



U.S. Department of Housing and Urban Development  
Los Angeles Field Office - Region IX  
300 N. Los Angeles St., Suite 4054  
Los Angeles, California 90012  
www.hud.gov

Mr. Graham Mitchell, City Manager  
City of El Cajon  
200 Civic Center Way  
El Cajon, CA 92020

APR 12 2019

Dear Mr. Mitchell:

SUBJECT: 2017 Program Year Review Letter  
Community Development Block Grant (CDBG)  
HOME Investment Partnerships Program (HOME)

The U.S. Department of Housing and Urban Development (HUD), Office of Community Planning and Development (CPD), assesses the performance of its grant recipients on an annual basis. This letter conveys the results of the evaluation for the 2017 program year.

A principal report utilized by CPD to assess performance is the Consolidated Annual Performance and Evaluation Report (CAPER), submitted by grant recipients within 90 days of the completion of each Program Year. The CAPER provides important information on the use of Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds in meeting specific housing and community development goals and in addressing the needs of the homeless, as identified in the grantee's Five-year Consolidated Plan and Annual Action Plan. Additionally, this performance assessment takes into consideration information collected from Integrated Disbursement and Information System (IDIS) financial and performance reports, correspondence, monitoring, and Office of Inspector General audit reports.

Based on this analysis, HUD has determined that the City of El Cajon has the continuing capacity to administer the aforementioned programs. The activities undertaken are consistent with the city's HUD-approved Consolidated Plan, and the city continues to make progress in meeting its housing and community development goals. Please also review the attached Con Plan Goals and Accomplishments report as an additional assessment of the city's progress towards meeting its goals.


HUD also recognizes areas of opportunity for the city. On May 2, 2018, city's ratio of grant funds in its line of credit divided by its 2017 CDBG allocation was 1.53, which is over the 1.5 standard allowed at 24 CFR 579.902. The city has until May 2, 2019, to be in compliance with this standard. Currently, the city is on a workout plan to ensure that the line of credit balance, including any program income, will be within the regulatory standards at the next measurement date on May 2, 2019.

In accordance with the Consolidated Plan regulations described at 24 CFR 91.525, if the City of El Cajon has comments regarding this enclosed report please submit them to this Office within 30 days of receipt of this letter. This Office may revise the report after considering the city's response. If HUD does not receive comments within the 30-day time period, this letter and attached report will be considered final and can be made available to the public. HUD's annual CAPER review makes no representation that activities, programs, and IDIS data included in the CAPER meet regulatory and statutory parameters. Compliance with program statutes and regulations will be determined through monitoring and/or technical assistance visits.

HUD appreciates the partnership with the City of El Cajon and looks forward to continuing to support the city's efforts to meet the goals of its Consolidated Plan. If there are any questions and/or a request for technical assistance, please contact Ester Dela, Community Planning and Development Representative, at 213-534-5689, or [ester.f.dela@hud.gov](mailto:ester.f.dela@hud.gov).

Sincerely,



 Rufus Washington, Director  
Office of Community Planning  
and Development

Enclosure

c: Jamie (Kasvikis) van Ravesteyn, Sr. Management Analyst, Community Development  
Department – Housing Division

## Program Year 2017 Annual Performance Assessment

### City of El Cajon

Program Year End: June 30, 2018

CAPER Due: September 30, 2018

CAPER Received: September 27, 2018

Funding Covered by CAPER:

CDBG: \$1,216,373

HOME: \$422,337

### Summary of Program Compliance

#### Community Development Block Grant Program (CDBG)

- Planning and Administration Expenditures [24 CFR 570.200(g)(1)]
  - Standard: 20% or less of allocation excluding program income
  - Actual % Expended: 12.16%
  - Actual Amount Expended: \$147,951.42
- Planning and Administration Obligations [24 CFR 570.200(g)(2)]
  - Standard: 20% or less of allocation plus program income received in current year
  - Actual % Obligated: 15.06%
  - Actual Amount Obligated: \$192,020.56
- Public Services [24 CFR 570.201(e)(1) or (2)]
  - Standard: 15% or less of allocation plus program income received in prior year
  - Actual % Obligated: 14.2%
  - Actual Amount Obligated: \$181,842
- Benefit to Low to Moderate-Income Persons [24 CFR 570.200(a)(3)]
  - Standard: At least 70% of the aggregate amount of CDBG funds received by the recipient shall be used for activities that benefit low- and moderate-income persons as reported in the CAPER.
  - Certification Years: 2015, 2016, 2017
  - Actual % Expended: 100%
- Timeliness of Expenditures [24 CFR 570.902]
  - Standard: The regulations require that the amount of funds in the CDBG line of credit together with any program income the grantee has on hand 60 days prior to the end of its current program year, cannot exceed 1.5 times the grantee's grant amount for its current program year.
  - Review date: December 10, 2018
  - Current ratio: 2.26
  - Recommended ratio for the month of December: 1.83

