does not have any formal target areas.

Rationale for the priorities for allocating investments geographically

Discussion

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-75 BARRIERS TO AFFORDABLE HOUSING -91.420, 91.220(J)

Introduction

Housing affordability is affected by factors in both the private and public sectors. The City will continue to focus on both factors to remove barriers to affordable housing.

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

Actions by the City can have an impact on the price and availability of housing in San Marcos. Land use controls, site improvement requirements, building codes, fees, and other local programs intended to improve the overall quality of housing may serve as a constraint to affordable housing development. These governmental constraints can limit the operations of the public, private, and nonprofit sectors, making it difficult to meet the demand for affordable housing and limiting supply in a region. To ameliorate the negative effects of public sector policies, the City has an Inclusionary Housing Ordinance, which requires all new residential developments of two units or more to provide 15% affordable housing or pay an Inclusionary affordable housing fee. The City's Zoning Ordinance update in 2017 addressed several jurisdiction-specific impediments to eliminate the negative effects of public policies that serve as barriers to affordable housing.

Discussion

The City will continue to work with other agencies and to review its policies and procedures and make necessary changes required to remove barriers to affordable housing.

AP-85 OTHER ACTIONS - 91.420, 91.220(K)

Introduction

The City will continue to work with private developers, non-profit firms, and other public agencies to remove obstacles to meeting underserved needs of its low-and moderate-income residents.

Actions planned to address obstacles to meeting underserved needs

The City will continue to partner with housing developers to create more affordable housing, to provide San Marcos residents with public service resources for basic needs, to fund homeless support services through the Alliance for Regional Solutions, to construct ADA Improvements to assist our residents with severe disabilities, improve community facilities to provide access to low-and moderate-income residents, and provide housing legal assistance by affirmatively furthering fair housing.

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, don't receive enough federal funding to meet the overwhelming need for Section 8 Rental Assistance.

The City will continue to work with the San Marcos Community Foundation, which 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 affordable housing. The City plans to continue to 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 PY 2023/2024, the City plans to contribute $4.6 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 2021. The housing element provides long-range policy direction consistent with the General Plan.

Actions planned to reduce lead-based paint hazards

San Marcos is committed to reducing the hazards of lead-based paints 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. All housing programs include a component of lead-based paint abatement including procedures if lead-based paint is identified. City building inspectors monitor housing units that apply for a permit for construction or remodeling, which may contain lead-based paint and other lead hazards. Any property built prior to 1978 must undergo lead paint testing and, if lead hazards are found, those hazards must be eliminated as a requirement for participation in the programs. A City building inspector inspects the homes funded under the homeowner rehabilitation program. Code enforcement officers are taught to identify lead-based paint hazards as part of their on-going code enforcement activities.

Actions planned to reduce the number of poverty-level families

The City's antipoverty strategy of providing safe, affordable housing continues to assist in reducing the number of poverty level families in San Marcos. By providing safe, affordable housing for those on a limited income, those families are able to live in an environment where no more than 30% of their limited income is spent on housing. In addition, the City requires that affordable housing developments provide programs (e.g. after school, computer labs, budgeting, and language classes) to assist residents in excelling in both school and the work environment. These affordable housing developments thus assist families in moving up the economic ladder by providing tools that add in their success.

Actions planned to develop institutional structure

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. These groups include the Alliance for Regional Solutions, San Diego Regional Continuum of Care Council (RCCC), San Diego Regional Alliance for Fair Housing (SDRAFFH), North County Food Policy Council, 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. Staff provides information services to the public seeking information about local nonprofit agencies and organizations. The City promotes 2-1-1 San Diego in our City's newsletter and on the City's website. Staff participated in HUD webinars and virtual meetings to stay current with HUD program requirements and attended the HUD All Grantee Meeting for the Los Angeles office. The City participates in the San Diego County Regional CDBG Coordinator's Group quarterly meeting with other entitlement jurisdictions to discuss program activities and program compliance. Staff also attends the San Diego Regional Alliance for Fair Housing (SDRAFFH) meetings. The City is continuously working on improving the institutional structure to ensure that all CDBG funds are being used in the most effective way possible given funding constraints.

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

The County of San Diego Housing and Community Development (HCDS) serves as the City's public housing agency. HCDS plays a significant role in addressing regional housing and homeless issues. HCDS participates in intergovernmental activities that include the Regional Task Force on the Homeless, City/County Reinvestment Task Force, San Diego Regional Alliance For Fair Housing, Regional Affirmatively Furthering Fair Housing (AFFH) (formerly Assessment of Impediments to Fair Housing Choice), Joint City/County HIV Housing Committee, HIV Planning Council, Urban County CDBG Program, CoC Governance Board, CoC general membership, CoC Governance sub-committee, 25 Cities Leadership and Design Team and the HOME Consortium. HCDS will continue to work with partner agencies to address the region's issues. The City meets annually with social service agencies providing services to low- and moderate-income families. The meetings are open to all interested parties and are well-attended.

Discussion

On January 27, 2023, the City invited forty-four agencies to its annual needs assessment meeting. Staff members from thirteen agencies attended the meeting to share the needs of their low-income clients. The City uses this opportunity to promote the San Marcos Community Foundation grant-process. These meetings have improved communication between agencies and a greater understanding of what services each agency can provide and allows new staff members of participating agencies to quickly make connections with others through the informal networking of these meetings.

CHAPTER 4: PROGRAM SPECIFIC REQUIREMENTS

CHAPTER 4: PROGRAM SPECIFIC REQUIREMENTS

AP-90 PROGRAM SPECIFIC REQUIREMENTS - 91.420, 91.220(L)(1,2,4)

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

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

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

   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

   The City of San Marcos does not have a Section 108 loan.

3. The amount of surplus funds from urban renewal settlements

   The City of San Marcos does not receive any surplus funds from urban renewal settlements.

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

   The City of San Marcos does not have grant funds returned to the line of credit.

5. The amount of income from float-funded activities Total Program Income

   The City of San Marcos does not have income from float-funded activities.

Other CDBG Requirements

1. The amount of urgent need activities. Use of the urgent need national objective category is rare. It is designed only for activities that alleviate emergency conditions.

   The City of San Marcos does not have any urgent need activities.

Discussion

None