

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction City of Escondido
 Reporting Period 1/1/2015 - 12/31/2015

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income					
Habitat for Humanity 537 N Elm St	2-4	O	0	11	0	0	11	11	HOME, RDA		
(9) Total of Moderate and Above Moderate from Table A3			0	7							
(10) Total by income Table A/A3			0	11	0	7	Total:	18			
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	7	0	0	0	0	7	7

* Note: This field is voluntary ** Non-deed restricted SDUs are not counted toward RHNA

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Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2013	2014	2015	2016	2017	2018	2019	2020		Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8			
Very Low	Deed Restricted	1,042	7	0	0						7	1,035
	Non-deed restricted											
Low	Deed Restricted	791	28	0	11						39	751
	Non-deed restricted		1								1	
Moderate	Deed Restricted	733	0	0	0						0	733
	Non-deed restricted											
Above Moderate		1,609	108	56	7						171	1,438
Total RHNA by COG. Enter allocation number:		4,175										
Total Units ▶ ▶ ▶ ▶			144	56	18						218	3,957
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

Jurisdiction City of Escondido

Reporting Period 1/1/15-12/31/15

Table C
Program Implementation Status

Housing Programs Progress Report - Government Code Section 65583			
Describe progress of all programs including progress in removing regulatory barriers.			
Name of Program:	Objective	Timeframe in H.E.	Status of Program Implementation as of 12-31-15
1.1: Project Development Create increased supply of affordable housing units for lower income households, including those households with extremely low incomes. Every effort will be made to accomplish this through redevelopment and acquisition/rehabilitation.	Anticipated impact: Increased supply of rental units for extremely low, very low-income and low-income residents 300 units	Ongoing	Eleven new affordable ownership units were completed in 2015 by San Diego Habitat for Humanity. In addition, contracts were previously signed with both Community HousingWorks and Urban Housing Communities to develop affordable rental projects consisting of acquisition/rehabilitation of units. UHC completed rehabilitation of 44 affordable units in September 2015. The CHW units are expected to be completed within the next year (10 HOME affordable units out of 200 total in the project). In addition, the City is working with Solutions for Change on a new, affordable rental project consisting of 33 units, anticipated to be completed within the next two years.
1.2: Lot Consolidation Encourage consolidation of small lots to utilize land more efficiently and facilitate the development of mixed use and affordable multi-family developments	Anticipated impact: Facilitate development as envisioned in the General Plan.	Ongoing	A ministerial process is utilized for basic lot consolidation. The City continues to encourage consolidation of lots to facilitate mixed-use and affordable developments.
1.3 Infill New Construction Support new construction of homeownership and rental units and redevelopment/revitalization on infill sites. The City also encourages recycling and revitalizing of sites for a variety of housing types and income levels.	Anticipated impact: New housing opportunities for homeownership and rental for low- and moderate-income households.	Ongoing	Eleven new ownership units affordable to low income households were completed in 2015 by San Diego Habitat for Humanity. The project is on an infill site on Elm Street. Another infill project is currently in the works and is expected to be completed within the next two years. Solutions for Change is working on an affordable rental project of 33 units, also on an infill site on Escondido Boulevard.

Name of Program:	Objective	Timeframe in H.E.	Status of Program Implementation as of 12-31-15
<p>1.4 City-owned Sites Facilitate the redevelopment/development of affordable housing on City-owned sites</p>	<p>Anticipated impact: Sites for affordable housing. Use City-ownership as a potential inducement for rehabilitation of more affordable housing</p>	<p>Ongoing</p>	<p>The Housing Division, the Public Works Department and the City's Real Property Agent continue to review City-owned properties when they become available as potential sites for redevelopment.</p>
<p>1.5 Density Bonus Amend Density Bonus Ordinance to be consistent with State law</p>	<p>Anticipated impact: Additional housing opportunities for low- and moderate-income households.</p>	<p>0-3 years from HE adoption</p>	<p>Staff is currently working on an amendment to the Zoning Code to modify the Density Bonus provisions so they are in conformance with State law. It is anticipated that the City Council will review the changes in 2016. In the meantime, the City utilizes the State density bonus requirements when processing a request for a density bonus.</p>
<p>2.1 Housing Rehabilitation: Renter Occupied Continue to explore potential rental rehabilitation programs</p>	<p>Anticipated impact: Increase rental rehabilitation for lower income households (25 units).</p>	<p>Ongoing</p>	<p>Staff continues to explore funding opportunities for a new renter-occupied rehabilitation program. Funding from a CalHOME grant allowed the City to re-establish an owner-occupied rehabilitation program for low-income households in single-family residences and mobilehomes in 2015. No loans were completed in 2015.</p>
<p>2.2 Acquisition/Rehabilitation Continue to explore ways to encourage the recycling of deteriorated and older structures for affordable housing opportunities</p>	<p>Anticipated impact: Additional affordable housing opportunities for lower income households. (200 Units)</p>	<p>Ongoing</p>	<p>Recycling of existing, dilapidated structures continues to be a priority. An RFP was sent out in August 2014 for affordable housing developers. Contracts were signed with both Community HousingWorks (10 units within a 200 unit development) and Urban Housing Communities (44 units) to develop affordable rental projects consisting of acquisition/rehabilitation of existing units. UHC's 44 units were completed in September 2015. Completion of CHW's units is expected during 2016.</p>