- Minimum disbursement needed to meet next timeliness test: \$995,235
- As noted earlier, the city is on a workout plan to ensure it will be in compliance with the 1.5 standard by its next timeliness test on May 2, 2019.
- IDIS PR03 Report
  - No issues identified.
- CDBG Flagged Activities
  - On December 12, 2018, this Office reviewed the reasons for delay of expenditures and approved the remediation plan for IDIS Activity 1012.

**Comments/Follow-up Required:** The city must confirm in IDIS the completion of the remediation actions for IDIS Activity 1012 no later than June 9, 2019.

### **HOME Investment Partnerships Program (HOME)**

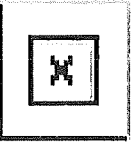
- HOME Community Housing Development Organization (CHDO) Commitments [24 CFR 92.300(a)]
  - Standard: A minimum of 15 percent of each Participating Jurisdiction (PJ)'s allocation must be committed to CHDOs for investment in housing to be developed, sponsored or owned by CHDOs during the 24-month period after the last day of the month in which HUD notifies the PJ of HUD's execution of the HOME Grant Agreement.
  - CHDO Commitment Deadline: July 31, 2018
  - CHDO Commitment Requirement: \$66,966.75
  - Actual CHDO Commitments: \$66,966.75
  - Shortfall (if any): \$0
- HOME Match [24 CFR 92.218]
  - Standard: Each PJ must make contributions to housing that qualifies as affordable housing under the HOME program, throughout a fiscal year. The contributions must total not less than 25 percent of the funds drawn from the jurisdiction's HOME Investment Trust Fund Treasury account in that fiscal year, excluding funds drawn for purposes identified at 24 CFR 92.218(c) and incorporating any match reduction provided by HUD.
  - Match Liability for 2017: \$0
  - Actual match: \$6,592,663
- HOME Administrative and Planning Costs (Admin) [24 CFR 92.207]
  - Standard: 10% or less of allocation plus program income received in current year
  - Maximum admin available from allocation: \$42,233.70
  - Actual admin expended from allocation: \$23,555.13
  - Maximum admin available from program income: \$0
  - Actual admin expended from program income: \$0

- HOME Program Performance SNAPSHOT Report
  - The enclosed report is useful in tracking the HOME program progress of PJs, describes the types of activities undertaken with HOME funds, and provides a context for accomplishments. HUD advises the city to closely monitor the progress and completion of its HOME projects to improve its performance as detailed in the report.
- HOME Flagged Activities
  - Infrequent Draws - The following activity has been flagged for infrequent draws for 12 months or more: IDIS Activity 988

**Comments/Follow-up Required:** For IDIS Activity 988, the city must enter a reason and a narrative explanation in IDIS.

#### **CAPER Omissions/Revisions**

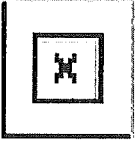
- No omissions or revisions identified or revisions.



