

IV. Housing



Introduction

The Housing Element is a component of the General Plan that assesses the housing needs of all economic segments of the City of Escondido. In addition, the Housing Element defines the goals and policies that will guide the City's approach to resolving those needs and recommends a set of programs that would implement policies over the next few years.

State law requires that all cities adopt a Housing Element and with prescribed details and content. This Housing Element responds to those requirements, and responds to the special characteristics of the City's housing environment. The Element incorporates the most current data readily available at the time of writing and an evaluation of the Housing Element adopted in 2005. Also included are assessments of the current and potential housing actions, and resources of the private sector and all levels of the public sector.

This Escondido Housing Element is prepared for the 2013-2020 update cycle for jurisdictions in the San Diego Association of Governments (SANDAG) region.

The Housing Element's Purpose

The Housing Element is concerned with specifically identifying ways in which the housing needs of existing and future resident residents can be met. This Housing Element covers the planning period of January 1, 2013 through December 31, 2020, and identifies strategies and programs that focus on:

- Conserving and improving existing affordable housing;
- Providing adequate housing sites;
- Assisting in the development of affordable housing;
- Removing governmental and other constraints to housing development; and
- Promoting equal housing opportunities.

*"Everyone needs housing –
a place to live, a place to call home."*

American Planning Association

'Centre City Row' was completed in 2005 and consists of 15 two- and three-bedroom market-rate townhomes. The project is close to urban amenities including Grape Day Park, Downtown's Grand Avenue, entertainment and transit.



A. Escondido's General Plan Vision

The City of Escondido envisions itself becoming the vibrant and dynamic cultural, economic, and recreational hub of inland North San Diego County. This vision calls for an outstanding quality of life with exemplary public services and a safe environment that support a wide-range of housing types; quality educational facilities; desirable workplaces offering diverse employment opportunities; convenient transportation options, and unique cultural / recreational amenities. A lively, active downtown with unique and exciting land uses and a revitalized surrounding urban core are the focus for appropriate higher-intensity infill developments that maximize opportunities for alternative transportation, and strengthen pedestrian linkages. Planning for quality, managed growth ensures the adequate provision of infrastructure, preserves perimeter viewsheds, respects and enhances the character of established single-family neighborhoods, and assures long-term sustainability for Escondido's future. This Housing Element provides policies and programs that will allow the City to achieve this vision.

B. Escondido's Housing Element Outline

The 2013-2020 Escondido Housing Element consists of the following major components:

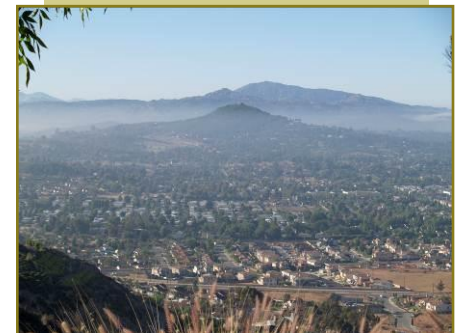
- **Introduction:** An overview of the purpose and contents of the Housing Element.
- **Housing Needs Assessment:** An analysis of the demographic and housing characteristics and trends.
- **Housing Constraints:** A review of potential market, governmental, and environmental constraints to meeting the identified housing needs.
- **Housing Resources:** An evaluation of resources available to address housing goals.
- **Review of Past Accomplishments:** An evaluation of accomplishments under the adopted Housing Element.
- **Housing Plan:** A strategy to address the identified housing needs given the City's constraints and resources.

C. Community Context

Escondido is located in the North Central portion of San Diego County. Its natural setting, Mediterranean climate, rolling hills, and location at the intersection of two state highways provide a unique and attractive living environment. This setting has a substantial impact on the employment characteristics as well as the City's economic base. These conditions attract growth, which in turn creates a competitive residential atmosphere.

The City has three general areas of development: the historic town center area; the more recently developed surrounding areas; and the developing rural areas. Each of these areas contains housing sub-markets that reflect their own unique attributes.

Escondido has experienced significant residential development since 1970. It is crucial that public services expand to meet the needs of the increasing population. These services include sewers, streets, police, fire, schools, and recreation. It is also important to locate housing to be accessible to other functions such as employment, services, shopping, and transportation.



*Suburban eastern Escondido as
viewed from Lake Dixon
camping area*

In 2010, the City population was 143,911, an increase of about eight percent in the last ten years. During this same period, the housing stock increased by approximately seven percent. The growth in population has, in turn, increased diversity within the City. From 2000 to 2010, Escondido became more racially and ethnically diverse. White residents (40 percent) no longer comprise the largest racial/ethnic group in the community, while the City's Hispanic residents make up nearly one-half (49 percent) of the City's residents.

The 2010 Census reported an increase in average household size from 3.01 persons per household in 2000 to 3.12 persons in 2010. This trend can be partially attributed to the swell of families with children and the shift in racial and ethnic composition, since many Asian and Hispanic households are typically larger than White households.

Escondido offers a mix of housing types. Single-family homes make up about 58 percent of the housing stock, the multi-family share is about 35 percent, and mobile homes comprise the remaining eight percent. Less than one-third (28 percent) of Escondido's housing stock is over 30 years old (built before 1980), with approximately 12.6 percent of the housing stock being built before 1959.

The median price of a single-family home in Escondido is estimated at about \$245,000, as of 2010. Apartment rents range from \$925 for a one-bedroom apartment to \$1,312 for a three-bedroom apartment. Lower income households in the City are unable to afford homeownership; however, affordable rental options for lower income households in Escondido do exist. The City has been actively addressing its housing issues by developing affordable housing, improving the existing housing, and providing assistance to households in need.





D. Public Participation

Public participation by all economic segments is critical to the preparation of the Housing Element. Furthermore, the City values community input in policy development. Outreach efforts conducted by the City were intended to reach all segments of the community, with efforts to solicit input from lower and moderate income households and persons with special housing needs. The City sent out news releases and public notices prior to public meetings, including a news release in Spanish. General Plan update web pages have been added to the City's website, with the ability of allowing residents and interested parties to register for email notifications.

Aerial view of Escondido looking west with single family neighborhoods, mobile home parks and schools in the foreground

1. General Plan Survey

The City of Escondido solicited community feedback as part of the General Plan Update process. In addition to Community Workshops held in April 2009, an anonymous survey was prepared to aid the visioning phase. The survey was made available on-line, at the Planning Division counter in City Hall, and at both City Libraries. The survey asked residents the following eight questions:

- What do you consider to be Escondido's most important assets that should be preserved?
- What do you think represent the most significant challenges for Escondido's future?
- What do you think are the most important things that could be added to enhance Escondido's quality of life?
- Where should new housing be concentrated in Escondido?
- What about Escondido would you change?
- What about Escondido are you most proud?
- What specific types of industries and jobs should we attract to Escondido?
- How can we enhance the sense of community in Escondido?

Because of the open-ended nature of the questions, survey responses varied significantly but the following sentiments were echoed by a large number of residents:

- The downtown corridor is one of the City's most important assets and should be enhanced and protected.
- The downtown area and transit centers would be a great place for new quality, multi-family housing; however, housing should not be concentrated in any one part of the City.
- The City should focus on "smart growth" and mixed use, especially in the downtown area.

The City responded to these comments by focusing future residential growth in the downtown area, and in mixed use and transit-oriented developments.



*April 2009
Community Workshop
at City Hall*

2. Public Workshops

The City held a series of Community Workshops in April 2009 to determine residents' long-term vision for the City. A meeting was held at the East Valley Community Center on April 16, 2009. A number of residents attended the meeting and provided input on what direction the new General Plan should take. Most comments involved the need to focus on smart growth, the rehabilitation of existing older housing, and the need to maintain the character of the City's existing single-family neighborhoods.

The City also solicited public input at a Neighborhood Leadership Forum at City Hall on April 23, 2009. A majority of the comments during this public forum concerned economic development and utilities. Specifically, residents discussed the idea of using Oceanside's Mercado as a model for the City's Mercado Escondido and brought up questions and concerns about the City's sewer capacity for additional growth.

The City held a second public workshop on the General Plan on April 29, 2009. Residents that attended this meeting reiterated the need to focus on "smart growth" principles and the rehabilitation of older neighborhoods in the City. In addition, the Community Alliance for Escondido (CAFÉ) held a public forum on January 29, 2010 to discuss issues related to the General Plan. Residents who attended this meeting commented on the need for urban-style "smart growth" projects and the importance of public transit. The General Plan (including the Housing Element) focuses on higher density development along transportation corridors.

3. Study Sessions

Study sessions were conducted before the Planning Commission (July 26, 2011) and City Council (August 10, 2011) to review the Draft Housing Element prior to submitting the document for review by the State Department of Housing and Community Development (HCD). The meetings were advertised in *North County Times* and *San Diego Union Tribune*, as well as the City's website, and special invitations were sent out to a number of agencies serving low and moderate income households and persons with special needs. Agencies invited to the Study Sessions are listed in Appendix A. One comment letter was received. This letter is also included in Appendix A.



April 2009
Community Workshop
at the East Valley Parkway
Community Center

4. Public Review of Draft Housing Element

The Draft Escondido Housing Element was available for public review at the following locations:

- City Hall
- City Library
- City website

The City received two comment letters on the Draft Housing Element. These letters and the City's response are included in the Housing Element Appendix. The City will continue to involve the public, especially persons of lower and moderate incomes and those with special housing needs. The City will send out notices of future public hearings regarding the Housing Element to agencies that serve or advocate for lower and moderate income households and persons with special needs. The agencies on the City's mailing list are included in The Housing Element Appendix.

As part of the General Plan update process, the City created a General Plan Update webpage –<http://www.escondido.org/general-plan-update.aspx> – to provide materials for public review in a timely manner. This webpage also provides a special mechanism for public to submit input online.

5. Public Hearings

Public hearings were conducted prior to adoption of the Housing Element involving the Planning Commission on November 13, 2012, and the City Council on December 12, 2012.

E. Data Sources and Methodology

In preparing the Housing Element, various sources of information are consulted. The 2000 Census provides the basis for population and household characteristics. Although dated, no better source of information on demographics is widely accepted. Unfortunately, the 2010 Census data are not scheduled to be released in time for the preparation of this Housing Element. As of the writing of this Housing Element (June 2011), only limited 2010 Census data have been released. Therefore, several sources are used to provide reliable updates to the 2000 Census, including the following:

- 2005-09 American Community Survey by the Census Bureau¹
- 2010 Census by the Census Bureau
- Population and demographic data updated by the State Department of Finance
- Housing market information, such as home sales and rents, from Dataquick and Realtytrack, among other sources
- Lending patterns from the Home Mortgage Disclosure Act (HMDA) database
- Labor statistics from California Employment Development Department

F. General Plan Consistency

According to State planning law, the Housing Element must be consistent with the other General Plan elements. While each of the elements is independent, the elements are also interrelated. Certain goals and policies of each element may also address issues that are primary subjects of other elements. This integration of issues throughout the General Plan creates a strong basis for the implementation of plans and programs and achievement of community goals. The Housing Element is most closely tied to the Land Use Element as residential development capacities established in the Land Use Element are incorporated into the Housing Element.

This 2013-2020 Housing Element was prepared as part of the comprehensive update to the City's General Plan and builds upon other General Plan elements. The updated General Plan includes the following elements:

- Land Use and Community Form
- Mobility and Infrastructure
- Housing
- Community Health and Services
- Community Protection
- Resource Conservation

¹ The American Community Survey (ACS) is conducted on a very small sample of the population. As such, the data tend to have large margins of errors, especially



- Growth Management
- Economic Prosperity

This Housing Element is entirely consistent with the policies and proposals set forth by the updated General Plan. New State law requires that the Safety and Conservation Elements include an analysis and policies regarding flood hazard and management information upon revisions to the Housing Element. The Community Protection Element addresses flood hazard and management in Escondido.

When an element in the General Plan is amended in the future, the Housing Element will be reviewed and modified if necessary to ensure continued consistency among the various elements. The City will ensure that updates to these Elements achieve internal consistency with the Housing Element.



G. Housing Needs Assessment

The City strives to achieve a balanced housing stock that meets the varied needs of all income segments of the community. To understand the City's housing needs, the nature of the existing housing stock and the housing market are comprehensively evaluated. This section of the Housing Element discusses the major components of housing needs in Escondido, including population, household, economic, and housing stock characteristics. Each of these components is presented in a regional context, and, where relevant, in the context of other nearby communities. This assessment serves as the basis for identifying the appropriate goals, policies, and programs for the City to implement during the 2013-2020 Housing Element cycle.

Single family homes in 'Eureka Springs,' a master planned, market-rate detached single family project under construction in 2011 involving 170+ homes, trails, private parks, open space, and linkages to the Escondido Creek trail system

1. Population Characteristics

Understanding the characteristics of a population is vital in the process of planning for the future needs of a community. Population characteristics affect the type and amount of housing need in a community. Issues such as population growth, race / ethnicity, age, and employment trends are factors that combine to influence the type of housing needed and the ability to afford housing. The following section describes and analyzes the various population characteristics and trends that affect housing need.

a. Population Growth

According to the Census, the City population in 2010 was 143,911, increased from 108,635 in 1990 and 133,559 in 2000. Between 2000 and 2010, the City population increased by approximately 10,000 people, representing an increase of approximately eight percent (Figure IV-1). During the same period, San Diego County population increased by 10 percent. The City population, as a proportion of the County population, decreased slightly from five percent in 2000 to 4.6 percent in 2010.

Figure IV-1
**Population Growth - Escondido and San Diego County
(1990-2010)**

	1990	2000	2010	1990- 2000	2000- 2010
Escondido	108,635	133,559	143,911	22.9%	7.8%
San Diego County	2,498,016	2,813,833	3,095,313	12.6%	10.0%
Escondido as a % of the County	4.3%	5.0%	4.6%	16.3%	-7.0%

Sources: Bureau of the Census, 1990, 2000, and 2010 Censuses

b. Age Characteristics

A community's current and future housing needs are determined in part by the age characteristics of residents. Typically, each age group has distinct lifestyles, family types and sizes, ability to earn incomes, and therefore, housing preferences. As people move through each stage of life, housing needs and preferences change. Traditional assumptions are that the young adult population (20 to 34 years old) tends to favor apartments, low to moderate cost townhomes/condominiums, and smaller single-family units.

The adult population (35 to 64 years old) represents the major market for moderate to relatively high cost condominiums and single-family homes. The senior population (65 years and older) tends to generate demand for low to moderate cost apartments and condominiums, group quarters, and mobile homes. In order to create a balanced community, it is important to provide housing options that suit the needs of various age groups.

In 2000, 33 percent of residents in the City were under the age of 20 years, 23 percent were young adults between 20 and 34 years, 33 percent were mature adults between 35 and 64 years, and 11 percent were elderly persons over 65 years of age (Figure IV-2).

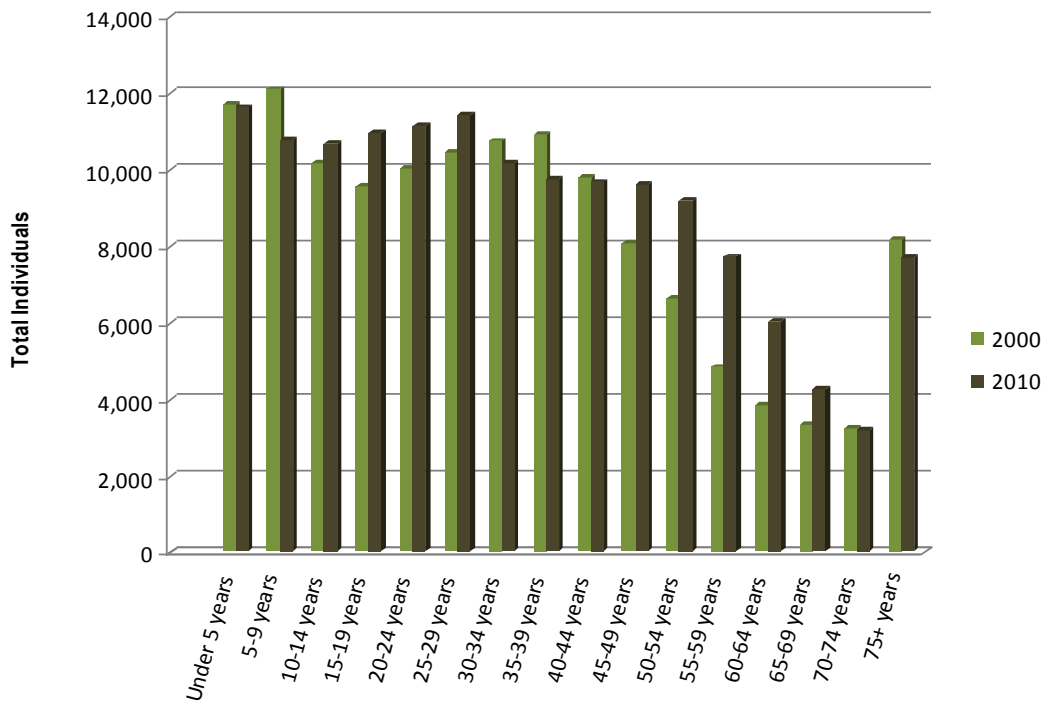
Figure IV-2
Escondido Age Distribution (2000-2010)

Age	2000		2010	
	Total	% of Total	Total	% of Total
Under 5 years	11,712	8.8%	11,638	8.1%
5-9 years	12,106	9.1%	10,795	7.5%
10-14 years	10,153	7.6%	10,686	7.4%
15-19 years	9,546	7.1%	10,976	7.6%
20-24 years	10,019	7.5%	11,138	7.7%
25-29 years	10,448	7.8%	11,436	7.9%
30-34 years	10,754	8.1%	10,167	7.1%
35-39 years	10,897	8.2%	9,759	6.8%
40-44 years	9,790	7.3%	9,681	6.7%
45-49 years	8,082	6.1%	9,617	6.7%
50-54 years	6,642	5.0%	9,190	6.4%
55-59 years	4,835	3.6%	7,725	5.4%
60-64 years	3,845	2.9%	6,019	4.2%
65-69 years	3,331	2.5%	4,237	2.9%
70-74 years	3,228	2.4%	3,162	2.2%
75+ years	8,161	6.1%	7,685	5.3%
Total	133,559	100.0%	143,911	100.0%
Median Age	31.2		32.5	

Source: Bureau of the Census, 2000 and 2010 Censuses

According to the 2010 Census, the age distribution of Escondido residents was as follows: 31 percent of residents in the City were under the age of 20 years, 23 percent were between 20 and 34 years, 36 percent were between 35 and 64 years, and 11 percent were over 65 years of age. Overall, the City's population is aging, with the median age increasing from 31.2 to 31.5 between the two censuses (Figure IV-3).

Figure IV-3
Escondido Age Distribution



Source: Bureau of the Census, 2000 and 2010 Census

c. Race / Ethnicity

Race/ethnicity of the population is important to an analysis of housing needs and conditions for several reasons. The cultural influences of races are often reflective of preferences for housing type, location of housing, associated services, and household composition. For example, the concept of “extended family” can have implications on the definitions of overcrowding and housing conditions. The racial and ethnic composition of a community’s population should also be more carefully examined at the neighborhood level.

Escondido, like many communities throughout California, has experienced gradual changes in the racial and ethnic composition of its population. According to the 2010 Census, White residents (40 percent) no longer comprise the largest racial/ethnic group in the community. The City’s Hispanic residents make up nearly one-half (49 percent) of the City’s residents (Figure IV-4).



Figure IV-4
Race and Hispanic Origin (2010)

	Number	Percent
Non-Hispanic Races		
White	58,142	40.4%
Black or African American	3,046	2.1%
American Indian	577	0.4%
Asian	8,491	5.9%
Native Hawaiian and Other Pacific Islander	306	0.2%
Some other race	201	0.1%
Two or more races	2,822	2.0%
Hispanic	70,326	48.9%
Total	143,911	100.0%

Source: Bureau of the Census, 2010 Census.

2. Economic Characteristics

Employment has an important impact on housing needs. Incomes associated with different jobs and the number of workers in a household determines the type and size of housing a household can afford. In some cases, the types of jobs themselves can affect housing needs and demand (such as in communities with military installations, college campuses, and large amounts of seasonal agriculture). Employment growth typically leads to strong housing demand, while the reverse is true when employment contracts. In addition, the relationship between the location of housing and the location of employment has an impact upon transportation systems. Escondido is north of the major employment centers in San Diego County and, to a lesser extent, east of other areas in northern San Diego County.

The City has developed a number of economic programs and incentives to attract higher-tech businesses with higher-paying jobs. Thus, an increase in higher-end housing is essential; not only to attract higher-tech businesses and jobs but also to accommodate the housing needs of higher-income households.

a. Employment

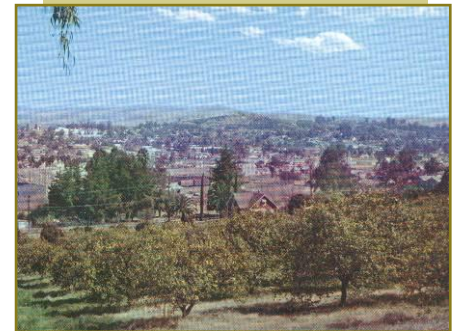
Over the past several decades, the San Diego region has been adding proportionally more jobs at the low end of the pay scale than jobs at the high end of the pay scale. This “unbalanced” job growth trend is affecting the standard of living in the region. Employment growth has been unbalanced since about 1985, with the region adding proportionally fewer jobs in sectors with relatively high wages and proportionally more jobs in sectors with low wages.

The San Diego region currently has a smaller share of its employment in manufacturing than California and the nation. The decline in the proportion of jobs in manufacturing is not new and has been progressing for more than half a century nationwide. During the 1990s and continuing after 2000, the region's economy continued to diversify away from manufacturing and defense-related industries. Manufacturing's share of total non-farm employment fell from 12.8 percent in 1990 to 10.3 percent in 2000 and 9.2 percent during 2005 - 2009, following a similar trend for the state and the nation.

The rise in service sector jobs is not new either. It is what has been happening while the number of jobs in the manufacturing sector has declined as a share of total employment. Among service sectors regionally, professional and business services increased its share from 12.8 percent of total employment in 1990 to 13.3 percent in 2000, to 14.2 percent during 2005-2009.