Name of Program:	Objective	Timeframe in H.E.	Status of Program Implementation as of 12-31-15
<p>2.3 Focus on Neighborhoods Collaborate with departments to channel resources and efforts into improvement of neighborhood quality of life, including code enforcement, housing rehabilitation and capital improvements.</p>	<p>Anticipated impact: The concentration of City resources to one neighborhood and the opportunity for significant community impact both in physical improvement and improvement in quality of life for neighborhood residents. (Low- and moderate-income categories). Continue collaborative efforts through funding resources, policies and community outreach.</p>	<p>Ongoing</p>	<p>Project NEAT was started in 2010 to assist residents in solving their own neighborhood problems at a neighborhood (rather than Code Enforcement) level, such as maintenance, graffiti, minor repairs and trash. This effort utilizes Community Development Block Grant (CDBG) funding. Currently there are 18 recognized neighborhood groups.</p> <p>The joint efforts to combine resources in targeted neighborhoods, including CDBG funding, grants, and outside financing, will continue, including coordinating the Escondido Creek Master Plan, public improvements with proposed affordable developments, and neighborhood oriented clean-up projects. Neighborhood collaboration also will be coordinated with the Police Department and other City Departments through the Neighborhood Transformation Project (NTP).</p> <p>In 2015 the City Council approved the 2015-2016 City Council Action Plan, which includes a Neighborhood Improvement element. This element includes strategies for improving aging neighborhoods, including increasing code enforcement activity, addressing issues related to homelessness, improving traffic flow, improving park, pool and Escondido library facilities, and developing more recreation opportunities for youth.</p>

Name of Program:	Objective	Timeframe in H.E.	Status of Program Implementation as of 12-31-15
<p>2.4 Preservation of at-Risk Housing Continue to explore means to continue housing affordability for lower income households that would be impacted by the conversion of subsidized projects to market-rate housing</p>	<p>Anticipated impact: Continued affordability of subsidized housing developments.</p> <p>If owner wishes to sell, contact potential buyers who would want to extend affordability and, if unsuccessful, follow-up with Section 8 and relocation potential</p>	Ongoing	<p>The City will continue to monitor at-risk units, particularly those identified in the Housing Element. The City began work with the owners of Las Casitas I (6 affordable units) to possibly extend the affordability period. This effort is anticipated to continue in 2016. No at-risk units were lost or preserved in 2015.</p>
<p>3.1: First-Time Homebuyer/Home Entry Loan Program (HELP) Provide low-interest loans to lower income households for closing costs and down payment, of lesser of 5% of purchase price or \$25,000, using federal HOME loans.</p>	<p>Anticipated impact: Increased homeownership opportunities for lower income households (150 households).</p>	Ongoing	<p>4 HELP loans funded during 2015 2 HELP loans funded during 2014 3 HELP loans funded during 2013 9 Total</p>
<p>3.2 First-Time Homebuyer/Mortgage Credit Certificates Provide mortgage credit certificates to first-time homebuyers to reduce federal income taxes and more easily qualify for a loan.</p>	<p>Anticipated impact: Additional homeownership opportunities for low- and moderate-income households (20 households).</p>	Ongoing	<p>0 MCCs were issued to a lower income household during 2015 Although MCCs will remain available to Escondido residents, the local MCC administrator retired and MCCs will not be reported locally.</p>