**Accomplishments Associated With a Single Strategic Plan Goal**

| Goal   | Category  | Funding Source & Amount  | Outcome Indicator   | Outcome Unit of Measure            | Outcome - Expected - Strategic Plan | Outcome - Actual - Strategic Plan   | Percent Complete       | Outcome - Expected - Program Year | Outcome - Actual - Program Year | Percent Complete |       |       |         |
|--|---|--------------------------|---|------------------------------------|-------------------------------------|---|------------------------|-----------------------------------|---------------------------------|------------------|-------|-------|---------|
| 1<br>Provide Decent and Affordable Housing                               | Affordable Housing  | CDBG: \$20000 / HOME: \$ | Rental units constructed  | Household Housing Unit             | 12                                  | 0   | 0.00%                  |                                   |                                 |                  |       |       |         |
|  |   |                          | Rental units rehabilitated  | Household Housing Unit             | 0                                   | 0   |                        | 1                                 | 0                               | 0.00%            |       |       |         |
|  |   |                          | Homeowner Housing Added   | Household Housing Unit             | 6                                   | 11  | 183.33%                | 0                                 | 5                               |                  |       |       |         |
|  |   |                          | Homeowner Housing Rehabilitated   | Household Housing Unit             | 25                                  | 9   | 36.00%                 | 5                                 | 3                               | 60.00%           |       |       |         |
|  |   |                          | Direct Financial Assistance to Homebuyers   | Households Assisted                | 20                                  | 7   | 35.00%                 | 4                                 | 0                               | 0.00%            |       |       |         |
|  |   |                          | Housing for Homeless added  | Household Housing Unit             | 0                                   | 0   |                        |                                   |                                 |                  |       |       |         |
|  |   |                          | Housing for People with HIV/AIDS added  | Household Housing Unit             | 0                                   | 0   |                        |                                   |                                 |                  |       |       |         |
|  |   |                          | Public service activities other than Low/Moderate Income Housing Benefit                    | Persons Assisted                   | 1500                                | 1406  | 93.73%                 |                                   |                                 |                  |       |       |         |
|  |   |                          | Public service activities for Low/Moderate Income Housing Benefit                           | Households Assisted                | 0                                   | 0   |                        | 400                               | 0                               | 0.00%            |       |       |         |
|  |   |                          | Public service activities other than Low/Moderate Income Housing Benefit                    | Persons Assisted                   | 0                                   | 339   |                        | 0                                 | 339                             |                  |       |       |         |
| 2<br>Promote Equal Housing Opportunity                                   | Fair Housing  | CDBG: \$ / HOME: \$      | Homeless Person Overnight Shelter   | Persons Assisted                   | 1000                                | 1059  | 105.90%                | 320                               | 339                             | 105.94%          |       |       |         |
|  |   |                          | Overnight/Emergency Shelter/Transitional Housing Beds added                                 | Persons Assisted                   | 0                                   | 0   |                        | 0                                 | 0                               |                  |       |       |         |
|  |   |                          | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit | Persons Assisted                   | 10500                               | 18133   | 1,726.96%              | 10500                             | 16779                           | 159.80%          |       |       |         |
|  |   |                          | Rental units rehabilitated  | Household Housing Unit             | 0                                   | 6   |                        | 0                                 | 6                               |                  |       |       |         |
|  |   |                          | Homeowner Housing Rehabilitated   | Household Housing Unit             | 0                                   | 0   |                        | 0                                 | 0                               |                  |       |       |         |
|  |   |                          | Housing for Homeless added  | Household Housing Unit             | 0                                   | 0   |                        | 0                                 | 0                               |                  |       |       |         |
|  |   |                          | Housing for People with HIV/AIDS added  | Household Housing Unit             | 0                                   | 0   |                        | 0                                 | 0                               |                  |       |       |         |
|  |   |                          | Public service activities other than Low/Moderate Income Housing Benefit                    | Persons Assisted                   | 1954                                | 232483  | 11,897.80%             | 2655                              | 61906                           | 2,331.66%        |       |       |         |
|  |   |                          | Homeless Person Overnight Shelter   | Persons Assisted                   | 0                                   | 44  |                        | 0                                 | 44                              |                  |       |       |         |
|  |   |                          | Overnight/Emergency Shelter/Transitional Housing Beds added                                 | Persons Assisted                   | 0                                   | 0   |                        | 0                                 | 0                               |                  |       |       |         |
| 3<br>Support Continuum of Care System for the Homeless                   | Homeless  | CDBG: \$                 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit | Persons Assisted                   | 10500                               | 18133   | 1,726.96%              | 10500                             | 16779                           | 159.80%          |       |       |         |