The earnings gap between low- and high-paying jobs has also widened because of unbalanced job growth and the region's capacity for low-paying jobs has increased through public investment. Public funds and facilities have been used to invest heavily in low value-added industries, such as tourism, entertainment, the uniformed military, and retail trade, without compensating investments for high value-added industries. Examples include Mission Bay, Balboa Park, the San Diego Zoo, the Wild Animal Park, Sea World, Legoland, the Convention Center, and cruise ship terminals which have utilized public funds to help construct infrastructure that support these low-paying jobs.

Additionally, public funds are used to pay for infrastructure requirements in retail centers, auto malls, and sports facilities. Publically funded uniformed military infrastructure includes shipyards, submarine bases, air bases, and training facilities. The aggregate investment in these areas has diversified the economic base and helped provide sufficient job growth to keep the region's unemployment rate one of the lowest in the nation, has also contributed to the unbalanced job growth.



Postcard, circa 1910 depicting Escondido's agriculture and symbolizing its dominance in the community's early employment patterns

As of June 2011, unemployment rate in Escondido was reported by the State Employment Development Department at 10.8 percent, above the regional average of 10.4 percent but below the statewide average of 12.4 percent.

Figure IV-5 highlights the difference in employment composition in Escondido versus the region. The far right-hand column shows that employment in retail services is higher in Escondido while employment in the military is higher in the region. Compared to the region, Escondido has even higher proportion of lower paying jobs in the retail/sales and manufacturing sectors.

Figure IV-5
Employment Characteristics

Industry Sectors that typically pay salaries less than the County Median Income*

Industry Sectors that typically pay salaries more than the County Median Income*

Industry Sectors where the percent of city employment is equal or higher than region's

* 2010 Census San Diego County Median Household Income = \$62,771

Figure IV-5
Employment Characteristics - City of Escondido and Region (2000-2009)

Industry Sector	2000 Census		2005-2009 ACS	
	% of City Employment	% of Region Employment	% of City Employment	% of Region Employment
Agriculture, Mining	1.9%	0.7%	1.5%	0.7%
Construction	9.4%	6.6%	11.4%	7.5%
Manufacturing	14.6%	11.0%	10.8%	9.2%
Transportation, Communication, Utilities	3.4%	3.5%	4.5%	6.2%
Wholesale Trade	3.6%	3.3%	2.9%	2.9%
Retail Trade	12.8%	11.3%	12.5%	10.9%
Finance, Real Estate, Insurance	5.6%	7.1%	5.8%	7.8%
Professional Services	13.0%	13.3%	13.2%	14.2%
Education, Health, and Social Services	15.2%	19.3%	16.0%	19.5%
Arts, Recreation, Entertainment	8.7%	9.6%	11.7%	10.5%
Other Services	5.9%	5.2%	6.9%	5.1%
Public Administration	3.2%	5.4%	2.8%	5.3%
Total	100.0%	100.0%	100.0%	100.0%

Sources: Bureau of the Census, 2000 Census and 2005-2009 American Community Survey (ACS)

b. Salary / Income

Figure IV-6 displays mean annual wage data for occupations compiled by the California Employment Development Department (EDD) for the San Diego Metropolitan Statistical Area. Figure IV-6 shows that the food preparation and serving, personal care and service, building and maintenance, and farming, fishing and forestry occupations offer the lowest wages.

According to the Census and ACS, approximately 15 percent of Escondido residents work at educational, health and social services occupations. Education and social services usually generate employment at the moderate income levels. Other major employment sectors for Escondido include sales and manufacturing (production); both provide generally jobs at lower scales as shown in Figure IV-6. Also refer to the next section regarding Escondido Household incomes.



Figure IV-6

Mean Salary By Occupation - San Diego Region (2010)	
Occupations	Average Salary
Management	\$113,870
Legal	\$107,196
Healthcare Practitioners and Technical	\$86,425
Architecture and Engineering	\$81,433
Computer and Mathematical	\$79,899
Life, Physical and Social Science	\$72,840
Business and Financial Operations	\$70,103
Education, Training and Library	\$60,482
Arts, Design, Entertainment, Sports and Media	\$55,851
Construction and Extraction	\$50,274
Community and Social Service	\$48,969
Protective Service	\$47,927
Installation, Maintenance and Repair	\$45,364
Sales	\$37,650
Office and Administrative Support	\$36,264
Production	\$33,600
Transportation and Material Moving	\$31,976
Healthcare Support	\$30,481
Farming, Fishing and Forestry	\$27,777
Building, Grounds Cleaning, and Maintenance	\$26,359
Personal Care and Service	\$26,030
Food Preparation and Serving Related	\$22,211
All Occupations	\$49,439

Source: California Employment Development Division, Occupational Wage data, 2010

'Milane Lane' was one of several nationwide locations that participated in the 'Habitat for Humanity Builders Blitz.' The project was completed in 2006 and consists of seven single-family, three-and four-bedroom homes for house-holds earning 50%-60% of the median income.

'Sunrise Place' was completed in 1993 and consists of 8 town-house style housing units for low-income families in Escondido. The complex features 8 two-story units located around a central courtyard with a landscaped picnic and play area. All parking is located in the front of the site with decorative, landscaped trellises. All units have small individual front porches and loft bedrooms.



3. Household Characteristics

The Census defines a "household" as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing living quarters. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households. Furthermore, the Census classifies households by type according to the gender of the householder and the presence of relatives. Household characteristics such as size, type, income and tenure reveal important information about the housing needs of a community. Different household sizes, types and income levels often prefer different housing options.

According to the 2010 Census, there were 1,086,865 households (also known as occupied housing units) in San Diego County. Of these, 45,484 households, or approximately four percent, were located in Escondido.



a. Household Type and Size

Different household types generally have different housing needs. Seniors or young adults usually comprise the majority of the single-person households and tend to reside in apartments, condominiums or smaller single-family homes. Families with children often prefer single-family homes.

Escondido had 39,267 households in 1990. By 2000, this number grew to 43,817, an increase of 12 percent. The number of households in Escondido increased another four percent to 45,484 households by 2010. Figure IV-7 shows that, increasingly, Escondido households are primarily comprised of families. However, the greatest change between 2000 and 2010 was the increase in other ‘non-traditional’ families. Married couples with children experienced numerical and proportional decreases.

According to the 2010 Census, 72 percent of the Escondido households were family-households. Of the City’s family households, 36 percent were married couples with children under the age of 18 and 36 percent that did not include children. The proportion of other families continued to grow, representing 28 percent of all family-households.

‘City Plaza,’ a market rate town-home development in Downtown Escondido partially completed in 2009 containing 102 units with attached garages

Approximately 28 percent of Escondido households were non-family households with the majority of them (75 percent) being residents living alone. By 2010, the average household size in the City increased to 3.12 and the average family size increased to 3.57.

Figure IV-7
Changes in Household Types (2000 – 2010)

Household Types	2000		2010		Change 2000-2010	
	#	%	#	%	#	%
Families	31,162	71.1%	32,732	72.0%	1,570	5.0%
Married with Children	12,505	40.1%	11,812	36.1%	(693)	(5.5%)
Married, no Children	11,121	35.7%	11,723	35.8%	602	5.4%
Other Families	7,536	24.2%	9,197	28.1%	1,661	22.0%
Non-Families	12,655	28.9%	12,752	28.0%	97	0.8%
Single	9,801	77.4%	9,528	74.7%	(273)	(2.8%)
Other Non-Families	2,854	22.6%	3,224	25.3%	370	13.0%
Total Households	43,817	100.0%	45,484	100.0%	1,667	3.8%
Average H. H. Size	3.01 persons		3.12 persons		3.7%	
Average Family Size	3.5 persons		3.57 persons		2.0%	

Sources: Bureau of the Census, 1990 and 2000 Censuses
and 2005-2009 American Community Survey

Household size is an important market characteristic. Housing demand is shaped by the composition of its household sizes. The small household (one to two persons per household) traditionally prefers units with zero to two bedrooms, while the large household (five or more persons per household) prefers units with at least three bedrooms. Information on Figure IV-8 shows that two-person households (28 percent) made up the largest proportion of households in the City in 2010. Approximately 21 percent of Escondido households included five or more persons.

Figure IV-8
Household (HH) Size (2010)

Persons	Owner HHs-	Percent	Renter- HHs	Percent	Total HHs	Percent
One	4,297	18.1%	5,231	24.1%	9,528	20.9%
Two	7,946	33.4%	4,571	21.0%	12,517	27.5%
Three	3,914	16.5%	3,284	15.1%	7,198	15.8%
Four	3,608	15.2%	3,223	14.8%	6,831	15.0%
Five	1,980	8.3%	2,414	11.1%	4,394	9.7%
Six	932	3.9%	1,381	6.4%	2,313	5.1%
Seven or more	1,082	4.6%	1,621	7.0%	2,703	5.9%
Total	23,759	100.0%	21,725	100.0%	45,484	100.0%

Source: Bureau of the Census, 2010 Census.

b. Household Income

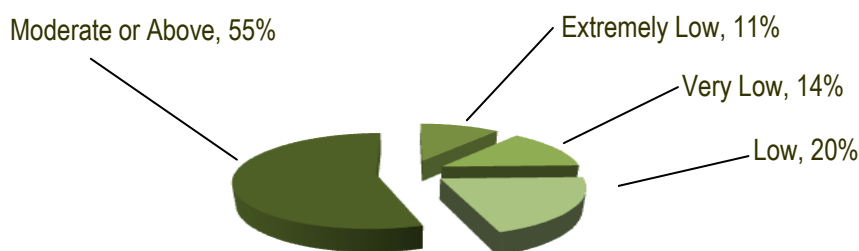
Household income is directly connected to the ability to afford housing. Income levels influence the range of housing prices within a region and the ability of the population to afford housing. Home ownership rates rise as household income increases. As household income decreases, households tend to pay a disproportionate amount of their income for housing and the number of persons occupying unsound and overcrowded housing increases.

For planning and funding purposes, the California State Department of Housing and Community Development (HCD) has developed the following income categories based on the Area Median Income (AMI) of a metropolitan area (such as San Diego County):

- *Extremely Low*: Households earning up to 30% of the AMI
- *Very Low*: Households earning between 31 - 50% of the AMI
- *Low*: Households earning between 51 - 80% of the AMI
- *Moderate*: Households earning between 81 - 120% of the AMI
- *Above Moderate*: Households earning over 120% of the AMI

Combined, the extremely low, very low, and low income groups are referred to as lower income. Federal programs provide assistance primarily to households in the lower Income category (up to 80 percent AMI). In 2000, approximately 55 percent of Escondido households earned moderate or above moderate incomes (Figure IV-9), while 45 percent of households had incomes in the extremely low, very low, and low income levels.²

Figure IV-9
Escondido Households by Income Category (2004)



Source: Department of Housing and Urban Development (HUD)
Comprehensive Housing Affordability Strategy (CHAS), 2004

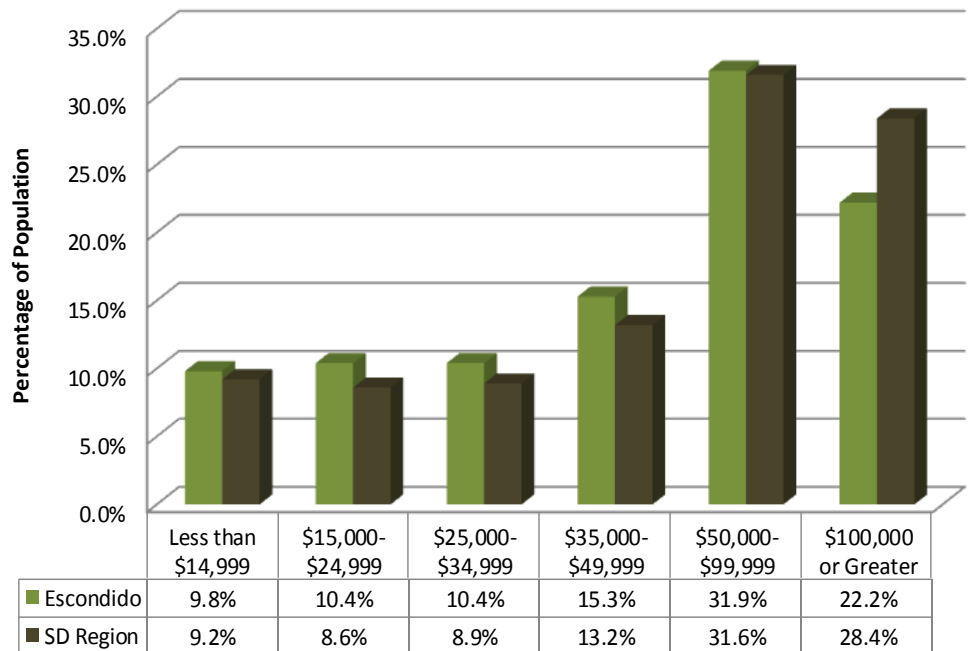
² Data was obtained from the Comprehensive Housing Affordability Strategy (CHAS) prepared for HUD by the Census Bureau using 2000 Census data. CHAS data does not provide a breakdown of household income for those with more than 80 percent AMI as those households are not qualified for federal housing programs.



Household incomes in Escondido tend to be slightly lower than those in the region as a whole. Median household income in the City was \$42,567 in 2000, compared to the San Diego County median household income of \$47,067. The ACS estimates the median household income in Escondido between 2005 and 2009 was \$54,457, compared to \$62,901 in the County.

Figure IV-10 compares household income in Escondido and in the San Diego region between 2005 and 2009. Approximately 54 percent of Escondido households had incomes over \$49,999, six percentage points lower than region wide. Approximately 22 percent of Escondido households earned \$100,000 or more, compared to 28 percent in all of San Diego County. Slightly more than 30 percent of Escondido residents earned less than \$35,000 annually, compared to 27 percent region wide.

Figure IV-10
Household Income (2005 – 2009)



Source: Bureau of the Census, 2005-2009 American Community Survey

Median household income compared to neighboring communities provides a way to measure income in Escondido against other cities. Figure IV-11 compares median income in Escondido to other North County cities and the region. Median household income in the City was one of the lowest in the region, comparable to the City of Vista.

Figure IV-11
Median Household Income – San Diego Region (2005-2009)

Jurisdiction	Median HH Income*	Percent Above/Below Regional Median
Carlsbad	\$85,146	+35%
Encinitas	\$85,538	+36%
Escondido	\$54,457	-13%
Oceanside	\$62,657	+0%
Poway	\$95,488	+52%
San Marcos	\$64,244	+2%
Vista	\$54,017	-14%
San Diego Region	\$62,901	+0%

Source: Bureau of the Census, 2005-2009 American Community Survey.

Median household income provides only partial insight into a community's income profile. A more detailed breakdown of households by income category can provide more information about the proportion of households in Escondido whose limited incomes may lead them to have a higher incidence of housing problems such as overpayment (paying more than 30 percent of income on housing) or overcrowding (having more than one person per room).

Household incomes improved from 1990 to 2000 (Figure IV-12). The percentage of wage earners with annual incomes over \$50,000 increased, while the percentage of those earning less than \$50,000 decreased. Since 2000, however, while the proportion of households earning over \$100,000 increased, so were the proportions of households earning below \$15,000, indicating an increase in the number of households earning extremely low incomes.

Figure IV-12
Escondido Income Distribution (1990-2009)

Household Income	Income Distribution			Percentage Change	
	1990	2000	2005-2009	1990-2000	2000-2009
< \$10,000	10.2%	3.8%	4.7%	-6.4%	+0.9%
\$10,000 - \$14,999	8.4%	5.0%	5.2%	-3.4%	+0.2%
\$15,000 - \$24,999	18.5%	11.8%	10.4%	-6.7%	-1.4%
\$25,000 - \$34,999	15.7%	14.3%	10.4%	-1.4%	-3.9%
\$35,000 - \$49,999	19.6%	16.5%	15.3%	-3.1%	-1.2%
\$50,000 - \$74,999	17.4%	22.2%	19.7%	+4.8%	-2.5%
\$75,000 - \$99,999	6.2%	12.3%	12.1%	+6.1%	-0.2%
\$100,000 or more	4.1%	14.1%	22.2%	+10.0%	+8.1%
Total	100.0%	100.0%	100.0%	---	---

Source: Bureau of the Census, 1990 and 2000 Censuses, and 2005-2009 American Community Survey



'Via Roble' is a unique mixed-use, mixed-income development on a five-acre site completed in 2005. The site originally held a dilapidated trailer park where residents were living in and unsafe and unhealthy environment. The project includes 72 affordable apartments, 10 single-family homes (above right), and 9 new shopkeeper units along Escondido Boulevard. The 72 affordable rental units are available to households earning between 30% and 80% of the San Diego County Area Median Income (AMI).



4. Housing Problems

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Escondido. Detailed CHAS data based on the 2000 Census is displayed in Figure IV-13. Housing problems considered by CHAS include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burden, including utilities, exceeding 30 percent of gross income; or
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income.

The types of problems vary according to household income, type, and tenure. Some highlights include:

- In general, renter-households had a higher level of housing problems (62 percent) compared to owner-households (35 percent).
- Large renter-families had the highest level of housing problems regardless of income level (86 percent).
- Extremely low income (86 percent) and very low income households (83 percent) had the highest incidence of housing problems.

Figure IV-13

Housing Assistance Needs of Lower Income Households (2000)

Household by Type, Income, and Housing Problem	Renters				Owners			Total Households
	Elderly	Small Families	Large Families	Total Renters	Elderly	Large Families	Total Owners	
Extremely Low Income (0-30% AMI)	829	1,038	843	3,552	595	115	1,184	4,736
% with any housing problem	78.9%	90.8%	99.1%	87.8%	82.4%	87.0%	78.9%	85.6%
% with cost burden >30%	78.9%	87.6%	90.7%	84.8%	82.4%	73.9%	77.6%	83.0%
% with cost burden > 50%	64.5%	78.0%	70.0%	73.1%	47.9%	73.9%	54.9%	68.5%
Very Low Income (31-50% AMI)	973	1,600	985	4,298	859	258	1,705	6,003
% with any housing problem	87.2%	93.8%	94.4%	91.6%	43.0%	98.4%	62.8%	83.4%
% with cost burden >30%	85.1%	83.4%	65.0%	80.3%	42.5%	88.8%	60.0%	74.6%
% with cost burden >50%	52.9%	27.8%	10.7%	31.5%	15.7%	54.3%	32.8%	31.9%
Low Income (51-80% AMI)	793	1,985	1,240	5,077	1,649	674	3,782	8,859
% with any housing problem	76.7%	58.7%	90.3%	70.7%	23.9%	86.1%	52.3%	62.8%
% with cost burden >30%	74.9%	39.3%	16.9%	43.2%	23.3%	60.8%	45.7%	44.3%
% with cost burden > 50%	25.9%	1.5%	0.8%	5.3%	9.0%	17.1%	17.0%	10.3%
Total Households	3,389	7,838	4,458	20,406	6,563	3,627	23,341	43,747
% with any housing problem	69.5%	52.2%	85.7%	61.5%	25.6%	59.7%	34.8%	47.3%

Note: Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% total due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers.

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2004.

a. Overcrowding

Overcrowding is typically defined as a housing unit occupied by more than one person per room. A severely overcrowded household is defined as one with more than 1.5 persons per room. Under State law a housing unit is considered overcrowded if there is less than 120 square feet of livable space (all space except the bath, kitchen and hallways) for the first two people and less than an additional 50 square feet for each additional person. Overcrowding can indicate that a community does not have an adequate supply of affordable housing, especially for large families.

Overcrowding typically occurs when there are not enough adequately sized units within a community, when high housing costs relative to income force too many individuals to share a housing unit than it can adequately accommodate, or when families reside in smaller units than they need to devote income to other necessities, such as food and health care. Overcrowding tends to accelerate the deterioration of housing. Therefore, maintaining a reasonable level of occupancy and alleviating overcrowding are critical to enhancing quality of life.

Figure IV-14 shows that nearly 20 percent of the households in Escondido were overcrowded in 1990, inclusive of the 12 percent that were severely overcrowded. Overcrowding was more prevalent among renter-households than owner-households, as rental units are typically smaller in size and renter-households typically have lower incomes. The situation with overcrowding worsened significantly between 1990 and 2000, with almost one-third of the City's households being overcrowded. Specifically, almost one-quarter of the households were severely overcrowded. The prevalence of overcrowding among owner-households more than doubled between 1990 and 2000.

Figure IV-14
Overcrowded Housing Units (1990-2000)

Overcrowding	Owner Households		Renter Households		Total Households	
	Number	% of Owners	Number	% of Renters	Number	% of Total
1990						
Total Overcrowded (More than 1.0 persons/room)	786	3.9%	3,227	17.1%	4,013	19.7%
Severely Overcrowded (More than 1.5 persons/room)	324	1.6%	1,975	10.5%	2,299	12.2%
2000						
Total Overcrowded (More than 1.0 persons/room)	1,921	8.2%	5,637	24.2%	7,558	32.4%
Severely Overcrowded (More than 1.5 persons/room)	954	4.7%	3,621	17.7%	4,575	22.4%

Source: Bureau of the Census, 1990 and 2000 Censuses

b. Cost Burden (Overpayment)

Measuring the portion of a household's gross income that is spent for housing is an indicator of the dynamics of demand and supply. This measurement is often expressed in terms of "over payers:" households paying an excessive amount of their income for housing, therefore decreasing the amount of disposable income available for other needs. This indicator is an important measurement of local housing market conditions as it reflects the affordability of housing in the community. Federal and state agencies use overpayment indicators to determine the extent and level of funding and support that should be allocated to a community.

Figure IV-15 shows that in 2000, 43 percent of households in the San Diego region were paying over 30 percent of their income towards housing costs. In Escondido, nearly 37 percent of all households were overpaying. Renters were more likely to overpay than owners; in Escondido 45 percent of renters overpaid, compared to 29 percent of owners. In comparison, Oceanside had the highest levels of overpayment and Poway had the lowest level of overpayment.

Figure IV-15

Household (HH) Overpayment (2000)

	All Households			Renters			Owners		
	Total	Paying 30%+	% Paying 30%+	Total	Paying 30%+	% Paying 30%+	Total	Paying 30%+	% Paying 30%+
Carlsbad	31,481	11,239	35.7%	10,285	4,669	45.4%	21,196	21,196	31.0%
Encinitas	22,834	8,928	39.1%	8,172	3,898	47.7%	14,662	14,662	34.3%
Escondido	43,747	15,968	36.5%	20,406	9,183	45.0%	23,341	23,341	29.2%
Oceanside	56,370	24,859	44.1%	21,336	12,055	56.5%	35,034	35,034	36.6%
Poway	15,493	4,911	31.7%	3,438	1,372	39.9%	12,055	3,544	29.4%
San Marcos	18,179	6,508	35.8%	6,115	2,458	40.2%	12,064	4,319	35.8%
Vista	28,950	10,740	37.1%	13,347	5,939	44.5%	15,603	5,789	37.1%
San Diego Region	994,098	423,486	42.6%	442,646	232,832	52.6%	551,452	551,452	34.5%

Note: Households do not equal total presented in other tables because housing costs were not computed for all households.