Name of Program:	Objective	Timeframe in H.E.	Status of Program Implementation as of 12-31-15
<p>3.3 Rental Subsidy Provide households with affordable rents through rent subsidy programs for households with incomes not exceeding 50% of the Area Median Income.</p>	<p>Collaborate with HUD (and the housing authority) toward the provision of Section 8 Rental Subsidy to households earning 50% or less of the median income</p> <p>Provide rental subsidy to low-income seniors and persons with disabilities in mobilehomes parks and apartments</p> <p>Anticipated impact: Rental Assistance for very low-income households, 1,200 households, with Housing Choice Vouchers. 110 very low income senior/disabled households for rent subsidies</p>	<p>Ongoing</p>	<p>Ongoing. During 2015, 1,259 households were assisted with a Section 8 Rental Subsidy (Housing Choice Voucher). An additional 12,337 are on the wait list in Escondido.</p> <p>During 2015, 36 senior households (or persons with a disability) in mobilehome parks, and another 25 in apartments, were receiving a monthly rental subsidy while waiting for HUD Section 8 eligibility. Eligibility for the Rental Subsidy program was tightened in 2012 due to the loss of redevelopment funds. Continuation of the program in the future is uncertain.</p>
<p>3.4 Mobilehome Park Conversion Provide technical assistance to mobilehome resident groups in the conversion of existing parks to resident ownership</p>	<p>Anticipated impact: Continued mobilehome resident ownership opportunities for lower income residents. Continue to work with City policies and procedures to assist in conversion</p>	<p>Ongoing</p>	<p>The City continues to provide technical assistance to mobilehome parks considering conversions. No recent conversions have been requested. The City continues to manage the remaining city-owned spaces in Escondido Views (5 lots) and Mountain Shadows (25 lots).</p>
<p>3.5 Mobilehome Rent Review Rent review via the Rent Review Board of applications for increases in mobilehome parks</p>	<p>Anticipated impact: Stabilized rents for mobilehome residents, many of whom are lower income.</p>	<p>Ongoing</p>	<p>During 2015, six short-form rent review hearings were held. Average monthly increases approved for short form applications ranged from \$2.76 to \$15.29.</p>

Name of Program:	Objective	Timeframe in H.E.	Status of Program Implementation as of 12-31-15
<p>3.6: Fair Housing Actively engage in furthering fair housing for all residents through specific education outreach and monitoring activities</p>	<p>Anticipated impact: Continued enforcement of the Fair Housing Plan which will prevent discrimination in housing and disputes between landlords and tenants</p>	<p>Ongoing</p>	<p>In 2015 the City continued to contract with North County Lifeline to provide fair housing services to Escondido residents, including counseling, mediation in landlord/tenant disputes, and bilingual assistance.</p> <p>City staff continues to disperse information at public counters, review potential impediments to fair housing, and meet with other jurisdictions to discuss and address potential regional impediments. The City of Escondido participated in the 2015 San Diego County Regional AI, which was completed in 2015.</p>
<p>4.1 Emergency Shelters Amend the Zoning Code to permit emergency shelters by right, consistent with State law.</p>	<p>Anticipated impact: Provision of shelter for families/individuals with special needs. Consistency with state law.</p>	<p>Within one year of Housing Element adoption</p>	<p>The City's Emergency Shelter Overlay, in compliance with State law, was approved by the City Council on October 23, 2013. Although staff was asked to re-evaluate the location and size of the Overlay in 2015, the City Council left the overlay unchanged. A year round shelter was approved in 2015 for Interfaith Community Services outside the Overlay area.</p>
<p>4.2: Transitional/Supportive Housing Amend the Zoning Code to differentiate transitional/supportive housing operated as group quarters versus a regular housing development. Uses will be permitted where housing is otherwise permitted.</p>	<p>Anticipated impact: Increased housing opportunities for special needs persons.</p>	<p>0-3 years from HE adoption</p>	<p>An amendment to the Zoning Code is currently underway to define transitional and supportive units as specified in State law, and to permit them where residential units are otherwise permitted. It is anticipated that the City Council will review the changes in 2016.</p>
<p>4.3: Senior Housing Ordinance Amend the Zoning Code to permit senior housing by right where housing is permitted.</p>	<p>Anticipated impact: Increased housing opportunities for seniors</p>	<p>0-3 years from HE adoption</p>	<p>An amendment to the Zoning Code is currently underway to permit senior housing by right where housing is permitted. It is anticipated that the City Council will review the changes in 2016.</p>
<p>4.4: Monitoring of Growth Management Measure Periodically monitor and evaluate Proposition S for its impacts on the cost, supply and timing of affordable housing. Analyze the ability to accommodate the city's regional housing need, constraints on supply and affordability of housing.</p>	<p>Anticipated impact: Increased public awareness of the City's housing needs and obligations under state law.</p>	<p>Ongoing</p>	<p>The Housing Element shows that City's RHNA can be accommodated. In 2015 it does not appear that existence of Proposition "S" discouraged or prevented construction of market or affordable units. City will continue to monitor RHNA progress annually to determine whether growth management policies impact the city's ability to accommodate the affordable housing need.</p>