|  |   |                          | Rental units rehabilitated  | Household Housing Unit             | 0                                   | 6   |                        | 0                                 | 6                               |                  |       |       |         |
|  |   |                          | Homeowner Housing Rehabilitated   | Household Housing Unit             | 0                                   | 0   |                        | 0                                 | 0                               |                  |       |       |         |
|  |   |                          | Housing for Homeless added  | Household Housing Unit             | 0                                   | 0   |                        | 0                                 | 0                               |                  |       |       |         |
|  |   |                          | Housing for People with HIV/AIDS added  | Household Housing Unit             | 0                                   | 0   |                        | 0                                 | 0                               |                  |       |       |         |
|  |   |                          | Public service activities other than Low/Moderate Income Housing Benefit                    | Persons Assisted                   | 1954                                | 232483  | 11,897.80%             | 2655                              | 61906                           | 2,331.66%        |       |       |         |
|  |   |                          | Homeless Person Overnight Shelter   | Persons Assisted                   | 0                                   | 44  |                        | 0                                 | 44                              |                  |       |       |         |
|  |   |                          | Overnight/Emergency Shelter/Transitional Housing Beds added                                 | Persons Assisted                   | 0                                   | 0   |                        | 0                                 | 0                               |                  |       |       |         |
|  |   |                          | 4<br>Provide Community Facilities & Infrastructure  | Non-Homeless Community Development | CDBG: \$                            | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit | Persons Assisted       | 10500                             | 18133                           | 1,726.96%        | 10500 | 16779 | 159.80% |
|  |   |                          |   |                                    |                                     | Rental units rehabilitated  | Household Housing Unit | 0                                 | 6                               |                  | 0     | 6     |         |
| Homeowner Housing Rehabilitated  | Household Housing Unit  | 0                        |   |                                    |                                     | 0   |                        | 0                                 | 0                               |                  |       |       |         |
| Housing for Homeless added   | Household Housing Unit  | 0                        |   |                                    |                                     | 0   |                        | 0                                 | 0                               |                  |       |       |         |
| Housing for People with HIV/AIDS added                                   | Household Housing Unit  | 0                        |   |                                    |                                     | 0   |                        | 0                                 | 0                               |                  |       |       |         |
| Public service activities other than Low/Moderate Income Housing Benefit | Persons Assisted  | 1954                     |   |                                    |                                     | 232483  | 11,897.80%             | 2655                              | 61906                           | 2,331.66%        |       |       |         |
| Homeless Person Overnight Shelter  | Persons Assisted  | 0                        |   |                                    |                                     | 44  |                        | 0                                 | 44                              |                  |       |       |         |
| Overnight/Emergency Shelter/Transitional Housing Beds added              | Persons Assisted  | 0                        |   |                                    |                                     | 0   |                        | 0                                 | 0                               |                  |       |       |         |
| 5<br>Provide Community and Supportive Services                           | Non-Homeless Special Needs <BR/> Non-Homeless Community Development | CDBG: \$                 |   |                                    |                                     | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit | Persons Assisted       | 10500                             | 18133                           | 1,726.96%        | 10500 | 16779 | 159.80% |
|  |   |                          |   |                                    |                                     | Rental units rehabilitated  | Household Housing Unit | 0                                 | 6                               |                  | 0     | 6     |         |
|  |   |                          | Homeowner Housing Rehabilitated   | Household Housing Unit             | 0                                   | 0   |                        | 0                                 | 0                               |                  |       |       |         |
|  |   |                          | Housing for Homeless added  | Household Housing Unit             | 0                                   | 0   |                        | 0                                 | 0                               |                  |       |       |         |
|  |   |                          | Housing for People with HIV/AIDS added  | Household Housing Unit             | 0                                   | 0   |                        | 0                                 | 0                               |                  |       |       |         |
|  |   |                          | Public service activities other than Low/Moderate Income Housing Benefit                    | Persons Assisted                   | 1954                                | 232483  | 11,897.80%             | 2655                              | 61906                           | 2,331.66%        |       |       |         |
|  |   |                          | Homeless Person Overnight Shelter   | Persons Assisted                   | 0                                   | 44  |                        | 0                                 | 44                              |                  |       |       |         |
|  |   |                          | Overnight/Emergency Shelter/Transitional Housing Beds added                                 | Persons Assisted                   | 0                                   | 0   |                        | 0                                 | 0                               |                  |       |       |         |