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2004.

Figure IV-16 provides more overpayment detail by income group for Escondido. Approximately 63 percent of lower income households were overpaying versus 15 percent of moderate and above moderate households.



The 2010 Census has no data on household income or housing costs. According to the ACS data, between 2005 and 2009, 45 percent of owner-occupied households in Escondido spent more than 30 percent of their household income on housing. By contrast, a higher percentage of renter-households (59 percent) overpaid for housing.

Figure IV-16

Overpayment by Tenure and Income Level (2000)

Household Income Group	Total Renters	Total Owners	Total
Extremely Low (<=30% AMI)	3,552	1,184	4,736
Cost Burden >30%	3,012	919	3,931
%Cost Burden >30%	84.8%	77.6%	83.0%
Very Low (>30% to <=50% AMI)	4,298	1,705	6,003
Cost Burden >30%	3,451	1,023	4,478
%Cost Burden >30%	80.3%	60.0%	74.6%
Low (>50% to <=80% AMI)	5,077	3,782	8,859
Cost Burden >30%	2,193	1,728	3,925
%Cost Burden >30%	43.2%	45.7%	44.3%
Moderate & Above (>80% AMI)	7,479	16,670	24,149
Cost Burden >30%	524	3,134	3,671
%Cost Burden >30%	7.0%	18.8%	15.2%
Total	20,406	23,341	43,747
Cost Burden >30%	9,183	6,816	15,968
%Cost Burden >30%	45.0%	29.2%	36.5%

Note: Totals may not be exact due to rounding; the Census Bureau uses a special rounding scheme for special tabulations such as these; totals may not match other census datasets

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2004

5. Special Needs Groups

Certain segments of the population may have more difficulty in finding decent, affordable housing due to their special needs. Special circumstances may be related to one's employment and income, family characteristics, disability and household characteristics, among other factors. Consequently, certain residents in Escondido may experience higher incidences of housing cost burden, overcrowding, or other housing problems.

The special needs groups analyzed include the elderly, people with disabilities (including persons with developmental disabilities), homeless people, single parents, large households, military personnel, farm workers, and students (Figure IV-17). Many of these groups overlap, for example many farm workers are homeless, and many elderly people have a disability of some type.

The majority of these special needs groups would be assisted by an increase in affordable housing, especially housing located near public transportation and services. Figure IV-18 provides a list of services and facilities available to assist households/persons with special needs.

Figure IV-17

Special Needs Groups in Escondido (2010)

Special Needs Group	# of People or HHs	# Owners	% Owner	# Renters	% Renter	% of Total HHs or Population
Households with Seniors	11,028	--	--	--	--	24.2%
Senior Headed Households	9,253	6,077	65.7%	3,176	34.3%	20.3%
Seniors Living Alone	4,235	2,133	50.4%	2,102	48.6%	9.3%
Persons with Disabilities ¹	23,896	--	--	--	--	54.5%
Large Households	9,410	3,994	42.4%	5,416	57.6%	20.7%
Single-Parent Households	5,007	--	--	--	--	11.1%
Female-Headed Households	13,081	5,475	41.9%	7,606	58.1%	28.8%
Female-Headed Households with children	3,360	--	--	--	--	7.4%
People Living in Poverty ¹	17,759	--	--	--	--	13.3%
Farmworkers ¹	1,069	--	--	--	--	0.8%
Homeless	741	--	--	--	--	0.6%

2010 Census data not available; 2000 Census data presented.

Source: Bureau of the Census (2000 and 2010) and Regional Housing Task Force on the Homeless (2010).



Figure IV-18

Inventory of Services for Special Needs Populations

Services	Program	Details	Location
Emergency Shelters	Catholic Charities, La Posada de Guadalupe	50 beds for homeless men	Carlsbad
	Community Resource Center Libre!	36 beds for women with children, victims of domestic violence; motel vouchers	Encinitas
	Encinitas Social Services	General Population	Encinitas
	Brother Benno's Foundation, Good Samaritan Shelter	12 beds for homeless men	Oceanside
	Brother Benno's Foundation, House of Martha Ann Mary	6 beds for women with children, victims of domestic violence	Oceanside
	M.I.T.E. North County Detox	6 beds for adults, substance abuse treatment	Oceanside
	Women's Resource Center	26 beds for women with children, victims of domestic violence	Oceanside
	CHW – Marisol Apartments	21 beds for HIV/AIDS patients	Undisclosed
Permanent Supportive Housing	CHW-Old Grove	4 beds for HIV/AIDS patients	Undisclosed
	CHW-Old Grove	40 beds for farm/day laborers	Undisclosed
	Fraternity House, Inc. – Michelle's House	12 HIV/AIDS patients	Vista
	Las Casitas	14 units for drug and alcohol recovery	Escondido
Transitional Housing/Shelters	North County Solutions for Change – Solutions Family Center	40 homeless families with children	Vista
	Genesis/Interfaith Services	8 homeless families	Escondido
	MHS – Family Recovery Center	90 Women with children and substance abuse	Oceanside
	Serenity Village	24 women with substance abuse	Escondido
	Tikkun House	6 homeless women	Escondido
	Women's Resource Ctr, Transition House	61 Women with children	Oceanside
	Women's Resource Center	26 Women with children, victims of domestic violence	Oceanside
	YMCA Oz North Coast	10 Homeless Youth	Oceanside
	North Coastal Mental Health	Homeless severely mentally ill	Regional
	North County Lifeline – Hotel Vouchers	General homeless	Oceanside
Services for the Homeless and At-Risk Families	N. County Community Services Food Bank	Food distribution	San Marcos
	Interfaith Community Services (Winter Shelter)	100 General homeless	Escondido
	Interfaith Food Pantry	Food distribution	Escondido
	Salvation Army Adult Rehab Center	Drug/alcohol abuse	San Diego
	Second Chance	Drug/alcohol abuse	San Diego
	Stepping Stone	Drug/alcohol abuse	San Diego
	Aster	10 beds (short-term recuperative)	Escondido
	Aster Apartments	28 beds	Escondido
	Fairweather Lodge	6 mentally ill veterans (permanent supportive hsg.)	Escondido
	Merle's Place	44 beds (dormitory)	Escondido
Veterans	New Resolve	44 beds (homeless, veterans)	Escondido
	Raymond's Refuge I & II	6 beds each for homeless seniors/ disabled (permanent supportive housing)	Escondido
	Access Center, Inc.	Independent living assistance	Vista
	Joslyn Center	Senior support	Escondido
Senior/Disabled Services	Serving Seniors-Senior Community Centers	Meals, health and wellness	Regional

Source: City of Escondido

The following sections provide a detailed discussion of the housing needs facing each particular group as well as programs and services available to address their housing needs.

a. Seniors

Many senior-headed households have special needs due to their relatively low incomes, disabilities or limitations, and dependency needs. Specifically, people aged 65 years and older often have four main concerns:

- *Housing:* Many seniors live alone and may have difficulty maintaining their homes.
- *Income:* People aged 65 and over are usually retired and living on a limited income.
- *Health care:* Seniors are more likely to have high health care costs.
- *Transportation:* Many of the elderly rely on public transportation; especially those with disabilities.

The limited income of many elderly persons often makes it difficult for them to find affordable housing. In the San Diego region, the elderly spend a higher percentage of their income for food, housing, medical care, and personal care than non-elderly families. Many elderly households need smaller “efficiency” units to make independent living possible and many single elderly persons need some form of housing assistance.

Figure IV-19 shows that 15,084 persons were age 65 and older in Escondido in 2010. This accounted for about 11 percent of residents, comparable to the percentage found in the region as a whole. In comparison, most surrounding communities had higher proportions of seniors. Among the City’s senior population, 9,253 seniors were heads of households, representing about 20 percent of the City’s overall households. Specifically, 4,235 senior-headed households were seniors living alone.



Figure IV-19
Persons Age 65 and Over

Jurisdiction	Total	Age 65+	Percent Age 65+
Carlsbad	105,328	14,798	14.0%
Encinitas	59,518	7,643	12.8%
Escondido	143,911	15,084	10.5%
Oceanside	167,086	21,501	12.9%
Poway	47,811	5,900	12.3%
San Marcos	83,781	8,527	10.2%
Vista	93,834	8,673	9.2%
San Diego Region	3,095,313	351,425	11.4%

Source: Bureau of the Census, 2010 Census.

Figure IV-20 shows elderly households broken down by tenure and income level in 2000. A higher proportion of elderly renter-occupied households had housing problems (70 percent) than all renter-occupied households (62 percent). Housing problems are defined as overpayment (cost burden) greater than 30 percent of income and/or overcrowding and/or without complete kitchen or plumbing facilities. Additionally, 68 percent of elderly renter-occupied households were paying more than 30 percent of their income for housing compared with 45 percent of all renter-households. Elderly owner-occupied households, on the other hand, tend to be better off than all households as a group. About one-quarter (26 percent) had any housing problem compared with 35 percent of all owner-occupied households. Likewise, only one-quarter (25 percent) were paying more than 30 percent of their income towards housing versus 29 percent of all owner-occupied households. While most elderly owner-households no longer hold a mortgage, some elderly homeowners may not be able to afford the costs of maintenance and repairs.

A four-story affordable residential development with a community room replaced a dilapidated trail park on Washington Avenue. 'Juniper Senior Village' accommodates low-income seniors (eligible annual incomes at 30%-60% of AMI) and is located in the downtown area, one block from the Park Avenue Community Center, a drug store, grocery store, bus stop, and a clinic. The development is within a half mile of Grape Day Park, City Hall, the California Center for the Arts, Escondido, and Palomar Hospital.



Figure IV-20

Elderly Households by Tenure and Income Level (2000)

Household by Type, Income and Housing Problem	Renters		Owners		Total Households
	Elderly Renters	Total Renters	Elderly Owners	Total Owners	
Household Income ≤30% AMI	829	3,552	595	1,184	4,736
% with any housing problems	78.9%	87.8%	82.4%	78.9%	85.6%
% Cost Burden >30%	78.9%	84.8%	82.4%	77.6%	83.0%
% Cost Burden >50%	64.5%	73.1%	47.9%	54.9%	68.5%
Household Income >30 to ≤50% AMI	973	4,298	859	1,705	6,003
% with any housing problems	87.2%	91.6%	43.0%	62.8%	83.4%
% Cost Burden >30%	85.1%	80.3%	42.5%	60.0%	74.6%
% Cost Burden >50%	52.9%	31.5%	15.7%	32.8%	31.9%
Household Income >50 to ≤80% AMI	793	5,077	1,649	3,782	8,859
% with any housing problems	76.7%	70.7%	23.9%	52.3%	62.8%
% Cost Burden >30%	74.9%	43.2%	23.3%	45.7%	44.3%
% Cost Burden >50%	25.9%	5.3%	9.0%	17.0%	10.3%
Household Income >80% AMI	794	7,479	3,460	16,670	24,149
% with any housing problems	30.7%	25.6%	12.4%	24.9%	25.1%
% Cost Burden >30%	29.5%	7.0%	12.1%	18.8%	15.2%
% Cost Burden >50%	11.2%	1.4%	3.0%	2.5%	2.1%
Total Households	3,389	20,408	6,563	23,341	43,747
% with any housing problems	69.5%	61.5%	25.6%	34.8%	47.3%
% Cost Burden >30	68.2%	45.0%	25.3%	29.2%	36.5%
% Cost Burden >50	39.7%	21.2%	10.3%	9.7%	15.1%

Notes:

Any housing problems: cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities.

Other housing problems: overcrowding (1.01 or more persons per room) and/or without complete kitchen or plumbing facilities.

Elderly households: 1 or 2 person household, either person 62 years old or older.

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2004.



b. Persons with Disabilities

In Escondido and elsewhere, persons with disabilities have a wide range of housing needs, which vary depending on the type and severity of the disability as well as personal preference and lifestyle. Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care for oneself. "Barrier-free design" housing, accessibility modifications, proximity to services and transit, and group living opportunities represent some of the types of considerations and accommodations that are important in serving this group. Also, some residents suffer from disabilities that require living in a supportive or institutional setting.

The 2010 Census did not collect information on disability. According to 2008-2010 ACS data, approximately 10 percent of Escondido residents had a disability. The ACS also tallied the number of disabilities by type for residents with one or more disabilities. Among the disabilities tallied, cognitive, ambulatory, and independent living difficulties were almost equally prevalent Figure IV-21.

Figure IV-21

Disabilities Tallied by Age and Type (2008-2010)				
Disability Type	Age 5 to 17	Age 18 to 64	Age 65+	Total
With a hearing difficulty	18.0%	6.8%	14.1%	11.5%
With a vision difficulty	16.1%	9.3%	9.8%	9.8%
With a cognitive difficulty	25.7%	21.8%	17.9%	19.6%
With an ambulatory difficulty	15.8%	24.0%	22.4%	22.8%
With a self-care difficulty	24.4%	12.5%	14.0%	13.8%
With an independent living difficulty	--	25.6%	21.7%	22.5%
Total Disabled Persons	971	12,481	20,347	33,799

Note: A person can have multiple disabilities.
Source: Bureau of the Census, 2008-2010 ACS.

Four factors – affordability, design, location, and discrimination – significantly limit the supply of housing available to households of persons with disabilities. The most obvious housing need for persons with disabilities is housing that is adapted to their needs. Most single-family homes are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other features necessary for accessibility.

Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation to travel to necessary services and shops. “Barrier free design” housing, accessibility modifications, proximity to services and transit, and group living opportunities are important in serving this group. Incorporating barrier-free design in all new multi-family housing is especially important to provide the widest range of choices for the disabled.

Housing advocacy groups report that people with disabilities are often the victims of discrimination in the home buying market. People with disabilities, whether they work or receive disability income are often perceived to be a greater financial risk than persons without disabilities with identical income amounts. The 2000 Census reported that 15 percent of persons with disabilities in Escondido were living below the poverty level. It also estimated that 30 percent of people with disabilities between the ages of 16 and 64 years in the City were not employed.

A recent change in State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: self-care; receptive and expressive language; learning; mobility; self-direction; capacity for independent living; or economic self-sufficiency;
- Reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This equates to 2,158 persons in the City of Escondido with developmental disabilities based on the 2010 Census population.



‘Daybreak Grove’ was completed in 1993 and consists of 13 townhouse style housing units for low-income families. The complex features a large multi-use courtyard, children’s play areas and vegetable gardens, surrounded by one and two-story town-house units. All parking is in the rear of the site and accessed by a one-way drive at the site’s perimeter. Units have individual front yards and porches, interior courts, and loft bedrooms.

The San Diego Regional Center, which provides services for persons with developmental disabilities, publishes client statistics for its four area offices. The City of Escondido is served by the North County office in San Marcos. As of January 2011, the North County office serves 2,774 persons. Escondido's population represents about 16 percent of the North County population. Therefore, it can be generally estimated that about 445 clients served by the North County area office of the Regional Center are Escondido residents.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

c. Large Households

Large households are defined as those consisting of five or more members. These households comprise a special need group because of the often limited supply of adequately sized and affordable housing units in a community. To save for other basic necessities such as food, clothing and medical care, it is common for lower income large households to reside in smaller units, which frequently results in overcrowding and can accelerate the deterioration of housing.

The City had 2,683 large households in 1990, comprising about seven percent of the City's total households. The percentage more than doubled by the following decade. The 2000 Census data indicated that there were 8,111 households with five or more members, which equates to approximately 19 percent of the City's households. By the 2010 Census, the number of large households increased to 9,410, almost 21 percent of all households in the City. Figure IV-22 compares the number of large households in Escondido to that in the region as a whole. In 2010, 21 percent of households in Escondido consisted of five or more persons, compared to 14 percent region wide. Renter-households represented the majority (58 percent) of all large households.



Figure IV-22
Large Households (2010)

Jurisdiction	Persons in Household			Total Households
	5	6	7+	
Escondido	4,394	2,313	2,703	9,410
Percent of Total	9.7%	5.1%	5.9%	20.7%
San Diego Region	80,185	36,149	32,447	148,781
Percent of Total	7.4%	3.3%	3.0%	13.7%

Source: Bureau of the Census, 2010 Census.

As shown in Figure IV-23, a greater percentage of larger households had housing problems than all households (47 percent) in 2000. Housing problems can be defined as cost burden (overpayment) greater than 30 percent of income and/or overcrowding and/or without complete kitchen or plumbing facilities. Renter-occupied large households (as a group) tend to have more housing problems than owner-occupied large households. The majority of renter-occupied large households (86 percent) had one or more housing problems, while more than half of larger owner-occupied households (60 percent) had one or more housing problems.



A former trailer park on Escondido Boulevard containing 64 spaces and 6 dilapidated apartment units was transformed into 'Via Roble,' a vibrant mixed-use development containing 10 single-family townhomes, 9 shopkeeper units and 72 affordable rental units pictured at left

Figure IV-23
Large Households by Tenure and Income Level (2000)

Household by Type, Income, & Housing Problem	Renters		Owners		Total Households
	Large Related (5 or more members)	Total Renters	Large Related (5 or more members)	Total Owners	
Household Income ≤30% AMI	843	3,552	115	1,184	4,736
% with any housing problems	99.1%	87.8%	87.0%	78.9%	85.6%
% Cost Burden >30%	90.7%	84.8%	73.9%	77.6%	83.0%
% Cost Burden >50%	70.0%	73.1%	73.9%	54.9%	68.5%
Household Income >30 to ≤50% AMI	985	4,298	258	1,705	6,003
% with any housing problems	94.4%	91.6%	98.4%	62.8%	83.4%
% Cost Burden >30%	65.0%	80.3%	88.8%	60.0%	74.6%
% Cost Burden >50%	10.7%	31.5%	54.3%	32.8%	31.9%
Household Income >50 to ≤80% AMI	1,240	5,077	674	3,782	8,859
% with any housing problems	90.3%	70.7%	86.1%	52.3%	62.8%
% Cost Burden >30%	16.9%	43.2%	60.8%	45.7%	44.3%
% Cost Burden >50%	0.8%	5.3%	17.1%	17.0%	10.3%
Household Income >80% AMI	1,390	7,479	2,580	16,670	24,149
% with any housing problems	67.3%	25.6%	47.7%	24.9%	25.1%
% Cost Burden >30%	1.4%	7.0%	18.2%	18.8%	15.2%
% Cost Burden >50%	0.0%	1.4%	2.7%	2.5%	2.1%
Total Households	4,458	20,406	3,627	23,341	43,747
% with any housing problems	85.7%	61.5%	59.7%	34.8%	47.3%
% Cost Burden >30%	36.7%	45.0%	32.9%	29.2%	36.5%
% Cost Burden >50%	15.8%	21.2%	11.3%	9.7%	15.1%

Note: Totals may not match other Census 2000 products due to rounding.

Any housing problems: cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities.

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2004.

d. Single Parent Households

Single-parent families, particularly female-headed families with children, often require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Female-headed families with children are considered a vulnerable group because they must balance the needs of their children with work responsibilities, often while earning limited incomes.

Figure IV-24 shows that in 2010, Escondido had 5,007 single-parent households (11 percent of all households). Of these, the majority (67 percent) were female-headed households. In comparison, less than nine percent of all County households were single-parent households, but 72 percent of these households were female-headed households

Figure IV-24
Single Parent Households (2010)

	Total H.H.	Single Parent H.H.	Percent Total H.H.	Female Headed H.H.	Percent Single Parent H.H.	Below Poverty Female Headed H.H.	Percent Female Headed H.H.
Escondido	45,484	5,007	11.0%	3,360	67.1%	1,102	33.7%
SD Region	1,086,865	94,380	8.7%	68,123	72.2%	22,804	29.1%

H.H = Households
Source: Bureau of the Census, 2010 Census

e. Residents Living Below Poverty

Female-headed families are particularly affected by poverty disproportionately. The 2010 Census does not contain information on economic characteristics. In 2000, 13 percent of the City's total residents (17,759 persons) were living in poverty. Approximately 34 percent of female-headed households with children, however, had incomes below the poverty level. The 2005-2009 ACS reports that 14 percent of the City's population and 29 percent of female-headed families were living below the poverty level.



f. Homeless

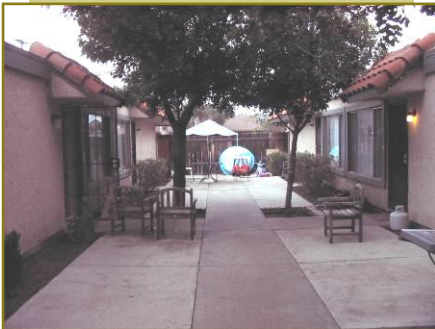
Throughout the San Diego region and country, homelessness has become an increasingly important issue. Factors contributing to the rise in homelessness include a lack of housing affordable to low and moderate income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidies to the poor, and the de-institutionalization of the mentally ill.

State law (Section 65583(1) (6)) mandates that municipalities address the special needs of homeless persons within their jurisdictional boundaries. “Homelessness” as defined by the U.S. Department of Housing and Urban Development (HUD), describes an individual (not imprisoned or otherwise detained) who:

- Lacks a fixed, regular, and adequate nighttime residence; and
- Has a primary nighttime residence that is:
 - A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
 - An institution that provides a temporary residence for individuals intended to be institutionalized; or
 - A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

This definition does not include persons living in substandard housing, (unless it has been officially condemned); persons living in overcrowded housing (for example, doubled up with others), persons being discharged from mental health facilities (unless the person was homeless when entering and is considered to be homeless at discharge), or persons who may be at risk of homelessness (for example, living temporarily with family or friends.)

The Regional Task Force on the Homeless (RTFH) is San Diego County’s leading resource for information on issues of homelessness. Established in 1985, the Task Force promotes a regional approach as the best solution to ending homelessness in San Diego County. The Task Force is a public/private effort to build a base of understanding about the multiple causes and conditions of homelessness.