Name of Program:	Objective	Timeframe in H.E.	Status of Program Implementation as of 12-31-15
<p>5.1: Affordable Housing Financing Continue to pursue a variety of funding sources to support affordable housing in the community.</p>	<p>Anticipated impact: Acquisition, rehabilitation, preservation or construction of affordable housing for lower and moderate income households.</p>	<p>Ongoing</p>	<p>Staff continues to pursue opportunities to utilize additional funding sources for potential projects and programs, including tax credits and grants.</p>
<p>5.2: Housing Information and Referral Update public information in many formats identifying the City's housing programs and provide opportunities to market those programs.</p>	<p>Anticipated impact: More effective and targeted housing programs (especially for lower income households).</p>	<p>Ongoing</p>	<p>Housing program and project information is updated as needed and is distributed via a variety of avenues such as the web-site, brochures, mailers, referral cards and at City Hall. The city website was updated in late 2010 and updates to the website are ongoing as needed. Staff continues to seek additional ways to distribute information.</p>

CONSTRAINTS

The 2013-2020 Housing Element listed the following governmental constraints. The specific issue, page number, action and status are listed below.

Issue	Page #	Action	Status
Land Use Controls Residential designations, specific plans, growth management controls, overlay zones/districts, and the density bonus ordinance	IV-67	Evaluate land use issues for direct impact on provision of housing for all economic sectors of the community.	The City's General Plan comprehensive update was completed in 2012, including increasing densities with a new Urban V designation and introducing minimum floor densities. The Downtown Specific Plan was updated in 2013, including increasing residential densities (up to 100 du/ac) in the downtown core, which should lead to an increase in production of multi-family units. The City is currently working with a consultant on updating the South Escondido Boulevard Area Plan, which will incorporate smart growth principles.
Residential Development Standards	IV-76	Evaluate residential development standards to ensure they are not unreasonably limiting the number of units that may be constructed.	Development standards and parcel requirements offer flexibility to encourage development. With the adoption of the revised density bonus and residential incentive ordinance in 2016-2017 more flexibility will be available to affordable housing developers. Escondido has one of the lowest parking requirements in north county, and some additional flexibility is built into the Zoning Code.
Provision for a Variety of Housing Opportunities	IV-80	A jurisdiction must encourage the development of a variety of housing types for all economic segments of the population.	The General Plan calls for establishing a minimum density for each district, to promote efficient use of land. The Escondido Zoning Code has provisions for SDUs, mobilehomes, multi-family dwellings, and residential care facilities. Also, SROs and farmworker housing. In 2013, the City approved a zoning overlay where emergency shelters are permitted by right, in accordance with state law. Similar code amendments will be completed in 2016 for transitional/supportive housing, farmworker housing, and some clean-up language for senior housing. There are no other known policies or regulations that constrain development of housing for persons with disabilities.

<p>Development Conditions and Fees Fees and exactions to process permits and provide services and facilities can be a constraint to the development of housing due to the additional cost borne by developers.</p>	IV-90	The City periodically reviews fees to ensure they reflect current impacts and necessary impacts.	Escondido's residential development fees have not been found to act as a constraint to the development of housing. They are lower than those of most other north county cities. The development fees are reviewed periodically and modified as needed.
<p>On- and Off-Site Improvements Existing infrastructure, development standards for new infrastructure, requirements for on-and off-site improvements.</p>	IV-92	Requirements for on- and off-site improvements vary depending on the presence of existing improvements, as well as the size and nature of the proposed development.	Requirements are reviewed as necessary.
<p>Building Codes and Enforcement</p>	IV-94	The 2010 California Building Code and 2010 Green Building Standards Code have been adopted	The City has no local ability to waive provisions of State building codes. However, there is an appeal process to challenge interpretations of the building code requirements.
<p>Permits and Processing Times Certainty and consistency in permit processing procedures and reasonable processing times to ensure that developers are not discouraged.</p>	IV-95	The existing design review and conditional use permit processes have been recently streamlined, and do not serve to constrain housing development.	The City continues to explore ways to streamline processing of applications and reduce fees for affordable, fair market and mixed use housing. Recently, the Design Review Board was consolidated into the Planning Commission in an effort to streamline processing.