**Accomplishments Associated With More Than One Strategic Plan Goal**



No data returned for this view. This might be because the applied filter excludes all data.

**Accomplishments Not Associated With a Strategic Plan Goal**

No data returned for this view. This might be because the applied filter excludes all data.

**SNAPSHOT of HOME Program Performance--As of 6/30/18**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ):  State:  PJ Since (FY):   
 PJ's Total HOME Allocation Received:  PJ's Size Grouping\*:

| Category | PJ | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):* |           |
|----------|----|---------------|------------|---------------|------------------------------|-----------|
|          |    |               |            |               | Group                        | C Overall |

**Program Progress:** PJs in State:

|  |                                      |                                      |                                 |                                      |                                 |                                 |
|--|--------------------------------------|--------------------------------------|---------------------------------|--------------------------------------|---------------------------------|---------------------------------|
| % of Funds Committed   | <input type="text" value="94.93"/> % | <input type="text" value="95.05"/> % | <input type="text" value="0"/>  | <input type="text" value="94.94"/> % | <input type="text" value="46"/> | <input type="text" value="45"/> |
| % of Funds Disbursed   | <input type="text" value="90.98"/> % | <input type="text" value="92.75"/> % | <input type="text" value="52"/> | <input type="text" value="92.82"/> % | <input type="text" value="34"/> | <input type="text" value="33"/> |
| Leveraging Ratio for Rental Activities                           | <input type="text" value="3.01"/>    | <input type="text" value="6.2"/>     | <input type="text" value="68"/> | <input type="text" value="5.78"/>    | <input type="text" value="34"/> | <input type="text" value="30"/> |
| % of Completed Rental Disbursements to All Rental Commitments*** | <input type="text" value="40.94"/> % | <input type="text" value="96.37"/> % | <input type="text" value="94"/> | <input type="text" value="97.30"/> % | <input type="text" value="0"/>  | <input type="text" value="0"/>  |
| % of Completed CHDO Disbursements to All CHDO Reservations***    | <input type="text" value="69.49"/> % | <input type="text" value="92.85"/> % | <input type="text" value="85"/> | <input type="text" value="92.15"/> % | <input type="text" value="5"/>  | <input type="text" value="4"/>  |

**Low-Income Benefit:**

|  |                                      |                                      |                                 |                                      |                                 |                                 |
|--|--------------------------------------|--------------------------------------|---------------------------------|--------------------------------------|---------------------------------|---------------------------------|
| % of 0-50% AMI Renters to All Renters    | <input type="text" value="81.82"/> % | <input type="text" value="83.90"/> % | <input type="text" value="56"/> | <input type="text" value="82.68"/> % | <input type="text" value="39"/> | <input type="text" value="41"/> |
| % of 0-30% AMI Renters to All Renters*** | <input type="text" value="63.64"/> % | <input type="text" value="42.13"/> % | <input type="text" value="17"/> | <input type="text" value="46.86"/> % | <input type="text" value="80"/> | <input type="text" value="83"/> |

**Lease-Up:**

|   |                                       |                                      |  |                                      |                                  |                                  |
|---|---------------------------------------|--------------------------------------|--|--------------------------------------|----------------------------------|----------------------------------|
| % of Occupied Rental Units to All Completed Rental Units*** | <input type="text" value="100.00"/> % | <input type="text" value="98.20"/> % | <input type="text" value="1"/>   | <input type="text" value="97.96"/> % | <input type="text" value="100"/> | <input type="text" value="100"/> |
| <b>Overall Ranking:</b>                                     |                                       |                                      | <b>In State:</b> <input type="text" value="84"/> / <input type="text" value="94"/> | <b>Nationally:</b>                   | <input type="text" value="11"/>  | <input type="text" value="9"/>   |

**HOME Cost Per Unit and Number of Completed Units:**

|                      |                                       |                                       |  |                                       |  |                                      |
|----------------------|---------------------------------------|---------------------------------------|--|---------------------------------------|--|--------------------------------------|
| Rental Unit          | <input type="text" value="\$75,636"/> | <input type="text" value="\$49,396"/> | <input type="text" value="11"/> Units  | <input type="text" value="\$35,802"/> | <input type="text" value="11"/> Units  | <input type="text" value="3.00"/> %  |
| Homebuyer Unit       | <input type="text" value="\$77,901"/> | <input type="text" value="\$25,113"/> | <input type="text" value="130"/> Units | <input type="text" value="\$17,637"/> | <input type="text" value="130"/> Units | <input type="text" value="35.30"/> % |
| Homeowner-Rehab Unit | <input type="text" value="\$22,246"/> | <input type="text" value="\$27,897"/> | <input type="text" value="227"/> Units | <input type="text" value="\$21,820"/> | <input type="text" value="227"/> Units | <input type="text" value="61.70"/> % |
| TBRA Unit            | <input type="text" value="\$0"/>      | <input type="text" value="\$3,127"/>  | <input type="text" value="0"/> Units   | <input type="text" value="\$3,591"/>  | <input type="text" value="0"/> Units   | <input type="text" value="0.00"/> %  |

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (16 PJs)  
 B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (119 PJs)  
 C = PJ's Annual Allocation is less than \$1 million (443 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.  
 Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)



# Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): EI Cajon CA

Total Development Costs:  
(average reported cost per unit in HOME-assisted projects)

| Rental    | Homebuyer | Homeowner |
|-----------|-----------|-----------|
| \$81,399  | \$224,550 | \$24,503  |
| \$184,505 | \$129,233 | \$30,236  |
| \$131,643 | \$86,967  | \$25,991  |