'Las Casitas II' is a transitional housing project completed in 1999 that involved the rehabilitation of eight, two-bedroom units for very low-income households. The units have a small, fenced front yard, a central courtyard, a laundry building, and covered parking. The location is within walking distance to local bus service, schools, markets and churches. The project's small scale fits in with the neighborhood's homes and small apartment buildings. Las Casitas II will remain affordable for a minimum of 40 years from its opening.

According to the Task Force, the San Diego region's homeless population can be divided into two general groups: (1) urban homeless, and (2) rural homeless, including farm workers and day laborers who primarily occupy the hillsides, canyons and fields of the northern regions of the county. It is important to recognize that homeless individuals may fall into more than one category (for example, a homeless individual may be a veteran and a substance abuser), making it difficult to accurately quantify and categorize the homeless.

Since the homeless population is very difficult to quantify, Census information on homeless populations is often unreliable, due to the difficulty of efficiently counting a population without permanent residences. The Task Force compiles data from a physical Point-In-Time (PIT) count of sheltered (emergency and transitional) and street homeless persons. The 2011 Count was conducted on January 28, 2011 and the results are shown in Figure IV-25. Oceanside, Escondido, and Vista had the largest homeless populations of the North County cities. Escondido supports the Regional Winter Shelter program with CDBG funds. For FY 2011-12, approximately \$33,000 was allocated to the program.

Figure IV-25

Homelessness in North County Cities (2011)			
Jurisdiction	Sheltered	Unsheltered	Total
Carlsbad	62	21	83
Escondido	352	115	467
Encinitas	50	134	184
Oceanside	375	77	452
Poway	0	15	15
San Marcos	0	1	1
Vista	351	80	431
San Diego Region	4,981	4,039	9,020

Source: Regional Housing Task Force on the Homeless (2011).

g. Military Personnel

The military population's influence on the demand for housing takes two forms: (a) the existing service households trying to find housing; and (b) the former (either retirement or non-retirement separations) service households trying to find housing. The San Diego region is home to a disproportionate share of the State's and the nation's military personnel. According to the 2005-2009 ACS, 52 percent of California's 139,269 uniformed military personnel were stationed in the San Diego region, and six percent of the nation's 1.1 million armed forces were located here.

The greatest concentration of military personnel to the overall labor force in the region is found in Coronado, home to Naval Air Station North Island. Almost one out of every two members of Coronado's total labor force is in the military. Other areas with relatively high concentrations of military personnel are the City of National City and the unincorporated area. However, the City of San Diego has the largest number of people in the armed forces (28,952), accounting for about 40 percent of the region's enlisted military personnel. The existing military family housing is scattered across the region, and some communities, such as Escondido, have substantial portions of their housing stock occupied by military families.

h. Student Housing Need

Student housing is considered a factor that affects housing availability. Although students may produce only temporary housing need, the impact upon housing demand and post-study residence is critical in the immediate university areas. San Diego State University, the largest university in the region, has an enrollment of 30,000 students as of the fall of 2010, but only provides housing for 3,433 students on campus. The University of San Diego houses 2,550 students on campus for a student enrollment of 7,800. The University of California at San Diego provides on-campus housing for about 10,000 students for a student enrollment of 27,400. Other smaller universities and junior colleges in the County create similar housing problems. For example, the location of California State University San Marcos has had some impact on local housing, due to its location a few miles west of Escondido.

Typically, students are low income and are, therefore, impacted by a lack of affordable housing, especially within easy commuting distance from campus. They often seek shared housing situations to decrease expense, and can be assisted through roommate referral services offered on and off campus. The lack of affordable housing also influences choices students make after graduation which can have a detrimental effect on the region's economy. The recent graduates provide a specialized pool of skilled labor that is vital to the region; however, the lack of affordable housing often leads to their departure from the area.



California State University, San Marcos student dorms provide housing for a portion of the university's enrollment needs requiring students to seek housing in surrounding communities, including Escondido

i. Farm Workers

Farm workers are defined as those households whose wage earners make their living through seasonal agricultural work and who move with the seasons to different farming areas or communities. Permanent residents, who work in agriculture doing similar work, but who live in Escondido the entire year, are included in the City's estimates of households needing assistance due to affordability. However, the undocumented immigrant and migrant worker form a substantial part of the farm worker population. The ability to gather information about this segment of the farm worker population is limited because they are so mobile and reluctant to participate in any survey.

Due to the high cost of housing and low wages, a significant number of migrant farm workers have difficulty finding affordable, safe and sanitary housing. According to the State Employment Development Department, the average farm worker earned between \$19,000 and \$30,000 annually.³ This limited income is exacerbated by their tenuous and/or seasonal employment status.

The housing needs of farm workers are difficult to quantify due to the fear of job loss and the fear of authority. Thus, farm workers are given low priority when addressing housing needs, and often receive the least hospitable housing. The San Diego County Regional Task Force on the Homeless estimates that there are at least 2,300 farm workers and migrant day laborers who currently experience homelessness in the San Diego region.

The 2000 Census provided a few indicators of the potential farm worker population. The 2000 Census revealed that approximately 1,052 individuals in Escondido were employed in the agriculture, forestry, and mining industries. More recent estimates for the number of farm workers, however, vary depending upon the different growing seasons. The numbers can change quickly as more work becomes available. This population remains highly migratory, following the work as it becomes available and even returning home for short periods during the off season. The number of encampments located throughout the County has become very difficult to estimate because encampments move frequently and are now much smaller than in the past.

³ State Employment Development Department, Occupational Employment (May 2009) and Wage Data (1st Quarter, 2010).



'Eucalyptus View,' built in 2001, provides homeowner-ship as a limited-equity co-operative. The initial share prices are equivalent to what is typically required for rent and security deposits for a rental unit. Monthly housing payments are affordable to households with less than 50%-60% of the Area Median Income (AMI). Of the 24 units, eight are available to farm worker households. The residents can gain several benefits from cooperative ownership such as the security of long-term affordability and the modest build-up of the equity down payment. The needs of families with small children were a prime design consideration. The units have separate exterior entries (front and back) and individual porches looking out onto the large interior courtyard, for child's play and community activities. The development also has a laundry facility, computer center, and onsite daycare.

It is estimated that there are between 100 and 150 farm worker camps located throughout the San Diego region, primarily in rural areas. These encampments range in size from a few people to a few hundred and are frequently found in fields, hillsides, canyons, ravines, and riverbeds, often on the edge of their employer's property. Some workers reside in severely overcrowded dwellings, in packing buildings, or in storage sheds. Because camps tend to be in remote locations, this population is often under-counted. Most farm workers and day laborers have moved from living inside the local jurisdictions boundary lines to just outside them in the unincorporated areas. The City of Escondido recognizes the needs of farm workers and allows housing to be partially provided through provisions in the Zoning Ordinance. The City is one of a few which allows, as a permitted use in agricultural and estate residential zones, living quarters for persons employed on the premises in conjunction with authorized agricultural uses.



The City completed the development of eight units for farm workers as part of a 24-unit affordable housing complex for low income households in 2001. The project is located at 1801–1821 South Escondido Boulevard and is called Eucalyptus View Cooperative Apartments. The development provides 23 units of affordable housing to families earning less than 50 percent of the area median income. The unit mix includes four one-bedroom units, 11 two-bedroom units and eight three-bedroom units. As a limited-equity cooperative, Eucalyptus View provides a form of homeownership. The initial share prices are equivalent to what is typically required for rent and security deposits for a rental unit. Long-term affordability is guaranteed and resale prices are limited to a percentage of annual increases in the equity investment.



H. Housing Stock Characteristics

A community's housing stock is defined as the collection of all housing units located within the jurisdiction. The characteristics of the housing stock, including growth, type, age and condition, tenure, vacancy rates, housing costs, and affordability are important in determining the housing needs for the community. This section details the housing stock characteristics of Escondido to identify how well the current housing stock meets the needs of current and future residents of the City.

1. Housing Growth

From 1980 to 1989, the City's housing stock grew by 55 percent (14,552 units) and the population grew by 54 percent. After 1989, the figures changed dramatically. During the next 15 years (1989 to 2003), the housing stock only grew by 11 percent (5,077 units), while the population grew by 27 percent. In the late 80s and early 90s the City implemented several growth management policies that dramatically limited the number of units that could be built each year in order to ensure the provision of adequate facilities and services prior to development of future housing stock. The decrease in housing production also occurred as a result of the recession. While there were building permits available to be pulled for units in some of the large subdivisions, developers chose not to build due to the decline in the market.

A former trailer park on Escondido Boulevard containing 64 spaces and 6 dilapidated apartment units was transformed into 'Via Roble,' a vibrant mixed-use development containing 10 single-family townhomes, 9 shopkeeper units and 72 affordable rental units.

The decrease in housing production between 1990 and 2000 was also countywide. While several jurisdictions experienced large increases in their housing stock, such as Carlsbad (24 percent) and Oceanside (17 percent), others jurisdictions, including Escondido, experienced only moderate increases, comparable to countywide average. Figure IV-26 shows that between 2000 and 2010, Escondido's housing stock increased at less than seven percent, below the countywide average and significantly below the nearby Carlsbad and San Marcos, where housing growth exceeded 32 percent and 52 percent, respectively.

Figure IV-26
Housing Unit Growth (1990 and 2010)

Jurisdiction	1990	2000	2010	Percent Change	
				1990-2000	2000-2010
Carlsbad	27,235	33,812	44,673	24.1%	32.1%
Encinitas	22,123	23,829	25,740	7.7%	8.0%
Escondido	42,040	45,050	48,044	7.2%	6.6%
Oceanside	51,105	59,583	64,435	16.6%	8.1%
Poway	14,386	15,714	16,715	9.2%	6.4%
San Marcos	14,476	18,862	28,641	30.3%	51.8%
Vista	27,418	29,814	30,986	8.7%	3.9%
San Diego Region	946,240	1,040,149	1,164,786	9.9%	12.0%

Source: Bureau of the Census, 2000 and 2010 Censuses.

2. Projected Housing Units

Figure IV-27 shows that between 2010 and 2020, Escondido is projected to gain five percent in housing stock. Region-wide, approximately eight percent more units will be added to the housing stock. Between 2010 and 2030, Escondido will experience an increase of ten percent in housing stock and approximately 18 percent more units will be added in the region. All of the North County coastal cities will have slower rates of housing growth compared to the region between 2010 and 2030.

Figure IV-27
Projected Housing Units (2010-2030)

Jurisdiction	2010 (Actual)	2020	2030	Percent Change	
				2010- 2020	2010- 2030
Carlsbad	44,673	48,100	49,851	7.7%	11.6%
Encinitas	25,740	26,328	27,882	2.3%	8.3%
Escondido	48,044	50,287	52,778	4.7%	9.9%
Oceanside	64,435	69,565	73,425	8.0%	14.0%
Poway	16,715	17,231	18,221	3.1%	9.0%
San Marcos	28,641	30,068	33,095	5.0%	15.6%
Vista	30,986	31,602	32,508	2.0%	4.9%
San Diego Region	1,164,786	1,262,488	1,369,807	8.4%	17.6%

Source: Bureau of the Census, 2010 Census, & SANDAG Regionwide 2050 Forecast.

3. Housing Type

Figure IV-28 shows that in 2010, the largest percentage (48 percent) of housing units in Escondido was single-family detached units. Approximately 10 percent were single-family attached units, 35 percent were multi-family developments, and eight percent were mobile homes/trailers.

Figure IV-28
Type of Housing Unit (2010)

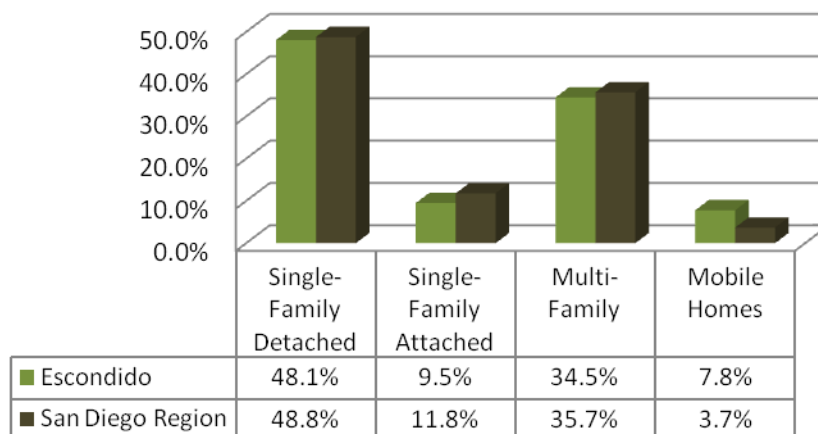


Figure IV-29 shows that the proportion of both single-family units and mobile homes in Escondido is projected to decrease slightly, while the proportion of multi-family units is expected to increase. However, this figure may be misleading because SANDAG forecasts mobile homes by determining the region's mobile home growth rate and applying it to each jurisdiction.

Figure IV-29

Projected Housing Unit by Type (2010-2030)

Housing Type	2010	% of Total	2020 (Projected)	% of Total	2030 (Projected)	% of Total
Single-Family	27,477	57.6%	28,423	56.5%	29,244	55.4%
Multi-Family	16,469	34.5%	18,246	36.3%	20,012	37.9%
Mobile Homes	3,736	7.8%	3,618	7.2%	3,522	6.7%
Total Housing	47,682	100.0%	50,287	100.0%	52,778	100.0%

Note: Housing type information is not available from the 2010 Census. This table presents 2010 estimates obtained from SANDAG and Department of Finance.
Source: SANDAG Regionwide Forecast (2050).

4. Housing Availability and Tenure

Housing tenure and vacancy rates are important indicators of the supply and cost of housing. Housing tenure refers to whether a unit is owned or rented. Tenure is an important market characteristic because it is directly related to housing types and turnover rates. The tenure distribution of a community's housing stock can be an indicator of several aspects of the housing market, including the affordability of units, household stability and residential mobility among others. In most communities, tenure distribution generally correlates with household income, composition and age of the householder.

In 2000, among the City's occupied housing units, approximately 53 percent were owner-occupied, while 47 percent were renter-occupied (Figure IV-30). The homeownership rate for the City has remained relatively steady since 1990. According to the 2010 Census, the home ownership rate in Escondido decreased to 52 percent of the occupied units. Renter-occupied housing units made up almost 48 percent of the City's occupied housing stock. Approximately five percent of total housing units were vacant.

Figure IV-30

Tenure of Occupied Housing Units (2000-2010)

Tenure	2000 Census		2010 Census	
	Number	Percent	Number	Percent
Owner Occupied	23,308	53.2%	23,759	52.2%
Renter Occupied	20,509	46.8%	21,725	47.8%
Total	43,817	100.0%	45,484	100.0%

Sources: Bureau of the Census, 2000 and 2010 Census

Renter-occupied households had a slightly higher average household size than owners (Figure IV-31). Approximately 58 percent of households with five or more persons were renter- households. In 2000, average renter-household size was 3.10 persons compared to 2.93 persons per for the average owner-household. In 2010, average renter-household size increased to 3.26 persons compared to 2.99 persons per for the average owner-household, widening the discrepancy in average household size based on tenure.

Figure IV-31

Household Size by Tenure (2010)

	1-4 Persons		5+ Persons		Total	
	Number	Percent	Number	Percent	Number	Percent
Owner	19,765	54.9%	3,994	42.4%	23,759	52.2%
Renter	16,309	45.1%	5,416	57.6%	21,725	47.8%
Total	36,654	100.0%	9,410	100.0%	45,484	100.0%

Source: Bureau of the Census, 2010 Census

Vacancy rates are an important housing indicator because they indicate the degree of choice available. High vacancy rates usually indicate low demand and/or high supply conditions in the housing market. Too high of a vacancy rate can be difficult for owners trying to sell or rent. Low vacancy rates usually indicate high demand and/or low supply conditions in the housing market. Too low of a vacancy rate can force prices up making it more difficult for low and moderate income households to find housing.

Vacancy rates between two to three percent are usually considered healthy for single-family housing; and five to six percent for multi-family housing. However, vacancy rates are not the sole indicator of market conditions. They must be viewed in the context of all the characteristics of the local and regional market. According to the 2010 Census, the overall vacancy rate in Escondido was 5.3 percent. Specifically, ownership housing had a vacancy rate of 2.2 percent but the rental vacancy rate was at six percent.



Additional vacancy information was obtained for fall 2011 from the San Diego County Apartment Association (SDCAA) and is shown in Figure IV-32. Vacancy rates in Escondido were similar to those in neighboring communities and the City and County of San Diego.

Figure IV-32

Vacancy Rates by Community and Property Age

Jurisdiction	Combined Property Ages			Over 25 Years			Six to 25 Years			Less Than 6 Years		
	%	Total	#	%	Total	#	%	Total	#	%	Total	#
	Vacant	Units	Vacant	Vacant	Units	Vacant	Vacant	Units	Vacant	Vacant	Units	Vacant
Escondido	4.3%	258	11	3.7%	82	3	4.5%	176	8	--	--	--
Carlsbad	3.8%	815	31	1.2%	172	2	4.5%	643	29	--	--	--
Del Mar	3.8%	157	6	3.8%	157	6	--	--	--	--	--	--
Encinitas	2.3%	171	4	1.4%	142	2	8.3%	12	1	5.9%	17	1
Oceanside	3.4%	505	17	1.7%	235	4	4.8%	270	13	--	--	--
Solana Beach	1.5%	202	3	1.5%	202	3	--	--	--	--	--	--
No. County Region	4.3%	4,120	176	3.8%	1,670	64	4.6%	2,433	111	5.9%	17	1
San Diego City	3.8%	8,545	328	4.0%	3,929	156	3.8%	4,349	164	3.0%	267	8
San Diego County	4.3%	19,915	860	--	--	--	--	--	--	--	--	--

Source: San Diego County Apartment Association Survey (Fall 2011).

5. Housing Age and Condition

Housing age can be an important indicator of housing condition within a community. Like any other tangible asset, housing is subject to gradual physical or technological deterioration over time. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, depress neighboring property values, and eventually impact the quality of life in a neighborhood. Many federal and state programs also use the age of housing as one factor in determining housing rehabilitation needs. Typically, housing over 30 years of age is more likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work and other repairs. Although the Censuses did not include statistics on housing condition based upon observations, they did include statistics that correlate very closely with substandard housing.

The three factors most commonly used to determine housing conditions are age of housing, overcrowding, and lack of plumbing facilities. Figure IV-33 shows that in 2010 approximately 81 percent of the housing stock was more than 20 years old and 53 percent was over 30 years old.

Figure IV-33
Year Housing Built (1940 – 2010)

Year Built	Number	Percent
1939 or earlier	1,068	2.2%
1940-1959	4,594	9.6%
1960-1969	6,517	13.6%
1970-1979	13,326	27.7%
1980-1989	13,343	27.8%
1990-2000	6,116	12.7%
2000-2010	3,080	6.4%
Total	48,044	100.0%

Note: 2010 Census has no information on age of housing units. This table provides an estimated only, assuming the all net new units were constructed during the last ten years. This estimate does not account for demolitions that had occurred.

Source: Bureau of the Census, 2000 and 2010 Censuses.

Housing that is not maintained can discourage reinvestment, depress neighboring property values, and can negatively impact the quality of life in a neighborhood. Improving housing is an important goal of the City. The age of the City's housing stock indicates a potential need for continued code enforcement, property maintenance and housing rehabilitation programs to stem housing deterioration.

A number of housing units in Escondido are beginning to show a need for rehabilitation. The scope of rehabilitation needed ranges from minor to substantial. Where it is not financially feasible to rehabilitate the units, replacement housing may be required. The vast majority of these substandard units (units in need of repair or replacement) are in the urbanized core of the City. However, other areas of the City include pockets of substandard and/or deteriorating housing stock. Although some of the units considered as substandard in the Censuses have been rehabilitated, many are in the same condition. The substandard units are broken down in the following table:

Figure IV-34
Substandard Units (2000)

	Number	Percentage
Lacking complete plumbing facilities	149	0.7%
Lacking complete kitchen facilities	356	1.7%
Total occupied substandard units	505	2.4%
Total occupied units:		43,817

Sources: Bureau of the Census, 2000 Census.



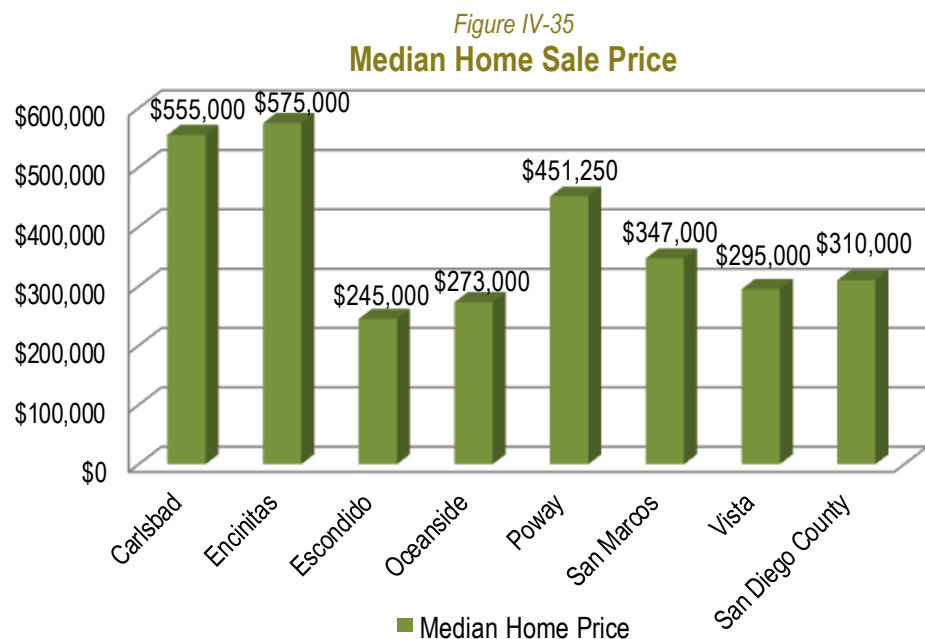
Because substandard housing can cause serious health and safety issues, physical defects should not be used as the only indicator of substandard housing. The Housing Division considers housing units in compliance with local building codes to be standard units. Any housing unit that does not meet these requirements is considered substandard. Common housing code violations make a unit unsafe and/or unsanitary, including problems with electrical wiring, plumbing, windows, roofs and exterior, and heating and air conditioning systems. Escondido's substandard units are all suitable for rehabilitation. The City of Escondido provides low and no interest loans to eligible households for housing rehabilitation.