CHDO Operating Expenses: PJ: 2.2 %  
(% of allocation) National Avg: 1.1 %

R.S. Means Cost Index: 1.03

| RACE:                                    | Rental % | Homebuyer % | Homeowner % | TBR A % | Rental % | Homebuyer % | Homeowner % | TBR A % |
|--|----------|-------------|-------------|---------|----------|-------------|-------------|---------|
| White:                                   | 63.6     | 60.0        | 88.5        | 0.0     | 0.0      | 18.5        | 7.9         | 0.0     |
| Black/African American:                  | 0.0      | 5.4         | 0.9         | 0.0     | 0.0      | 0.8         | 76.7        | 0.0     |
| Asian:                                   | 0.0      | 2.3         | 0.4         | 0.0     | 27.3     | 20.0        | 2.6         | 0.0     |
| American Indian/Alaska Native:           | 0.0      | 0.0         | 0.4         | 0.0     | 72.7     | 53.8        | 10.6        | 0.0     |
| Native Hawaiian/Pacific Islander:        | 0.0      | 0.0         | 0.0         | 0.0     | 0.0      | 6.9         | 2.2         | 0.0     |
| American Indian/Alaska Native and White: | 0.0      | 0.0         | 0.4         | 0.0     |          |             |             |         |
| Asian and White:                         | 0.0      | 0.8         | 0.0         | 0.0     |          |             |             |         |
| Black/African American and White:        | 0.0      | 0.0         | 0.0         | 0.0     |          |             |             |         |
| American Indian/Alaska Native and Black: | 0.0      | 0.0         | 0.0         | 0.0     |          |             |             |         |
| Other Multi Racial:                      | 0.0      | 0.8         | 0.0         | 0.0     |          |             |             |         |
| Asian/Pacific Islander:                  | 0.0      | 0.0         | 0.4         | 0.0     |          |             |             |         |

### HOUSEHOLD TYPE:

|                        |      |
|------------------------|------|
| Single/Non-Elderly:    | 0.0  |
| Elderly:               | 0.0  |
| Related/Single Parent: | 20.0 |
| Related/Two Parent:    | 53.8 |
| Other:                 | 6.9  |

### ETHNICITY:

|          |      |      |     |     |
|----------|------|------|-----|-----|
| Hispanic | 36.4 | 30.8 | 8.8 | 0.0 |
|----------|------|------|-----|-----|

### HOUSEHOLD SIZE:

|                    |      |      |      |     |
|--------------------|------|------|------|-----|
| 1 Person:          | 0.0  | 18.5 | 56.8 | 0.0 |
| 2 Persons:         | 9.1  | 16.2 | 28.2 | 0.0 |
| 3 Persons:         | 9.1  | 21.5 | 3.5  | 0.0 |
| 4 Persons:         | 36.4 | 23.1 | 4.0  | 0.0 |
| 5 Persons:         | 18.2 | 16.2 | 4.0  | 0.0 |
| 6 Persons:         | 9.1  | 1.5  | 2.6  | 0.0 |
| 7 Persons:         | 9.1  | 1.5  | 0.4  | 0.0 |
| 8 or more Persons: | 9.1  | 1.5  | 0.4  | 0.0 |

### SUPPLEMENTAL RENTAL ASSISTANCE:

|                |      |                  |
|----------------|------|------------------|
| Section 8:     | 81.8 | 0.0 <sup>#</sup> |
| HOME TBRA:     | 0.0  |                  |
| Other:         | 0.0  |                  |
| No Assistance: | 18.2 |                  |

# of Section 504 Compliant Units: 9

\* The State average includes all local and the State PJs within that state

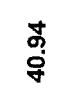

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM**  
**SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): El Cajon State: CA Group Rank: 11  
 State Rank: 84 / 94 PJs Overall Rank: 9  
 Summary: 2 / Of the 5 Indicators are Red Flags

| FACTOR                              | DESCRIPTION   | THRESHOLD* | PJ RESULTS | RED FLAG   |
|-------------------------------------|---|------------|------------|--|
| 4                                   | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 96.53%   | 40.94      |   |
| 5                                   | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS    | < 85.61%   | 69.49      |  |
| 6                                   | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME                  | < 70%**    | 81.82      |  |
| 8                                   | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS                | < 96.82%   | 100        |  |
| "ALLOCATION-YEARS" NOT DISBURSED*** |   | > 3.720    | 2.55       |  |

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2013 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