6. Housing Cost and Affordability

Housing costs are indicative of housing accessibility to all economic segments of the community. Typically, if housing supply exceeds housing demand, housing costs will fall. If housing demand exceeds housing supply, housing costs will rise. This section summarizes the cost and affordability of the housing stock to Escondido residents.

a. Homeownership Market

Median home prices in the North County areas of San Diego ranged from \$245,000 in Escondido to \$575,000 in Encinitas (Figure IV-35). Median home sale prices in Escondido dropped 15 percent between 2009 and 2010, the biggest price drop among its neighboring communities.



Source: DQ News, 2011

Figure IV-36
Changes in Median Home Sale Prices (2010)

Jurisdiction	2010		Percent Change in Median Sale Price 2009-2010
	Number Sold	Price	
Carlsbad	1,647	\$555,000	-4.1%
Encinitas	550	\$575,000	-8.7%
Escondido	2,039	\$245,000	-14.9%
Oceanside	2,438	\$273,000	-7.5%
Poway	490	\$451,250	+6.2%
San Marcos	1,260	\$347,000	-2.5%
Vista	1,059	\$295,000	+6.4%
San Diego County	36,414	\$310,000	-6.1%

Source: DQ News (2011).

b. Rental Market

The primary source of information on rental costs in the San Diego region is the San Diego County Apartment Association (SDCAA). SDCAA conducts two surveys of rental properties per year. For the fall 2011 survey, 6,000 surveys were sent out to rental property owners and managers throughout San Diego County. Responses were received from 19,915 units. Although this survey sampled a broad variety of rental housing, it was not a scientific sampling.

Figure IV-37 shows that in the fall of 2011, average monthly rents in Escondido ranged from \$920 for a one-bedroom apartment to \$1,556 for a three-bedroom apartment. Apartment rents tend to be slightly lower in Escondido than those in the County of San Diego.



'The Terraces' was completed in 1996 involving 190 units of rental housing for low-income families with children. The units are arranged in a "single-loaded" formation and each unit has front and rear entrances. Sixty percent of the project is reserved for families with incomes below 60% of the Area Median Income (AMI). The remaining units are available to families whose annual incomes are 50% of the AMI. Shopping, public transportation, and other necessities are within walking distance. Recreational features include three tot lots, three toddler pens, five passive areas with barbecues, a large pool, a children's wading pool and a whirlpool. Three separate laundry facilities and community center with Internet access also serves the site.

Figure IV-37

Average Monthly Rent (2011)

Zip Code	Unit Type	Fall 2011 Units/Properties Surveyed	Fall 2011 Monthly Rent	Fall 2011 Rent/Sq. Foot	Spring 2011 Monthly Rent	Fall 2010 Monthly Rent
Carlsbad 92008, 92009, 92010, 92011	Studio	48/6	\$971	\$2.21	\$928	\$932
	1 BR	214/10	\$1,056	\$1.82	\$1,007	\$1,207
	2 BR	537/13	\$1,728	\$1.73	\$1,572	\$1,694
	3+ BR	16/5	\$1,563	\$1.12	\$1,981	\$2,005
	Studio	2/1	\$564	\$1.08	\$800	\$759
Encinitas 92023, 92024	1 BR	48/3	\$1,296	\$1.78	\$1,050	\$1,215
	2 BR	108/7	\$1,464	\$1.57	\$1,271	\$1,522
	3+ BR	13/5	\$2,367	\$1.70	\$1,907	\$1,890
Escondido 92025, 90026, 90027, 90029, 90030, 90033, 90046	Studio	0/0	--	--	--	--
	1 BR	61/8	\$920	\$1.37	\$1,035	\$998
	2 BR	189/19	\$1,267	\$1.31	\$1,001	\$1,147
	3+ BR	8/7	\$1,556	\$1.16	\$1,508	\$1,530
	Studio	2/2	\$863	\$1.59	\$835	\$849
Oceanside 92049, 92050, 92051, 92052, 92054, 92056, 92057, 92058	1 BR	331/14	\$1,047	\$1.53	\$1,045	\$1,079
	2 BR	147/13	\$1,489	\$1.42	\$1,278	\$1,287
	3+ BR	25/14	\$1,892	\$1.38	\$1,670	\$1,623
	Studio	3/2	\$708	\$1.32	--	--
Poway 92064 92074	1 BR	61/4	\$966	\$1.56	\$977	\$980
	2 BR	111/5	\$1,191	\$1.38	\$1,307	\$1,288
	3+ BR	7/2	\$1,406	\$1.17	\$1,542	\$1,669
	Studio	5/1	\$1,010	\$1.68	\$1,015	\$1,013
San Marcos 92069 92073 92076-79	1 BR	192/3	\$904	\$1.44	\$892	\$898
	2 BR	314/4	\$1,114	\$1.22	\$1,078	\$1,095
	3+ BR	4/4	\$2,114	\$1.32	\$1,797	\$1,708
	Studio	94/2	\$875	\$1.89	\$876	\$870
Vista 92081 92083-85	1 BR	309/7	\$1,098	\$1.56	\$1,041	\$1,008
	2 BR	621/16	\$1,249	\$1.39	\$1,227	\$1,203
	3+ BR	163/7	\$1,522	\$1.30	\$1,461	\$1,447
County of San Diego (including City of San Diego)	Studio	747/86	\$899	\$2.02	--	--
	1 BR	7,247/342	\$1,090	\$1.66	--	--
	2 BR	10,654/533	\$1,418	\$1.54	--	--
	3+ BR	1,267/268	\$1,730	\$1.40	--	--

Source: San Diego County Apartment Association Survey (Fall 2011).

c. Housing Affordability by Income Level

Housing affordability can be inferred by comparing the cost of renting or owning a home in the City with the maximum affordable housing costs for households at different income levels. Taken together, this information can generally show who can afford what size and type of housing and indicate the type of households most likely to experience overcrowding and overpayment.

Extremely Low income Households

Extremely low income households earn 30 percent or less of the County area median income – up to \$16,500 for a one-person household and up to \$25,450 for a five-person household in 2010. Extremely low income households cannot afford market-rate rental or ownership housing in Escondido without assuming a cost burden.

Very Low income Households

Very low income households earn between 31 percent and 50 percent of the County area median income – up to \$27,500 for a one-person household and up to \$42,400 for a five-person household in 2010. A very low income household can generally afford homes offered at prices between \$77,000 and \$104,800, adjusting for household size. Given the costs of ownership housing in Escondido, very low income households would not be able to afford a home in the City, except perhaps mobile homes. Similarly, very low income renters could not afford appropriately-sized market-rate rental units in the City. After deductions for utilities, a very low income household at the maximum income limit can afford to pay approximately \$617 to \$946 in monthly rent, depending on household size.

Low income Households

Low income households earn between 51 percent and 80 percent of the County's area median income - up to \$44,000 for a one-person household and up to \$67,850 for a five-person household in 2010. The affordable home price for a low income household at the maximum income limit ranges from \$135,000 to \$194,000. Based on the asking prices of homes for sale in 2010 (Figure IV-36), ownership housing would not be affordable to low income households. After deductions for utilities, a one-person low income household could afford to pay up to \$1,029 in rent per month and a five-person low income household could afford to pay as much as \$1,582. As of spring 2010, most low income households in Escondido would be able to find adequately sized affordable apartment units (Figure IV-37), although the availability of such units may be limited.



Moderate income Households

Moderate income households earn between 81 percent and 120 percent of the County's Area Median Income – up to \$97,850 depending on household size in 2010. The maximum affordable home price for a moderate income household is \$240,000 for a one-person household and \$357,000 for a five-person family.

Moderate income households in Escondido would have little trouble purchasing adequately-sized homes. The maximum affordable rent payment for moderate income households is between \$1,514 and \$2,332 per month. Appropriately-sized market-rate rental housing is generally affordable to households in this income group.

The federal Department of Housing and Urban Development (HUD) conducts annual household income surveys nationwide to determine a household's eligibility for federal housing assistance. Based on this survey, the California Department of Housing and Community Development (HCD) developed income limits that can be used to determine the maximum price that could be affordable to households in the upper range of their respective income category. Households in the lower end of each category can afford less by comparison than those at the upper end.

Figure IV-38 shows the maximum amount that a household can pay for housing each month without incurring a cost burden (over-payment). This amount can be compared to current housing asking prices (Figure IV-36) and market rental rates (Figure IV-37) to determine what types of housing opportunities a household can afford.

'Sonoma Court' involved the acquisition and rehabilitation of a 61-unit multi-family REO property. Substantial rehabilitation included new roofs, stucco repair and replacement, exterior painting, kitchen and bathroom remodels. Twenty of the two-bedroom units were reconfigured into three-bedroom units to accommodate larger families. The project offers a computer lab, after school homework program, and job training to serve residents.



Figure IV-38

Affordable Housing Cost

Annual Income	Affordable Housing Cost		Utilities, Taxes and Insurance			Affordable Price	
	Rent	Sale	Rent	Sale	Taxes/ Insure.	Sale	Rent
Extremely Low Income (30% of Area Median Income)							
1-Person	\$16,500	\$413	\$413	\$71	\$112	\$83	\$38,322
3-Person	\$21,200	\$530	\$530	\$90	\$174	\$106	\$43,947
4-Person	\$23,550	\$589	\$589	\$99	\$205	\$118	\$46,760
5-Person	\$25,450	\$636	\$636	\$114	\$252	\$127	\$45,178
Very Low Income (50% of Area Median Income)							
1-Person	\$27,500	\$688	\$688	\$71	\$112	\$138	\$76,996
3-Person	\$35,350	\$884	\$884	\$90	\$174	\$177	\$93,696
4-Person	\$39,250	\$981	\$981	\$99	\$205	\$196	\$101,958
5-Person	\$42,400	\$1,060	\$1,060	\$114	\$946	\$212	\$104,771
Low Income (80% of Area Median Income)							
1-Person	\$44,000	\$1,100	\$1,100	\$71	\$112	\$220	\$135,007
3-Person	\$56,550	\$1,414	\$1,414	\$90	\$174	\$283	\$168,231
4-Person	\$62,800	\$1,570	\$1,570	\$99	\$205	\$314	\$184,755
5-Person	\$67,850	\$1,696	\$1,696	\$114	\$252	\$339	\$194,248
Median Income (100% of Area Median Income)							
1-Person	\$52,850	\$1,321	\$1,541	\$71	\$112	\$308	\$197,090
3-Person	\$67,950	\$1,699	\$1,982	\$90	\$174	\$396	\$248,127
4-Person	\$75,500	\$1,888	\$2,202	\$99	\$205	\$440	\$273,646
5-Person	\$81,550	\$2,039	\$2,379	\$114	\$252	\$476	\$290,200
Moderate Income (120% of Area Median Income)							
1-Person	\$63,400	\$1,585	\$1,849	\$71	\$112	\$370	\$240,363
3-Person	\$81,550	\$2,039	\$2,379	\$90	\$174	\$476	\$303,911
4-Person	\$90,600	\$2,265	\$2,643	\$99	\$205	\$529	\$335,583
5-Person	\$97,850	\$2,446	\$2,854	\$114	\$252	\$571	\$357,058

Source: CA Dept. of Housing and Community Development (2010) and Veronica Tam & Associates
 Assumptions: 2010 HCD income limits; 30% gross household income as affordable housing cost;
 15% of monthly affordable cost for taxes and insurance; 10% down payment; and 5.5% interest rate
 for a 30-year fixed-rate mortgage loan. Utilities based on San Diego County Utility Allowance

I. Affordable Housing

State law requires that the City identify, analyze, and propose programs to preserve existing multi-family rental units that are eligible to convert to non-low-income housing uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions during the next ten years. Thus, this at-risk housing analysis covers the period from January 1, 2013 through December 31, 2023. Consistent with State law, this section identifies publicly assisted housing units in Escondido, analyzes their potential to convert to market rate housing uses, and analyzes the cost to preserve or replace those units.

1. Publicly Assisted Housing

The City of Escondido has a large inventory of publicly assisted rental housing affordable to lower and moderate income households. Figure IV-39 provides a summary listing of affordable projects in the City. Overall, 22 projects (totaling 1,344 rental housing units) include affordable units. Specifically, 1,336 units are set aside as housing for lower and moderate income households.

5. Preservation of At-Risk Housing

Within the 2013-2023 “at-risk” housing analysis period, six projects are considered at risk of converting to market-rate housing. These projects offer 200 housing units, inclusive of 198 units that are affordable to lower income households. Among these six projects, three are at risk due to expiring Section 8 contracts (Escondido Apartments, Silvercrest Escondido, and Michalowski House). The other three projects (Las Casitas I, Daybreak, and Sunrise Place) are nonprofit-owned affordable housing and have low risk of converting to market-rate housing.

a. Preservation and Replacement Options

To maintain the existing affordable housing stock, the City works to preserve the existing assisted units or facilitate the development of new units. Depending on the circumstances of the at-risk projects, different options may be used to preserve or replace the units. Preservation options typically include: 1) transfer of units to non-profit ownership; 2) provision of rental assistance to tenants using other funding sources; and 3) purchase of affordability covenants. In terms of replacement, the most direct option is the development of new assisted multi-family housing units. These options are described below.



Figure IV-39

Inventory of Assisted Rental Housing Projects

Name of Project	Total Units	Assisted Units			Funding Source	Type	Earliest Conversion
		VL	L	Mod			
Units at Risk between 2013 and 2023							
Escondido Apt. 500 N. Midway Drive	92	91	0	0	HUD Section 236 & Section 8 Contract	Family	Sec. 8: 12/31/2011 Sec. 236: 2/8/2046
Silvercrest Escondido 832 N. Juniper Street	75	74	0	0	HUD Section 202 & Section 8 Contract	Seniors	4/30/2011
Michalowski House 11337 Caprice Road	6	6	0	0	HUD Section 811 & Section 8 Contract	Disabled	8/31/2013
Las Casitas I 1203 S. Maple	6	0	6	0	HOME TCAC	Family/ Transitional	2014
Daybreak 1256 E. Washington	13	0	13	0	RDA TCAC	Family	12/2021
Sunrise Place 1245 E. Grand Ave	8	0	8	0	RDA TCAC	Family	12/2021
Subtotal	200	171	27	0			
Units at Risk After 2023							
Orange Place Co-Op 1500 S. Orange Place	32	0	31	0	TCAC	Family	2027
Southwest Summit 460 E. Washington	91	0	89	0	TCAC	Family	2029
Aster/Genesis 518-532 Aster St.	8	8	0	0	RDA State HOME	Family	6/2034
Eucalyptus View 1805 S. Escondido Blvd.	24	0	24	0	TCAC	Family	2037
Sonoma Court 508 W Mission Ave.	60	27	33	0	RDA, TCAC, State HOME	Family	8/2037
Las Casitas II 805-811 E. Washington	8	0	8	0	RDA, HOME	Family/ transitional	3/2039
The Terraces 1301 Morning View Dr.	190	76	114	0	TCAC, DRA	Family	12/2048
Emerald Gardens 425 W 11th Ave	16	8	8	0	HOME, RDA, CDBG, TCAC	Family	5/2053
Cobblestone 360 E. Washington	44	9	34	1	RDA, TCAC	Family	11/2055
Cypress Cove 260 North Midway	200	20	178	0	RDA, TCAC	Family	2055
Juniper Senior Village 215 E. Washington	61	51	9	0	RDA, HOME, FHLB TCAC, HCD Infill	Seniors	12/2065
Las Ventanas 1404-60 S. Escondido B.	80	8	52	20	RDA, TCAC	Family	6/2061
Villa Escondido 511 E. Grand Ave.	112	0	112	0	TCAC	Seniors	2065
Windsor Gardens 1600 W. 9th Ave.	132	65	65	2	RDA	Seniors	11/8/2065
Orange Place 1611 S. Orange Place	15	3	12	0	HOME, RDA	Family	6/2068
Via Roble 1553 S. Escondido	71	24	25	22	RDA, TCAC	Family	6/2068
Subtotal	1,144	299	794	45	---	---	---
Total	1,344	470	821	45	---	---	---

Source: City of Escondido.

Transfer of Ownership

Transferring ownership of an at-risk project to a non-profit housing provider is generally one of the least costly ways to ensure that the at-risk units remain affordable for the long term. By transferring property ownership to a non-profit organization, low income restrictions can be secured and the project would become potentially eligible for a greater range of governmental assistance. Only one of the six at-risk projects is not already owned by nonprofit agencies – the 92-unit Escondido Apartments. The estimated market value for the Escondido Apartments is provided in Figure IV-40.

Figure IV-40

Market Value of At-Risk Housing Units

Escondido Apartments

One-Bedroom Units	92
Annual Operating Cost	\$248,400
Gross Annual Income	\$1,191,973
Net Annual Income	\$943,573
Market Value	\$11,794,658

Market value for project is estimated with the following assumptions:

1. Average market rent based on Fair Market Rents established by HUD. One-bedroom unit = \$1,149 (higher than the average rent for a one-bedroom unit from 2010 rent survey by the San Diego County Apartments Association).
2. Average bedroom size for one-bedroom assumed at 600 square feet.
3. Annual income is based on 91 units (with one manager's unit) and 5% vacancy rate
4. Annual operating expenses per square foot = \$4.50
5. Market value = Annual net project income*multiplication factor
6. Multiplication factor for a building in good condition is 12.5.

Current market value for the units is estimated on the basis of the project's potential annual income, and operating and maintenance expenses. As indicated below, the estimated market value of Escondido Apartments is \$11.8 million. (This estimate is provided for the purpose of comparison and understanding the magnitude of costs involved and does not represent the precise market value of this project. The actual market value at time of sale will depend on market and property conditions, lease-out/turnover rates, among other factors.)

Rental Assistance

Tenant-based rent subsidies could be used to preserve the affordability of housing. Similar to Section 8 vouchers, the City, through a variety of potential funding sources, could provide rent subsidies to tenants of at-risk units. The level of the subsidy required to preserve the at-risk units is estimated to equal the Fair Market Rent (FMR) for a unit minus the housing cost affordable by a lower income household.

Figure IV-41 estimates the rent subsidies required to preserve the affordability of the 198 at-risk units. Based on the estimates and assumptions shown in this table, approximately \$930,735 in rent subsidies would be required annually.

Figure IV-41
Rental Subsidies Required

Unit Size	Total Units	Fair Market Rent	Household Size	Household Annual Income	Affordable Cost (Minus Utilities)	Monthly per Unit Subsidy	Total Monthly Subsidy
Very Low Income (50% AMI)							
1-BR	171	\$1,149	2	\$31,400	\$730	\$419	\$71,649
Low Income (81% AMI)							
2-BR	14	\$1,406	3	\$56,550	\$1,344	\$62	\$872
3-BR	13	\$1,999	5	\$67,850	\$1,611	\$388	\$5,040
Total	198	---	---	---	---	---	\$77,561

Notes:
 Fair Market Rents (FMR) are determined by HUD.
 San Diego County 2010 Area Median Household Income (AMI) limits set by the California Department of Housing and Community Development (HCD).
 Affordable cost = 30% of household income minus utility allowance.

Purchase of Affordability Covenants

Another option to preserve the affordability of the at-risk project is to provide an incentive package to the owner to maintain the project as affordable housing. Incentives could include writing down the interest rate on the remaining loan balance, providing a lump-sum payment, and/or supplementing the rents to market levels. The feasibility and cost of this option depends on whether the complex is too highly leveraged and interest on the owner's part to utilize the incentives found in this option. By providing lump sum financial incentives or ongoing subsidies in rents or reduced mortgage interest rates to the owner, the City could ensure that some or all of the units remain affordable.

Construction of Replacement Units

The construction of new low income housing units is a means of replacing the at-risk units should they be converted to market-rate units. The cost of developing housing depends upon a variety of factors, including density, size of the units (i.e. square footage and number of bedrooms), location, land costs, and type of construction.



Based on proformas of recent affordable housing projects, the average development cost (including land) for a senior unit is \$258,000 and for a family unit is \$478,000. Therefore, to replace the 80 senior/disabled units and 112 family units would require a total development cost of \$74.2 million.

Cost Comparisons

The above analysis attempts to estimate the cost of preserving the at-risk units under various options. Because different projects have different circumstances and therefore different options available, the direct comparison would not be appropriate. In general, providing additional incentives/subsidies to extend the affordability covenant would require the least funding over the long run, whereas the construction of new units would be the most costly option. Over the short term, providing rent subsidies would be least costly but this option does not guarantee the long-term affordability of the units.

Resources for Preservation

Preservation of at-risk housing requires not only financial resources but also administrative capacity of nonprofit organizations. These resources are discussed in detail later in this Housing Element in the “Housing Resources” section.

‘Orangewood’ was coordinated by San Diego Habitat for Humanity (SDHFH) who, with partner families, completed the project in 2007. Orangewood involves seven, three-bedroom units with ownership restricted to first-time homebuyers with annual gross household incomes that do not exceed 50% of the Area Median Income (AMI). Deed restrictions provide for a minimum 45-year affordability period. SDHFH holds the “first right of refusal” on all units and enforces a recorded Equity Share Agreement to ensure affordability is sustained.





J. Housing Constraints

Actual or potential constraints to the provision of housing affect the development of new housing and the maintenance of existing units for all income levels. Governmental and non-governmental constraints in Escondido are similar to those in other jurisdictions in the region and are discussed below. One of the most, if not the most, significant and difficult constraints to housing in Escondido and elsewhere in the San Diego region is the high cost of land. This section describes various governmental, market, and environmental constraints on the development of housing that meets the needs of all economic segments of Escondido population.

1. Market Influences

Market constraints significantly affect the cost of housing in Escondido, and can pose barriers to housing production and affordability. These constraints include the availability and cost of land for residential development, the demand for housing, financing and lending, construction costs, development fees, and neighborhood opposition which can make it expensive for developers to build affordable housing. The following highlights the primary market factors that affect the production of housing in Escondido.

Bellview Trailer Park on Escondido Boulevard was transformed into 'Las Ventanas,' a vibrant mixed-use development involving 82 affordable rental units and 6,800 SF of retail space.

2. Economic Factors

Market forces on the economy and the trickle down effects on the construction industry can act as a barrier to housing construction and especially to affordable housing construction. California's housing market peaked in the summer of 2005 when a dramatic increase in the State's housing supply was coupled with low interest rates. The period between 2006 and 2009, however, reflects a time of significant change as the lending market collapsed and home prices saw significant decreases. Double-digit decreases in median sale prices were recorded throughout the State. These lower-than-normal home prices allowed for a large increase in the number of homes sold initially until the availability of credit became increasingly limited. As such, housing production in the last few years has been limited while the need for affordable housing increased along with high unemployment rates and foreclosure rates.

6. Land and Construction Costs

Raw land and improvements costs comprise approximately 40 percent of the total development costs of a residential dwelling. Land prices in Escondido have risen significantly in recent years. However, land costs in Escondido are generally less when compared to land costs in many other areas of San Diego County. Furthermore, raw land values must be considered in relation to costs rising from the provision of adequate facilities and services, and the City's efforts to encourage redevelopment and rehabilitation will help lower costs where facilities and services are already provided.

Basic construction costs for residential developments have rapidly increased, and together with land prices, have increased the cost of housing, making homeownership unattainable for many households. These costs are relatively constant over the region. The basic components of labor and material do not fluctuate much by area. Site preparation costs can be substantial, but the variations are more a function of the site, than of the jurisdiction.

7. Availability of Financing

The availability of financing affects a person's ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions must disclose information on the disposition of loan applications by the income, gender, and race of the applicants involving home purchases, improvements and refinancing, whether financed at market rate or with government assistance.

The disposition of loan applications submitted to financial institutions in 2009 for home purchase, refinance, and home improvement loans in Escondido is summarized in Figure IV-42. The data for Escondido was compiled by census tract and aggregated to the area that generally approximates the City's boundaries. Included is information on loan applications that were approved and originated, approved but not accepted by the applicant, denied, withdrawn by the applicant, or incomplete.

Figure IV-42
Disposition of Home Loans (2009)

Loan Type	Total Applicants	Percent Approved	Percent Denied	Percent Other
Government-Backed Purchase	1,371	72.6%	13.6%	13.9%
Conventional Purchase	1,214	69.4%	18.5%	12.1%
Refinance	3,531	61.9%	21.1%	16.9%
Home Improvement	151	60.9%	25.8%	13.2%
Total	6,267	65.7%	19.1%	15.2%

Source: Federal Financial Institutions Examination Council
"Percent Other" includes withdrawn or incomplete applications

a. Home Purchase Loans

A total of 1,214 households applied for conventional loans to purchase homes in Escondido in 2009. The overall loan approval rate was 69 percent and 19 percent of applications were denied. In comparison, 71 percent of conventional home loan applications were approved in San Diego County. Approximately 1,371 home purchase applications were submitted in Escondido through government-backed loans (for example, FHA, VA) in 2009; 73 percent of these applications approved. For government-backed loans, the approval rate for the San Diego County was 74 percent. In general, access to home purchase financing in Escondido reflects countywide trends.

b. Refinance Loans

The majority of loan applications submitted by Escondido residents in 2009 were for refinancing their existing home loans (3,531 applications). About 62 percent of these applications were approved, while 21 percent were denied. The recent credit crisis that began in 2007, and heightened in 2008, has likely caused refinancing activities to fall recently. In the San Diego County, 65 percent of refinancing applications were approved.





The '15th Avenue Co-op' included the acquisition and rehabilitation of a severely deteriorated, fifteen-year old, sixteen-unit multifamily complex in 1995. The complex was re-configured to create twelve, three- and four- bedroom units to accommodate larger families. The project is 100% affordable to low income households and remains so for a minimum of 55 years after opening.

c. Home Improvement Loans

A larger proportion of Escondido applicants were denied for home improvement loans than any other type of loan applications. Over one-quarter of all applicants (26 percent) were denied and just 61 percent were approved by lending institutions in 2009. The large proportion of home improvement loan denials may be explained by the nature of these loans. Most home improvement loans are second loans and therefore more difficult to qualify for due to high income-to-debt ratios. In San Diego County, home improvement loan applications had a slightly lower approval rate (57 percent) than Escondido.

d. Foreclosures

With low interest rates, “creative” financing (for example, zero down, interest payment only, adjustable loans), and predatory lending practices (for example, aggressive marketing, hidden fees, negative amortization), many households nationwide purchased homes that were beyond their financial means between 2000 and 2005. Under the false assumptions that refinancing to lower interest rates would always be an option and home prices would continue to rise at double-digit rates, many households were unprepared for the hikes in interest rates, expiration of short-term fixed rates, and decline in sales prices that set off in 2006. Suddenly faced with significantly inflated mortgage payments, and mortgage loans that are larger than the worth of the homes, foreclosure was the only option available to many households.

Statewide, the number of foreclosures in 2010 has declined substantially from the previous year. During the third quarter of 2010, a total of 5,869 Notices of Default (NODs) were recorded in San Diego County, a decrease of over 32 percent from the third quarter of 2009. There were 1,022 homes in Escondido listed as foreclosures in May 2011. These homes were listed at various stages of foreclosure (from pre-foreclosures to auctions) and ranged in price, with some properties listed as high as \$1.7 million. The high prices of these homes facing foreclosure indicate that the impact of foreclosure affects not just lower and moderate income households, but also households with higher incomes.

K. Governmental Constraints

Aside from market factors, housing affordability is also affected by factors in the public sector. Local policies and regulations can impact the price and availability of housing and, the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, among other issues may constrain the maintenance, development and improvement of housing. This section discusses potential governmental constraints in Escondido and efforts to address them.

1. Land Use Controls

The Land Use Element sets forth City policies for guiding local land use development. These policies, together with existing zoning regulations, establish the amount and distribution of land allocated for different uses. The City initiated a comprehensive update to its General Plan in 2008. While the General Plan update examines different land use policies and opportunities for growth, most of the existing residential neighborhoods are expected to be preserved. Future residential growth will be focused in two areas: Downtown Specific Plan and south Escondido Boulevard.

a. Residential Land Use Designations

The land use policies of the City have a direct impact upon the provision of housing for all economic sectors of the community. The General Plan designates substantial areas of land for residential development, and the Zoning code permits a wide variety of residential uses, ranging from multi-family housing to large estates. Figure IV-43 lists the residential land use designations in the General Plan. Currently, the General Plan residential land use designations do not have minimum densities. The General Plan update introduces a minimum density for each designation, ensuring the efficient use of land in the City and reducing the potential for incompatibilities among neighboring issues.

Furthermore, 80 acres of land are designated for Urban IV. As part of the General Plan update, the City redesignated 44 acres of the Urban IV (R-4) and increased the density to 30 units per acre, with a 70 percent minimum floor density (at 21 units per acre). Because the Zoning Code update to implement this new land use designation will occur after the adoption of the new General Plan (anticipated in 2013), this Housing Element (required to be adopted by the end of 2012) does not factor in this density increase when estimating development capacity.



Figure IV-43

Land Use Designations Permitting Residential Use

Land Use Category	Zoning District	Max. Density (du/acre)	Character
Rural I	R-A	1 unit/4, 8, 20 acres	To promote a rural living environment in areas of agricultural production, rugged terrain, and environmentally constrained lands that are remote from urban development.
Rural II	R-A	1 unit/2, 4, 20 acres	To promote a rural living environment in areas of agricultural production or rugged terrain that is relatively remote from urban development.
Estate I	R-E	1 unit/1, 2, 4, 20 acre	To promote a large lot, single-family development in areas bordering Rural lands. This classification is typified by development along Mary Lane, North Broadway and around Felicita Park.
Estate II	R-E	Up to 2.0	To promote single-family urban development on relatively large lots. This classification typified by development at Lomas Serenas, Rancho Verde, and along Citrus Avenue around San Pasqual Valley Road.
Suburban	R-1	Up to 3.3	This residential classification is characterized by single-family homes. The density is appropriate where the traditional neighborhood character of detached single-family units prevails. This classification is typified by development at Summercreek and areas southeast of Bear Valley Parkway along Citrus Avenue and along the south side of Avenida del Diablo.
Urban I	R-1	Up to 5.5	Detached single-family homes, characteristic of much of Escondido, constitute this medium density category. Typical R-1 development is found along Country Club Lane and between Ash and Citrus north of Washington.
Urban II	R-2	Up to 12	This residential classification allows living accommodations, ranging from conventional single-family units to mobile homes. Development at this level of intensity normally would be semidetached or attached units, and include duplexes, triplexes, and fourplexes. Typical Urban II development is found on North Broadway between Lincoln and Sheridan Avenues, and Citrus Avenue between Valley Parkway and the Flood Control Channel.
Urban III	R-3	Up to 18	This residential category is typified by low-rise townhouses and apartment buildings. Typical projects at this density can be found near Centre City Parkway at El Norte, east Grand Avenue, and near Washington and Fig.
Urban IV	R-4	Up to 24	This residential category is predominantly characterized by apartment buildings about three stories in height. Representative development at this density is found south of 9th Avenue west of I15.

Source: Land Use Element, City of Escondido General Plan

b. Specific Plans

The City of Escondido has adopted a number of specific plans, which offer a range of housing types, densities, and mix of uses. The City anticipates that much of its new residential growth will occur in the following areas:

- Downtown Specific Plan (Revised October 17, 2011)
- South Escondido Blvd Area Plan (Revised July 9, 2010)

Downtown Area Specific Plan

The Downtown Specific Plan area encompasses approximately 460 acres extending from I-15 and West Valley Parkway to Palomar Hospital, between Washington and Fifth Avenues. The Specific Plan Area includes the City's urban core along Grand Avenue where Escondido was incorporated in 1888. The Downtown Specific Plan provides a comprehensive plan for land use, development regulations, development incentives, design guidelines and other related actions aimed at implementing the following strategic goals for Downtown Escondido:

- Ensure an economically viable Downtown by providing a balance of retail, office, residential, entertainment and cultural uses.
- Expand Escondido's reputation as a local and regional destination for specialty shopping, dining, nightlife, employment, culture, and the arts.
- Promote a vibrant and exciting Downtown environment by establishing areas with land uses that foster an "18-hour" atmosphere, in addition to areas that provide mixed use, office employment and high density residential opportunities.
- Strengthen the character of Downtown with new development that is architecturally compatible with the existing urban fabric.
- Improve the pedestrian orientation of Downtown by incorporating street level human-scale design elements in new and remodeled developments.
- Maintain the character of Downtown by preservation of historically significant sites and structures.
- Reinforce and expand the unique character of Grand Avenue's retail core area by promoting pedestrian-oriented, ground-floor, specialty retail and restaurant uses.
- Promote higher residential densities in key locations that will support Downtown retail, employment and cultural uses.
- Enhance the pedestrian opportunities in Downtown by providing pedestrian connections, convenient access and opportunities for alternative modes of transportation.

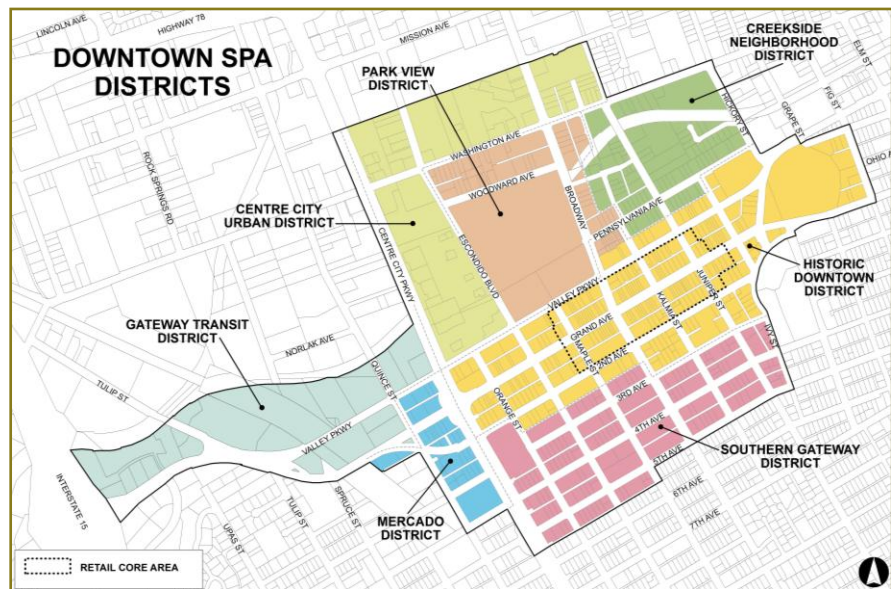


- Improve the walkability by developing enhanced pedestrian connections with such features as embellished landscaping, public art, comfortable street furniture and decor.
- Maximize parking opportunities in the Downtown area

The Downtown Specific Plan includes seven distinct land use districts that allow for residential development or mixed-use development with substantial residential components:

- *Historic Downtown District (HD)*
- *Parkview District (PV)*
- *Centre City Urban District (CCU)*
- *Gateway Transit District (GT)*
- *Mercado District (M)*
- *Southern Gateway District (SG)*
- *Creekside Neighborhood District (CN)*

Figure IV-44
Downtown Escondido Specific Plan



Residential development of up to 45 units per acre (through mixed use development) can be accommodated in most of the Downtown Specific Plan area, with certain areas allowing up to 75 units per acre. The Specific Plan also establishes development standards that differ from the rest of the City. Figure IV-45 summarizes the standards specific to the City's downtown area.

Figure IV-45

Downtown Specific Plan Residential Development Standards

District	Maximum Building Height (ft.)	Setbacks (ft.)				Min. Lot Size	Max. Building Coverage	Allows Mixed Use?
		Front	Side Street	Side Yard	Rear Yard			
HD	45-120		0	n/a	0			
PV	35-85	0*	10					
CCU	60-75				5			
GT	35-57			0		None	None	Y
M	55	0	0		0			
SG	28-57	10						
CN	28-57	10	10	5	10			

* 10 feet strongly encouraged

South Escondido Boulevard Area Plan

The entire South Escondido Boulevard Area Plan is approximately 2.25 miles in length, beginning at 5th Avenue and continuing south to the terminus of Escondido Boulevard at Center City Parkway and Verda Avenue. This area plan was developed with the intention of implementing strategies for the South Escondido Boulevard commercial corridor and Centre Center Parkway residential area to provide a wide range of opportunities in the area. The Plan includes goals and recommendations regarding existing and future uses, development standards and regulations, incentives, design guidelines, and the extent and timing of public facilities and services.

For residential land use, the Area Plan seeks to maximize affordable housing opportunities and provide opportunities for a balanced mix of housing types through a variety of incentives and programs. The Plan provides for a Mixed Use (MU) designation that permits the integration of residential, commercial, and professional office uses in a single project via a Planned Development (PD) zone. The MU designation allows up to 24 units per acre and a maximum height of three stories.

c. Growth Management Controls

The City has three growth management measures that impact the pace and capacity of residential growth:

- *Ordinance 94-16*
- *Proposition S*
- *Ordinance 2004-01*





'Brotherton Square' included the acquisition, demolition and redevelopment of the 50-room Penny Lodge Motel, a site with chronic policing issues originally constructed in 1972. Redevelopment in 2007 involved demolishing the motel, clearing the site, and developing 22 affordable, single-family, detached manufactured homes made available to first-time home-buyers earning up to 120% of the area median income.

Ordinance 94-16

This ordinance is a Citywide Facilities Management Plan that came into effect on May 18, 1994 and replaced all prior growth management ordinances. While facilities are generally available citywide, the North Broadway Region of Influence has had critical infrastructure deficiencies with respect to drainage and water storage capacity. The region is located in the northeast part of Escondido. Should adequate facilities not be available within the region, the ordinance allows development of projects subject to the approval of a development agreement. The agreement must ensure that the project either provides facilities necessary to upgrade existing deficiencies or financially participates toward their solution.

A subsequent ordinance (95-11) also allows development of a single-family residence on an existing vacant lot of record, zoned for residential use, where the lot was created prior to June 6, 1990, within the Region of Influence. A supplemental deposit is required at the time of Building Permit issuance to ensure facility impacts are addressed.

Proposition S

Proposition S was adopted by voters 1998 and requires voter approval of specified future changes to the Escondido General Plan. General Plan changes, subject to Proposition S, include increasing residential densities, changing or increasing the residential land use categories, or changing any residential to commercial or industrial designation on any property designated as Rural, Estate, Suburban, or Urban. Thus, voter approval is required for amendments that would increase residential densities, but also deters the loss of residential land when associated with an amendment to commercial or industrial. Furthermore, Proposition S states, "Nothing in this initiative shall be constructed to:

- Interfere with rights to obtain density bonuses or other entitlements available under affordable housing laws, or Proposition S
- Limit right or entitlements available under affordable housing laws."

In the short term, Proposition S does not present a constraint to housing development in the City. This Housing Element examines the residential development capacity under the existing General Plan and zoning and has demonstrated adequate capacity to accommodate the City's RHNA for the 2013-2020 Housing Element planning period.

The City recognizes that Proposition S may serve to constrain housing development in the long term, beyond 2020. Therefore, the City initiated a comprehensive General Plan update in 2008 to address land use distribution, preservation of neighborhoods, and identification of appropriate growth centers within the community. The updated General Plan was approved by the City Council on May 23, 2012. Portions of the updated General Plan were placed on the November 2012 ballot and approved by Escondido residents.

The General Plan update preserves existing land use policies in much of the City's residential neighborhoods and proposes no significant residential land use changes throughout the City except for the mixed use development along South Escondido Boulevard (see discussion above). The proposed increase in density from 24 units per acre to 30 units per acre in the South Escondido Boulevard Area Plan results in increased capacity in the City.

Due to the timing of the General Plan update, this increased capacity was not factored in the City's sites inventory for meeting the Regional Housing Needs Allocation (RHNA) for the 2013-2020 planning period. Approval of the General Plan update by the voters increases the City's capacity for residential growth over the long term. Recognizing Proposition S as a potential constraint, the Housing Element includes a program to monitor the impact of this growth management measure.

Ordinance 2004-01

This ordinance (currently expired) was adopted as an urgency measure to regulate growth and development within an area in northern Escondido due to a critical water infrastructure deficiency. The City Council found that imminent danger to the public health, safety and welfare of the citizens of Escondido has arisen and is directly linked to growth and development in the northern portions of the City due to deficiencies in the existing water infrastructure.

d. Overlay Zones and Other Districts

Mixed Use Overlay Zone

As part of the General Plan update, new areas for mixed use development involving Mixed Use Overlay areas (approximately 340 acres) will accommodate up to 80 units per acre. Because the Zoning Code will not be updated to implement this new overlay zone until after the adoption of the General Plan (expected in 2013), this Housing Element (required to be adopted by the end of 2012) does not include the additional capacity to be made available through the proposed Mixed Use Overlay areas.





'Emerald Garden Townhomes' were completed in 1995 as a 16-unit rental development, consisting of 14 two-story townhome-units and two flats. The flat units were designed to meet handicap accessibility requirements, including sensory impairment. The units are centered around a recreation area, garden, playground and picnic area. There also is a community meeting room with a kitchen and laundry room. Each town-home unit has an attached one-car garage. The project is 100% affordable to low-income households and remains so for a minimum of 55 years from its opening.

Flood Plain Overlay Zone

The Flood Plain (FP) overlay zone establishes land use regulations in areas with properties situated within designated flood plains of rivers, creeks, streams and water courses in order to protect the public health, safety and welfare and to minimize losses to property and life due to flooding and periodic inundation. The City restricts or prohibits uses in this zone which are dangerous to health, safety or property in times of flood or cause excessive increases in flood heights or velocities. The City also requires uses vulnerable to floods to be protected against flood damage at the time of initial construction.

Centre City Residential (CCR) Overlay Zone

The purpose of Centre City Residential (CCR) Overlay Zone is to provide standards for development in the Centre City Residential Area that will encourage the revitalization of the neighborhood. The CCR overlay zone is used in conjunction with the R-4 (residential multifamily) zone. Within the CCR overlay zone, the City's density bonus provisions may be applied to projects that contain less than four units. Residential development in this zone is subject to separate development standards and design guidelines.

Planned Development (P-D) Zone

The purpose of the Planned Development (P-D) zone is to provide a more flexible regulatory procedure by which the basic public purposes of the Escondido general plan and the Escondido zoning code may be accomplished and to encourage creative approaches to the use of land through variation in the siting of buildings and the appropriate mixing of several land uses, activities and dwelling types.

For planned developments in which residential uses are proposed on parcels of land in the R-3 and R-4 zones, area plans, and in specific plan areas with a maximum specified multifamily residential density, no planned development will be approved at a density below 70 percent of the maximum permitted density of the underlying multifamily zone, area plan or specific plan multi-family designation. Residential planned developments in this overlay zone are also encouraged to depart from standard subdivision and housing design by providing a variety of lot sizes and housing types, provided that the overall residential density yield conforms with the City's policies.

Old Escondido Neighborhood Historic District

The boundaries of this District are Fifth Avenue on the north, Chestnut Street on the east, Thirteenth Avenue on the south and South Escondido Boulevard on the west (excluding properties fronting on Escondido Boulevard) and including north side of Fifth Avenue from Juniper to Date. The purpose and intent of the Old Escondido Neighborhood historic district is to preserve the single-family residential character of the neighborhood and the historic / cultural resources of the neighborhood as well as emphasize orientation towards pedestrian activities.

e. Density Bonus and Residential Incentive Ordinance

The City adopted and updated its Density Bonus and Residential Incentive Ordinance in the 1990s. The current ordinance allows a minimum density bonus of 25 percent and deviations from the Zoning Code for affordable or senior housing. Since parking and setbacks can be reduced, a developer could feasibly increase the number of units or bedrooms without increasing the size of the site. The City's Density Bonus and Residential Incentive Ordinance is useful in the acquisition and rehabilitation of developments made affordable to low-income residents in the higher multi-family zones. For example, the ordinance was utilized to increase the number of bedrooms in the acquisition and rehabilitation of the 15th Avenue Cooperative and Sonoma Court, affordable housing projects.

However, current State law requires jurisdictions to provide density bonuses and development incentives to all developers who propose to construct affordable housing on a sliding scale, where the amount of density bonus and number of incentives vary according to the amount of affordable housing units provided. Specifically, State law requires the provision of certain incentives for residential development projects that set aside a certain portion of total units to be affordable to lower and moderate income households. Under State law, a development of more than five units is eligible to receive density bonuses if it meets at least one of the following:

- *Very Low Income Units:* Five percent of the total units of the housing development as target units are affordable to very low-income households; or
- *Low Income Units:* Ten percent of the total units of the housing development as target units are affordable to low-income households; or
- *Moderate Income Units:* Ten percent of the total units in newly constructed condominiums or planned developments as target units are affordable to moderate-income households, provided all the units are offered for purchase; or



- *Senior Units:* A senior citizen housing development of 35 units or more.

The existing Escondido density bonus provisions are not consistent with the State density bonus law. The Housing Plan of this Housing Element includes a program to amend the City's density bonus provisions to ensure compliance with State law.

The Density Bonus and Residential Incentives Ordinance encourages development of housing for lower income and senior households. Other processes in the Zoning Ordinance help in the development of housing for the higher income households as well as the lower income households. For example, the City retains a sizeable amount of large-lot zoning to accommodate the housing needs and preferences of moderate and higher income households. This strategy is aimed at satisfying high-tech businesses desiring to locate in Escondido. Planned Developments, Specific Plans and Administrative Adjustments are also available to assist in the development and rehabilitation of housing for all economic sectors of the community.

These processes are particularly helpful where properties may be constrained. Specific Plans and Planned Developments allow for clustering of smaller lots into buildable areas, while preserving unique or environmentally sensitive areas such as ridgelines, stream courses and steep slopes. Planned Developments and Specific Plans are useful for large scale developments, while administrative adjustments are more useful on a small scale basis where deviations from the code may enable the development on a constrained site or an addition to an existing single-family home or apartment complex.

2. Residential Development Standards

Citywide, outside the specific plan areas, the City regulates the type, location, density, and scale of residential development primarily through the Zoning Code. The following summarizes the City's existing residential zoning districts:

- *Residential Agricultural (R-A) – 1 unit per 5 acres:* This zone is designed to protect agricultural uses from encroachment by urban uses until residential, commercial or industrial uses in such areas become necessary or desired.



North County Interfaith Council (NCIC) acquired and rehabilitated 'Aster Street' involving eight (8) two-bedroom rental units. The project provides permanently affordable housing for families earning between 30% and 50% of the Area Median Income (AMI). Under the ownership of NCIC, the units will remain affordable to very low-income families for the life of the project.

- *Residential Estates (R-E) – 2 units per acre:* This zone is to provide an area exclusively for single-family dwellings in a rural setting. Provisions are made for the main-tenance of limited agricultural pursuits as well as those uses necessary and incidental to single family living.
- *Single-Family Residential (R-1) – 7 units per acre:* This zone is to encourage and promote a suitable environment for family life by providing a district for the establishment of one-family, detached dwellings, exclusively.
- *Mobilehome Residential (R-T) – 9 units per acre:* This zone is established to encourage and promote a suitable environment for family life by providing a district for one-family homes, exclusively.
- *Light Multiple Residential (R-2) – 15 units per acre:* This zone is established to provide low height, low density residential areas in close proximity to single-family residential neighborhoods.
- *Medium Multiple Residential (R-3) – 18 units per acre:* This zone, is established to provide medium density, low-height residential areas for two, three and multifamily dwelling units.
- *Heavy Multiple Residential (R-4) – 24 units per acre:* This zone is established to provide an area for a suitable environment for family life for those wishing to live in apartments near the city's center.

Development standards specific to each zone district are designed to protect and promote the health, safety, and general welfare of residents as well as implement the policies of the General Plan. These standards also serve to preserve the character and integrity of existing neighborhoods. Specific residential development standards are summarized in Figure IV-46.

Generally, development standards can limit the number of units that may be constructed on a particular piece of property. These include density, minimum lot and unit sizes, height, and open space requirements. Limiting the number of units that can be constructed will increase the per-unit land costs and can, all other factors being equal, result in higher development costs that may impact housing affordability.



Figure IV-46

Residential Development Standards

Zoning District	Maximum Building Height (ft.)	Minimum Net Lot Area (sq. ft.)	Minimum Lot Width (ft.)	Setbacks (ft.)			Maximum Lot Coverage
				Front	Rear	Side	
R-A	35	217,800	150	25	20	10	20%
R-E	35	20,000	100	25	20	10	30%
R-1	35	6,000	60	15	20	5	40%
R-T	--	4,500	55	15	5	5	60%
R-2	25	6,000	60	15	15	5	--
R-3	35	6,000	60	15	10	5	--
R-4	75	7,000	50	15	10	5	--

Source: City of Escondido Zoning Ordinance, 2011.

a. Setback Requirements

Setback requirements can encourage or discourage development. As seen on Figure IV-46, the City's residential setback requirements are minimal. The City also offers adjustments to requirements (up to 25 percent) with the approval of the Community Development director. Even further reductions to setback requirements for landscaping and parking are available to affordable or senior housing proposals, pursuant to the Residential Incentive Ordinance.

b. Building and Parcel Requirements

Building and parcel requirements for residential development can also encourage or discourage development. While development standards are necessary in order to preserve the character of that particular zone, those that are too restrictive can increase development costs and inhibit or reduce the achievable number of permitted dwelling units.

Building and parcel requirements in the City are not overly restrictive and offer the flexibility needed to encourage development. Minimum parcel sizes vary, depending on the zone, and are minimal in the multi-family zones. Minimum unit sizes are closely tied to the minimum standards required by the State for health and safety purposes. Lot coverage and floor area ratios are high enough to have little or no constraint on development proposals. And, usable open space requirements are low and can be lowered further for affordable and senior housing development proposals. Building and parcel requirements in the Downtown area are even less restrictive than those of the single-family and multi-family zones.

c. Zone Changes and General Plan Amendments

Residential zone changes that propose density increases consistent with the General Plan do not require an initiative or a referendum. Pursuant to proposition S, General Plan amendments involving an increase in residential densities or change from residential to commercial or industrial require a majority vote by the people.

Proposition S specifies that General Plan amendments or specific plans cannot be adjusted without a vote of the people, if changes increase residential density, alter or increase the General Plan's residential land use categories, or change any Rural, Estate, Suburban or Urban residential designation to a commercial or industrial designation. Thus, voter approval is required for amendments that would increase residential densities, but also deters the loss of residential land when associated with an amendment to commercial or industrial.

The General Plan update was approved by the City Council on May 23, 2012 and portions involve voter approval to be decided at the November 2012 election. The updated General Plan provides for increased residential development capacity through mixed use development, primarily along South Escondido Boulevard. Most other residential areas retain their current General Plan and zoning designations. Furthermore, Proposition S states, “Nothing in this initiative shall be construed to:

- Interfere with rights to obtain density bonuses or other entitlements available under affordable housing laws, or
- Limit right or entitlements available under affordable housing laws.”

Additionally, few residential subdivisions have been denied, and current zoning allows multi-family development by right with ministerial processing only.

d. Parking Standards

High numbers of parking spaces required per dwelling unit can negatively impact the feasibility of providing affordable housing by reducing the achievable number of dwelling units per acre and increasing development costs. Typically, the concern for high parking standards relates mostly to multi-family, affordable, or senior housing. Escondido has one of the lowest parking requirements in San Diego County and its requirements for single-family and multi-family residential are summarized in Figure IV-47. In some instances, tandem spaces are permitted and in others, guest parking may be provided on-street.

Figure IV-47

Escondido Residential Parking Requirements

Type of Residential Development	Required Parking Spaces Per Unit
Single-Family or Two-Family Residence	Two (2) car garage or carport spaces
Second Dwelling Unit	One (1) parking space plus those spaces required for the primary residential use.
Multiple-Family Dwelling*	
Efficiency Unit	One (1) parking space
One-Bedroom Unit	One and one-half (1.5) parking space
Two-Bedroom Unit	One and three-quarter (1.75) parking space
Three or More Bedrooms	Two (2) parking spaces
Source: City of Escondido Zoning Ordinance, 2011	
* One space is required for each four (4) units required for guest parking	

Escondido's Density Bonus and Residential Incentive Ordinance, allows parking reductions for affordable and senior development at the following ratios: one space/one-bedroom unit; 1.2 spaces/two-bedroom unit, and 1.5 spaces/three-bedroom unit. These standards are lower than even the State-mandated parking standards for density bonus projects. Additionally, on-street resident parking for affordable or senior units can be substituted for required off-street parking at a ratio of one-to-one on non-Circulation Element streets. Requirements to cover spaces can also be waived.

3. Provision for a Variety of Housing Opportunities

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of housing types for all economic segments of the population. This includes single-family homes, multi-family housing, second units, mobile homes, emergency shelters, and housing for persons with disabilities. Figure IV-48 below summarizes the various housing types permitted within the City's zoning districts.

a. Single-Family Dwelling

"Single-family dwellings" are defined in the Zoning Code as detached or semi-detached buildings. Single-family dwellings are permitted in all residential zones, except the R-T zone. As part of the General Plan update, the City proposes to establish a 70 percent minimum density for each zoning district, effectively discouraging single-family homes to be developed on properties designated for multi-family uses. This change will promote the efficient use of the City's residential land and mitigate neighborhood compatibility issues.



Figure IV-48

Use Regulations for Residential Zones

Use	R-A	R-E	R-1	R-T	R-2	R-3	R-4	H-P	C-G	Mixed Use Overlay
Single-Family Dwelling	P	P	P	--	P	P	P	--	--	--
Second Dwelling Unit	P	P	P	--	P	P	P	--	--	--
Multi-Family Dwelling	--	--	--	--	P	P	P	--	--	P*
Mobile Home Park	C	C	C	C	C	C	C	--	--	--
Manufactured Housing	P	P	P	P	--	--	--	--	--	--
Care Facility (6 or fewer)	P	P	P	P	P	P	P	P	P	P*
Care Facility (7 or more)	--	C	C	--	C	C	C	P	P	P*
Senior Housing*	--	--	--	--	P*	P*	P*	--	--	P*
Emergency Shelters*	--	--	--	--	--	--	--	P*	--	--
Transitional* (6 or fewer)	P	P	P	P	P	P	P	P	P	P*
Transitional* (7 or more)	C	C	C	C	C	C	C	P	P	P*
Disabled* (6 or fewer)	P	P	P	P	P	P	P	--	--	P*
Disabled* (7 or more)	C	C	C	C	C	C	C	--	--	P*
Single Room Occupancy*	--	--	--	--	--	--	--	--	--	C*
Farm Worker Housing	P	P	--	--	--	--	--	--	--	--

P = Permitted Use

C = Conditional Use

* Refer to Housing Element Text regarding future Zone Code Amendment to be implemented.

Source: City of Escondido Zoning Code, 2011

b. Secondary Dwelling Unit

Secondary dwelling units are attached or detached dwelling units that provide complete independent living facilities for one or more persons including permanent provisions for living, sleeping, cooking and sanitation. Second dwelling units may be alternative source of affordable housing for lower-income households and seniors. The passage of AB 1866 (effective July 2003) requires cities to use a ministerial process to consider accessory dwelling units in an effort to facilitate the production of affordable housing state-wide. Accessory units must be permitted in all residential zones where a primary single-family unit already exists.

The City of Escondido permits second dwelling units in the R-A, R-E, R-1, R-2, R-3 and R-4 zones on properties with only one single-family residence on the lot, subject to the approval of a second dwelling unit permit. Second dwelling units must also comply with the following development standards:

- The owner of the property must reside on the parcel on which the second dwelling unit is located.



'Orange Place Apartments' involved the total rehabilitation of 15 two-bedroom units in 2004. Because of the buildings' deterioration and interior contamination, such as asbestos and mold, the complex was gutted and stripped down to its studs. It was replaced with an all new interior and exterior, including mission tile pitched-roofs with gables, dormers and stucco walls. Added features include extensive landscaping, private porches and patios, a masonry perimeter wall, laundry facility and a central picnic and a bar-beque area. Twelve units are affordable to households earning 60% or less of the Area Median Income (AMI); three units are affordable to households earning 50% or less of the AMI.

- Second dwelling units shall conform to the height limits of the zone and shall be limited to one story.
- A maximum of one bedroom shall be permitted.
- Second dwelling units must be physically attached to the primary structure by a substantial contiguous wall and shall also have access from the primary structure.
- For lots less than 10,000 square feet, attached second dwelling units shall not exceed 500 square feet. For lots over 10,000 square feet, second dwelling units shall not exceed 640 square feet.
- The minimum permitted size of a second dwelling unit shall be defined by the Uniform Building Code and Uniform Housing Code. The minimum unit size of the residential zone shall not apply to the second dwelling unit.
- One additional off street parking space, covered or uncovered, shall be provided for a second dwelling unit, and shall not be tandem.
- The second dwelling unit shall not create a second front entrance visible from adjacent streets. Access doors and entry for the second dwelling unit shall not be oriented to the nearest adjacent property line.

c. Multi-Family Dwelling

According to the State Department of Finance, multiple-family housing makes up approximately 35 percent of the 2010 housing stock in Escondido. The Zoning Code provides for multi-family developments in the higher density residential zones (R-2, R-3, and R-4). The maximum density for the R-4 zone is 24 units per acre.

d. Mobile Home Parks and Manufactured Housing

Manufactured housing and mobile homes can be an affordable housing option for low and moderate income households. According to SANDAG, there were 3,736 mobile homes in the City as of January 2010. A mobile home built after June 15, 1976, certified under the National Manufactured Home Construction and Safety Act of 1974, and built on a permanent foundation may be located in any residential zone where a conventional single-family detached dwelling is permitted subject to the same restrictions on density and to the same property development regulations. Manufactured / mobile homes are permitted in all of the City's lower density residential zones (R-A, R-E, R-1 and R-T). The City also continues to explore ways to expand opportunities for manufactured housing to serve a wide range of income groups.

e. Residential Care Facilities

Residential care facilities licensed or supervised by a Federal, State, or local health/welfare agency provide 24-hour non-medical care of unrelated persons who are handicapped and in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment. The Community Care Facilities Act (California Health and Safety Code) and Lanterman Developmental Disabilities Services Act (California Welfare and Institution Code) require that State-licensed residential care facilities serving six or fewer persons (including foster care) be treated as a regular residential use and therefore must be permitted by right in all residential zones allowing residential uses. These facilities cannot be subject to more stringent development standards, fees, or other standards than the same type of housing single-family homes in the same district.

The City amended its Zoning Code, in accordance with the Lanterman Developmental Disabilities Services Act of the California Welfare and Institutions Code and the Health and Safety Code in 2004. The amendment clarifies that the use of property for the care of six or fewer disabled persons is a “residential use” for the purposes of zoning. A State-authorized, certified or authorized family care home, foster home, or group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a day basis is considered a residential use that is permitted in all residential zones. The amendment also clarifies that in Commercial and Hospital Professional zones, licensed residential care facilities serving any number of residents are permitted by right, and in residential zones, licensed residential care facilities serving more than six persons are permitted with a Conditional Use Permit.

f. Emergency Shelters

Senate Bill 2, enacted in October 2007, requires local governments to identify one or more zoning categories that allow emergency shelters (year-round shelters for the homeless) without discretionary review. The statute permits the City to apply limited conditions to the approval of ministerial permits for emergency shelters. The identified zone must have sufficient capacity to accommodate at least one year-round shelter and accommodate the City’s share of the regional unsheltered homeless population. Escondido’s share of the regional unsheltered homeless population is estimated to be 741 individuals.



Escondido's Zoning Code does not explicitly address emergency shelters. The City will amend its Zoning Code within one year of adoption of the Housing Element to permit homeless shelters by right, without discretionary review, within a portion of the Light Industrial (M-1) zone, consistent with State law (identified as in map contained in the Housing Element Appendix). The portion of M-1 zone identified would be appropriate for emergency shelter since it contains vacant and underutilized properties and is located near a transit station and the new Palomar Hospital. This area includes 58 parcels and approximately 74 acres. It is currently occupied by mostly light industrial, commercial, and warehousing uses. However, due to the changing economic structure in the region and current economic status, many operations have left the area. A field check by staff conducted in March 2012 identified at least seven vacant buildings that are available for lease or for sale and a vacant property (descriptions of these properties are provided in the Housing Element Appendix).

In addition to eight buildings identified, some buildings in the area are antiquated, with deferred maintenance issues, and were developed below the allowable intensity. Therefore, development of emergency shelters in this area can occur either as new construction on one of the underutilized properties, or as adaptive reuse of an existing vacant building (or just a portion of the building). Based on the field survey of existing conditions and uses in this area, sufficient land is available to accommodate Escondido's homeless population of 741 individuals.

g. Transitional and Supportive Housing

California Health and Safety Code (Section 50675.2) defines "transitional housing" and "transitional housing development" as buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.

Residents of transitional housing are usually connected to supportive services designed to assist the homeless in achieving greater economic independence and a permanent, stable living situation. Transitional housing can take several forms, including group quarters with beds, single-family homes, and multi-family apartments and typically offers case management and support services to help return people to independent living (often six months to two years).

Supportive housing links the provision of housing and social services for the homeless, people with disabilities, and a variety of other special needs populations. California Health and Safety Code (Section 50675.2) defines “supportive housing” as housing with no limit on length of stay, that is occupied by the low income adults with disabilities, and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Target population includes adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Division 4.5, commencing with Section 4500, of the Welfare and Institutions Code) and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people.

Escondido’s Zoning Code makes provisions for transitional and permanent supportive housing. Transitional and supportive housing, with on-site services, are similar to and have been classified with the same land use code as licensed residential care facilities. They are permitted by right in the General Commercial and the Hospital Professional zones, and with a Conditional Use Permit in all residential zones. Facilities with six or fewer residents are also permitted by right in all residential zones. In just the residential zone alone, there are also over 3,000 acres of residential land that is either vacant or re-developable in the City. Additionally, where no on-site services are involved, uses are permitted by right in apartments and single-family homes in all residential zones.

The Zoning Code will be amended to differentiate transitional / supportive housing that is operated as group quarters versus that is operated a regular housing development. For transitional / supportive housing facilities that operate as group quarters, such facilities will be permitted as residential care facilities. Potential conditions for approval of large residential care facilities (for more than six persons) as transitional/supportive housing may include hours of operation, security, loading requirements, noise regulations, and restrictions on loitering. Conditions would be similar to those for other similar uses and would not serve to constrain the development of such facilities. For transitional / supportive housing facilities that operate as regular housing developments, such uses will be permitted by right where housing is otherwise permitted (regardless of size or presence on-site services).



‘Serenity Village’ was completed in 2007 and offers eight group sober-living homes for female households with incomes ranging between 30-60% of the Area Median Income (AMI). Length of stay averages between three months to one year. Each home is 1,250 SF, with access to a large common area and off-street parking. The project offers transitional housing that is 100 percent affordable to women with very low incomes who graduate from Serenity’s drug and alcohol abuse programs. Women pay only 30 percent of their salary in monthly rent and one-third of their rent money is placed in a savings account so they can afford permanent housing when they leave. The complex is intended as a temporary solution upon re-entering the work field, so the maximum stay is one year.



Escondido's successful citrus and avocado orchards solidified the community's agricultural importance, symbolized by this historic Escondido packing label. Agriculture remains an important component of Escondido's economy and community character, creating a need to accommodate farm worker housing.

h. Senior Housing

Currently, the Zoning Code conditionally permits senior housing (for persons aged 55 or over) in R2, R3, and R4 zones. The Zoning Code will be amended to provide specific standards (such as parking requirements and minimum unit size) appropriate to the use. However, senior housing as a use will be permitted as regular housing where housing is allowed in the City.

i. Single Room Occupancy Units (SROs)

SRO units are one-room units intended for occupancy by a single individual. They are distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other and could be equivalent to an efficiency unit. The South Escondido Boulevard Neighborhood Plan provides transient lodging as a conditionally permitted use whereby the average length of stay exceeds 30 days.

j. Farm Worker Housing

Pursuant to the State Employee Housing Act (Section 17000 of the Health and Safety Code), employee housing for agricultural workers consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single-family or household is permitted by right in an agricultural land use designation. For properties that permit agricultural uses by right, a local jurisdiction may not treat employee housing that meets the above criteria any differently than an agricultural use. Furthermore, any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure within a residential land use designation, according to the Employee Housing Act. Employee housing for six or fewer persons is permitted wherever a single-family residence is permitted. To comply with State law no conditional use permit or variance will be required.

The City's Zoning Code allows, as a permitted use in agricultural and estate residential zones (RA and RE), living quarters for persons employed on the premises in conjunction with authorized agricultural uses. Dwellings serving six or fewer employees are considered single-family dwellings and those serving more than six are still permitted by right and would also not operate for a profit. In addition to housing farm workers on the work-site, affordable housing is available for permanent farm workers in multi-family zones.

k. Housing for Persons with Disabilities

Both the federal Fair Housing Amendment Act (FHAA) and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (that is, modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. The City conducted an analysis of the zoning ordinance, permitting procedures, development standards, and building codes to identify potential constraints for housing for persons with disabilities. The City's policies and regulations regarding housing for persons with disabilities are described below.

Land Use Controls

Under State Lanterman Developmental Disabilities Services Act (also known as the Lanterman Act), small licensed residential care facilities for six or fewer persons must be treated as regular residential uses and permitted by right in all residential districts. In accordance with State law (Lanterman Developmental Disability Services Act, AB 846, compiled of divisions 4.1, 4.2 and 4.7 of the Welfare and Institutions Code and Title 14 of the Government Code), Escondido allows residential care facilities serving six or fewer persons within all residential zones. Residential care facilities serving more than six persons are conditionally permitted in all residential zones. The City does not have a local requirement for proximity between two special needs housing sites.

The City's Zoning Code provides for transitional/supportive housing as residential care facilities only. The Zoning Code will be amended to address the provision of these housing types pursuant to State laws (see discussions above).

Definition of Family

Local governments may restrict access to housing for households failing to qualify as a "family" by the definition specified in the Zoning Code. Specifically, a restrictive definition of "family" that limits the number of and differentiates between related and unrelated individuals living together may illegally limit the development and siting of group homes for persons with disabilities, but not for housing families that are similarly sized or situated.

The City of Escondido Zoning Code defines a "family" as "one or more persons related by blood, marriage, or adoption, or a group including unrelated individuals living together as a relatively permanent, bona fide, housekeeping unit." The City's definition of family does not restrict access to housing.





'Las Casitas I' involved the acquisition and rehabilitation of six historic bungalows scheduled for demolition, moved from their original location to a nearby unimproved 10,000 square foot lot in 1991. At the new location, four of the bungalows were paired in a "modified-dumb-bell" shape with a new kitchen addition allowing these transitional housing units to be used by two individual single parent families sharing only the oven and sink, or by one larger family occupying the entire double unit. The improvements include a laundry/storage building located in the courtyard complete with a front porch. Las Casitas is small in scale and fits comfortably among the older homes and small apartment buildings in the neighborhood. The project is available to lower-income households indefinitely.

Building Codes

The Building and Safety Division actively enforces the California Building Code provisions that regulate the access and adaptability of buildings to accommodate persons with disabilities. No unique restrictions are in place that would constrain the development of housing for persons with disabilities. Government Code Section 12955.1 requires that 10 percent of the total dwelling units in multi-family buildings without elevators consisting of three or more rental units or four or more condominium units subject to the following building standards for persons with disabilities:

- The primary entry to the dwelling unit shall be on an accessible route unless exempted by site impracticality tests.
- At least one powder room or bathroom shall be located on the primary entry level served by an accessible route.
- All rooms or spaces located on the primary entry level shall be served by an accessible route. Rooms and spaces located on the primary entry level and subject to this chapter may include but are not limited to kitchens, powder rooms, bathrooms, living rooms, bedrooms, or hallways.
- Common use areas shall be accessible.
- If common tenant parking is provided, accessible parking spaces is required.

Reasonable Accommodation

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be reasonable to accommodate requests to waive a setback requirement or other standard of the Zoning Ordinance to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances.

The City adopted an amendment to the Zoning Code establishing a formal reasonable accommodations procedure in 2001. The Zoning Code gives authority to the Director of Community Development (or his/her designee) to make decisions regarding reasonable accommodation requests. There is no fee imposed on the request for reasonable accommodation. However, if the project for which the request is being made also requires some other planning permit or approval, then the applicant must file the request together and submit the required fees associated with the related permits.

In determining the reasonableness of a requested accommodation, the Director will consider the following factors:

- Whether the housing which is the subject of the request for reasonable accommodation will be used by an individual protected under the Acts;
- Whether fulfillment of the request is necessary to make specific housing available to an individual protected under the Acts;
- Whether the accommodation will impose an unreasonable financial or administrative burden on the City;
- Whether the accommodation will require a fundamental alteration of the zoning or building laws, policies and/or procedures of the City;
- Whether the accommodation will have any potential impact on surrounding uses;
- Physical attributes of the property and structures; and
- Any other factor deemed relevant to the determination according to the Acts, as amended.

Permits and Processing

A request for a retrofit of property to increase accessibility would be handled through the building permit process, if the retrofit is of a nature to be governed by the building code. Group homes, with fewer than six persons, are permitted by right in the residential zones. Modifications to the structure would be made through the building permit process, if the modifications proposed are under building code jurisdiction.

Depending on the zone classification of the property, a group home for more than six persons requires either a plot plan or a Conditional Use Permit. There is no standard list of conditions; each site would be reviewed and conditions assigned based on the specifics of the site and proposed project. A plot plan does not require a public hearing. A Conditional Use Permit requires a public hearing in front of the Planning Commission.

Conclusion

The City will amend the Zoning Code to address the provision of transitional and supportive housing. The City does not have any other policies or regulations that may constrain the development of housing for persons with disabilities.



Escondido General Plan Quality of Life Standards

The General Plan includes thresholds for the following Quality of Life Standards:*

- *Traffic and Transportation*
- *Schools*
- *Fire Service*
- *Police Service*
- *Wastewater System*
- *Parks System*
- *Library Service*
- *Open Space System*
- *Air Quality*
- *Water System*
- *Economic Prosperity*

* Refer to the General Plan Introduction for a detailed description of the Quality of Life standards.

4. Development Conditions and Fees

Residential developers are subject to a variety of fees and exactions to process permits and provide necessary services and facilities as allowed by State law. In general, these development fees can be a constraint to the maintenance, improvement, and development of housing because the additional cost borne by developers contributes to overall increased housing unit cost. However, the fees are necessary to maintain adequate public services and facilities in the City in concert with adopted Quality of Life Standard thresholds (see side box). These fees have not been found to act as a constraint to the development of housing in Escondido.

Planning processing costs are covered in part by applicant fees. Approximately a third of actual costs are recovered in processing fees. Development impact fees are charged to a new development to pay for the local infrastructure needed to serve it. Within the San Diego region, all 18 of the local jurisdictions and the County charge development impact fees. Impact fees can be charged for a variety of public facilities, including utilities, parks, open space, fire stations, libraries, and transportation improvements such as streets, highways, and transit.

Development impact fees enable the City to shift at least part of the capital-financing burden to new development, and synchronize new development with the installation of these new public facilities. Escondido's impact fees fall within the average when compared to those of the other jurisdictions. Additionally, the City conducts a periodic review of the fees to insure they reflect the current impacts and necessary improvements for the standard level of service. To facilitate residential development in the Downtown area, the City charges reduced impact fees in the Downtown area.

Development fees vary depending on housing type and the location of the project totaling approximately \$39,860 (including planning and development impact fees) for a typical single-family dwelling unit. For a condominium project, fees total approximately \$25,198 per unit, and for a multi-family project, fees total approximately \$24,247 per unit. Based on the proformas for two affordable housing projects – Juniper Senior Village and The Crossings – planning and development impact fees constitute three and ten percent of the total development costs (including land cost).

Figure IV-49 summarizes the most common planning and development impact fees for the City of Escondido and other North County cities. In general, the City's fees are comparable to developments in other North San Diego communities.

Figure IV-49

Planning & Development Fees Regional Comparison (2011)

	Escondido	Encinitas	Carlsbad	Oceanside	Solana Beach
Planning Fees					
Design Review/ Development Review	n.a.	\$1,000-\$4,800	n.a.	\$4,838-\$6,435	\$3,030-\$10,000
Major Use Permit/ Conditional Use Permit	\$3,375	\$6,000	\$4,162	\$4,503	\$9,300
Minor Use Permit	\$1,550	\$1,600	\$697	\$3,152	\$2,327
Tentative Parcel Map	\$1,825	\$3,500	\$3,531	\$3,089	n.a.
Plan Check	65% of Building Permit Fee	\$50-\$1,500	65% of Building Permit Fee	n.a.	n.a.
Final Parcel Map	\$410	\$1,600	\$3,115	n.a.	n.a.
Tentative Subdivision Map	\$2,840-\$4,705	\$10,000	\$7,647-\$15,283	Deposit Account	\$8,674-\$10,858
Final Subdivision Map	\$995	\$2,000	\$6,939	n.a.	\$4,002-\$5,777
Variance	\$1,320-\$1,455	\$1,200-\$3,200	\$2,624	\$4,000	\$2,163
Environmental Review-Initial Study	\$1,710	\$4,200	n.a.	Deposit Account	\$291 plus cost
General Plan Amendment	\$3,590-\$6,720	\$13,000-\$20,000	\$3,962-\$5,714	\$9,234	\$10,000
Impact/Capacity Fees					
Parks and Recreation Fee	\$1,098/unit ¹	\$5,423-\$9,220/unit	\$3,696-\$7,649/unit	\$3,503/unit	\$600/unit
Community/Public Facilities Fee	\$1,582/unit ¹	\$387-\$571/unit	n.a.	\$2,072/unit	1% of valuation
Traffic Impact Fee	\$2,931/unit ² (\$425-\$850 City fee)	n.a.	\$1,372-\$2,286/unit	n.a.	n.a.
Public Art Fee	\$0.15/sf (2,000 sf exempt) ¹ \$0.30/sf (1,800 sf exempt)	n.a.	n.a.	n.a.	0.5% of valuation
Sewer Connection Fee	\$3,750-\$7,500	n.a.	n.a.	n.a.	n.a.
Water Connection Fee	\$2,340-\$7,930/unit	n.a.	n.a.	\$4,597/unit	n.a.
Drainage Fee	\$3631	n.a.	n.a.	n.a.	n.a.

Notes:

1. These are reduced fees for the downtown area in order to encourage residential uses in the Downtown area. Drainage fee is \$1,071 per single-family unit and \$428 per multi-family unit elsewhere.
2. The traffic fee of \$2,931 includes a regional traffic fee (RTCIP) from which very low, low, and moderate income housing units are exempt. City traffic fee is \$425-\$850.

Source: Cities of Escondido, Encinitas, Carlsbad, Oceanside and Solana Beach, 2011.

To facilitate residential development in the current economic climate, the City recently revised its Development Fee Deferral Policy in June 2012. This revision expanded the existing policy to allow residential developers (for projects of five or more units) to defer payment of development fees until occupancy, not to exceed one year from building permit issuance.



5. On- and Off-Site Improvements

Infrastructure is already in place in multi-family areas. Service levels and improvement standards are comparable to other cities in the County. For traffic, the City strives to achieve a Standard Level of Service (LOS) “C” which describes the acceptable volume to capacity ratio. The City also allows the level to drop down to a mid Level of Service “D” without requiring an environmental impact report.

Development standards vary depending on the land use pattern in the area. Street width requirements (curb to curb) are 36 feet for public and 28 feet for private residential streets, 42 for local collectors, 64 for collectors and 82 for major roads. Full curb and gutter are required, with the standard five-foot wide sidewalk per ADA requirements.

‘Via Roble’ involved a mixed unit, mixed income development including 72 affordable apartments, 9 market-rate shopkeeper units and 10 market-rate single family detached townhomes pictured above. The project fronts on Escondido Boulevard and is centered around a large community open space area.

Water and sewer capacity must be adequate to meet normal and emergency situations with a water capacity to provide a minimum of 540 gallons of water per day per household and a sewage capacity to treat a minimum of 250 gallons per day for each residence. The City is also required to comply to NPDES (National Pollution Discharge Elimination System) storm water standards with structural and non-structural methods, such as the use of detention basins, catch basin and filters, and drains.

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. In general, the City requires the following improvements and facilities for new developments:

- *Grade Improvements:* The City requires developers to grade and improve all land dedicated or to be dedicated for streets or easements, bicycle ways and all private streets and private easements involved in a Final Map or Parcel Map in such manner and with such improvements as are necessary in accordance with the Escondido City standards.
- *Sewers:* The City requires developers to install sewers or sewage disposal systems in accordance with the Private Sewage Disposal Systems ordinance.
- *Water Supply:* The City requires developers to provide proof satisfactory to the City Engineer that there exists an adequate potable water supply available to each lot or parcel and that the developer will install or agree to install water supply facilities to the satisfaction of the City Engineer provided that the City Engineer may require such other system or size of water supply pipe as recommended by the water facility serving the project.
- *Fire hydrants:* The City requires developers to install as required by the City Engineer, fire hydrants and connections, which hydrants and connections shall be of a type approved by the Escondido Fire Chief.
- *Public Sewer system:* When the City Engineer determines that, by reason of the size and shape of the proposed lots, the nature of the terrain to be subdivided, the soil condition of the lots and the development of the area in the vicinity of the proposed subdivision, a public sewer system serving the lots will be required to preserve the public health, or if there is a public sewer main within two hundred (200) feet of the property boundary, the developer shall be required to install or



agree to install a public sewer system serving said lots as a condition precedent to the approval of any Final or Parcel Map.

- *Undergrounding Utilities:* All new and existing utilities distribution facilities, including cable television lines and other communication facilities within the boundaries of any new subdivision or within any property abutting a proposed new subdivision, shall be placed underground pursuant to the requirements of Escondido Municipal Code.
- *Flood Control:* The developer is required to install all flood control and drainage improvements in conformance with the drainage policies of the General Plan, the Drainage Master Plan, the Engineering Division Policy for Drainage Studies, and City design standards.
- *Street Trees:* The developer is required to install street trees as required by Escondido City standards pursuant to the landscape standards of the Zoning Code.
- *Traffic Control Signals:* The developer is required to install such traffic control signals as may be required by the City Engineer, Planning Commission or City Council.

6. Building Codes and Enforcement

The City of Escondido has adopted the 2010 California Building Code. The City has also adopted the 2010 Green Building Standards Code. No amendments have been made that diminish the ability to accommodate persons with disabilities. There are no locally amended universal design elements; the universal design provisions of the California Building Code are enforced. Exceptions or methods of alternative compliance to the requirements of the California Building Code are contained in the code. The City has no local ability to waive the provisions of the State building codes. However, a mechanism within the building code allows for an appeals process to challenge interpretations of the building code requirements.



7. Permits and Processing Times

The processing time needed to obtain development permits and required approvals is commonly cited by the development community as a prime contributor to the high cost of housing. Depending on the magnitude and complexity of the development proposal, the time that elapses from application submittal to project approval may vary considerably.

a. Processing Times

Factors that can affect the length of development review on a proposed project include: completeness of the development application submittal, responsiveness of developers to staff comments and requests for information, and projects that are not exempt from the California Environmental Quality Act (CEQA), require rezoning or general plan amendment, or are subject to a public hearing before the Planning Commission or City Council.

'Hickory Heights' involved property acquisition and new construction of 12 homeowner-ship units coordinated by San Diego Habitat for Humanity (SDHFH). Eligible homeowners were selected from a pool of applicants who completed an application, attended an orientation meeting, met income requirements and agreed to participate as a Partner with SDHFH. Each family was required to contribute volunteer hours in the construction of their home (above right), and/or time working at the SDHFH thrift store or administrative offices. Ownership is restricted to households at or below 50% of the area median income (AMI).

Certainty and consistency in permit processing procedures and reasonable processing times is important to ensure that the development review/approval process does not discourage developers of housing or add excessive costs (including carrying costs on property) that would make the project economically infeasible. The City is committed to maintaining comparatively short processing times. Total processing times vary by project, but most residential projects are approved in six months to two years. Figure IV-50 provides a detailed summary of the typical processing procedures and timelines of various types of projects in the City.

Figure IV-50

Processing Time by Development Type				
Project Type	Reviewing Body	Public Hearing Required	Appeal Body (if any)	Estimated Total Processing Time
Single-Family Subdivision	Planning Commission	Yes	City Council	3-5 months
Multiple-Family	Staff/ Administrative	No	Planning Commission	12-20 weeks
Multiple-Family (with subdivisions)	Planning Commission and City Council	Yes	None	4-6 months
Mixed Use	Planning Commission and City Council	Yes	None	4-6 months

For apartment projects, processing periods normally require an administrative review and take approximately 12 to 20 weeks from the time of submittal of a complete application to the time of construction. Below are the required steps in the following order:

- Submit Plot Plan Application
- Environmental and Plot Plan Review
- Building and Grading Permits Construction Plans Submittal
- Resubmit Construction Plans as needed.
- Permits Issued

Other residential development proposals require administrative, Planning Commission, or City Council approval as shown below:

Administrative Approval

Staff review – up to 10 weeks:

- Lot Line Adjustments
- Certificate of Compliances
- Parcel Maps
- Administrative Adjustments
- Second Dwelling Units

Planning Commission Approval

Public hearing – up to 16 weeks including environmental review:

- Conditional Use Permits (for easement access)
- Grading Exemptions (for grading exceeding requirements)
- Precise Development Plans
- Tentative Subdivision Maps
- Variances

City Council Approval/with Planning Commission Recommendation

Public hearing – up to 20 weeks including environmental review:

- Zone Changes (rezones and pre-zones)
- General Plan Amendments
- Extensions of Time for Tentative Subdivision Maps
- Planned Developments
- Specific Plans
- Condominium Permits
- Habitat Loss Permits
- Development Agreements

The processing time for the most common residential development applications are summarized in Figure IV-51. These applications are often processed concurrently. The City continues to explore ways to streamline the processing of applications and reduce fees for redevelopment/ rehabilitation of affordable, fair market and mixed use housing. The City also explores ways to encourage development of housing for middle- and high-income households in order to promote a balanced community. The City recently conducted an evaluation to streamline processes and processing times. Specifically, the City consolidated the Design Review Board into the Planning Commission. In so doing, the City eliminated one step in the review process, thereby shortening the timeframe of review.



Figure IV-51

Processing Time by Process / Permit

Process/Application	Time
Conditional Use Permit	3-5 months
Design Review	2-4 weeks
General Plan Amendment	4-6 months if no public vote is needed
Environmental Impact Reports	9-12 months
Plan Check/ Building Permits	15-20 working days for plan check, or longer depending on resubmitted plan checks and how fast architect responds to corrections
Variance	3-5 months
Zone Change	4-6 months

Source: City of Escondido Planning Department, 2011.

b. Design Review Process

The design review process is regulated by Municipal Code Chapter 33, Article 64. The purpose of design review is to preserve the natural charm, integrity and quality of the built environment, by regulating the design and appearance of development in order to insure compatibility with existing development and ensure that new development is consistent with or exceeds the high quality of the development projects currently located in the City.

Design review takes the following into account: site development, circulation, grading, setbacks, exterior appearance of buildings, structures, signs, lighting, street furniture, landscaping and other outdoor appurtenances. The review of plans is done either by City staff or by the Planning Commission in conjunction with other discretionary reviews. Planning Commission recommendations are forwarded to the City Council for certain projects. Planning staff provides recommendations to the Planning Director regarding administrative projects that require design review. In order to gain approval, the following findings must be made:

- The proposed site plan has been designed in a manner which is compatible with the natural and urban characteristics of the site and the surrounding neighborhood.
- The bulk, scale, and architectural design of the proposed structure is compatible with the character of the surrounding neighborhood.
- The project incorporates screening, irrigation and drought tolerant landscaping appropriate for the site, and in compliance with standards established by the City.
- All grading related to the project conforms to design standards set by Article 55 (grading and erosion control).

- The project incorporates applicable design review standards contained in the Zoning Code and other applicable ordinances into the site layout and building design.
- The project is consistent with the goals and objectives on the General Plan.

These findings are reasonable and do not constrain housing development in the City. Typical revisions required by the DRB include: changes to landscape materials; building elevation details / enhancements / articulation; changes to colors; and minor site plan adjustments. Usually, these changes can be accommodated without increasing the costs of development.

Decisions of the Director may be appealed to the Planning Commission by filing a written request to the Planning Division within ten days following the final decision of the Director. Decisions of the Planning Commission may be appealed to the City Council.

c. Conditional Use Permit

A conditional use permit is a zoning instrument used primarily to review the location, site development or conduct of certain land uses. These are uses which generally have a distinct impact on the area in which they are located, or are capable of creating special problems for bordering properties unless given special attention. The Planning Commission has the authority to grant, conditionally grant or deny a conditional use permit application, with one exception: The decision on whether or not to issue a conditional use permit for residential care facilities for the handicapped lies with the Director of Planning and Building. In order to be approved, the Planning Commission must make the following findings:

- A conditional use permit will be granted upon sound principles of land use and in response to services required by the community.
- A conditional use permit will not be granted if it will cause deterioration of bordering land uses or create special problems for the area in which it is located.
- A conditional use permit must be considered in relationship to its effect on the community or neighborhood plan for the area in which it is to be located.

Planning Commission decisions can be appealed to the City Council. Most residential uses are permitted by right in residential zones. Therefore the CUP process does not serve to constrain housing development.



L. Environmental and Infrastructure Constraints

A community's environmental setting affects the feasibility and cost of developing housing. Environmental issues range from the availability of water to the suitability of land for development due to potential exposure to seismic, flooding, wildfire and other hazards. If not properly recognized and accommodated in residential design, these environmental features could potentially endanger lives and property. This section summarizes these potential constraints on residential development in Escondido.

1. Soil, Steep Slopes, and Seismic Safety

Regulation of development in areas of steep slopes is directly related to public safety and health, as the degree of slope is related to flood control problems, erosion control, landslides, and fire hazard. These problems become particularly acute on slopes greater than 25 percent. Accordingly, many communities, including the County, map slopes greater than 25 percent, recognizing them as potentially hazardous areas. Similarly, many of the soil compositions that comprise the Escondido Planning Area present difficulties for development in that they cannot support roadways or foundations, are unacceptable for septic systems, and are highly erodible.

The historical seismicity of the San Diego region is low compared to the rest of Southern California. This may be due to San Diego being on a more stable block or it may only be a reflection of a period of historical record which is too short to be meaningful. San Diego County has experienced strong shaking and damage from several earthquakes, but none of the recent ones have been particularly destructive.

All of the faults which could affect San Diego County are part of the San Andreas system of faults. The portion of California west of San Andreas fault is part of the Pacific plate and is moving north with respect to the rest of the continent which is part of the North American plate. This movement is distributed among several faults in addition to the main San Andreas Fault. In and near San Diego County these other faults include the San Jacinto, Coyote Creek, Earthquake Valley, Agua Caliente, Elsinore, Rose Canyon, San Miguel (Mexico), Agua Blanca (Mexico), and Coronado Banks (off shore).

The largest fault in the San Diego region, the San Andreas Fault, is at least 800 miles long and is located 27 miles east of Borrego in the Coachella Valley. There is increasing concern that the 85 mile section from north of San Bernardino to the Salton Sea is overdue to rupture, having been “locked” for the last 200 years. Such an event could cause an 8.3 magnitude earthquake - the size of the 1906 San Francisco quake. An 8.3 event on the San Andreas would subject San Diego County of shaking of intensity VII to VIII, enough to cause considerable damage.

East of San Diego the closest active fault is the Elsinore. It passes through the town of Elsinore, along the south side of Palomar Mountain, through Lake Henshaw, Santa Ysabel Indian Reservation, down Banner Canyon east of Julian, and out in the desert near Vallecitos. The Elsinore fault apparently joins the Laguna Salada fault on the east side of the Sierra Cocopah in Baja California. The Elsinore fault is probably capable of generating an earthquake of magnitude 7.4. Depending upon which segment moved, considerable damage might occur in Escondido, Ramona, Julian, Borrego, and Jacumba. Portions of all of the roads to the east would probably be temporarily closed by landslides.

The Community Protection and Safety Element of the City’s General Plan includes goals, policies, and actions that are designed to reduce the risks of hazards related to soil, steep slopes, and seismic activity, such as the strict enforcement of standards from the Uniform Building Code and the requiring of specific geotechnical reports.

2. Flood Hazards

There are sections of the City that would be subject to inundation in the event of a 100-year storm. These areas include northern portions of Reidy Creek north of Rincon Avenue, an area alongside Escondido Creek west of Hale Avenue, along Kit Carson Park Creek north of Via Rancho Parkway, an area straddling Midway Drive north of the Escondido Channel, and an area straddling Valley Parkway between Ash and Citrus.

The Community Protection Element of the City’s General Plan includes policies to designate appropriate land uses to minimize flood related damages and to ensure proper creek and channel maintenance to ensure their water-carrying capacity.



‘Orangewood’ was coordinated by San Diego Habitat for Humanity (SDHFH) who, with partner families, completed the project in 2007. Orangewood involves seven, three-bedroom units with ownership restricted to first-time homebuyers with annual gross household incomes that do not exceed 50% of the Area Median Income (AMI). Deed restrictions provide for a minimum 45-year affordability period. SDHFH holds the “first right of refusal” on all units and enforces a recorded Equity Share Agreement to ensure affordability is sustained.

3. Hazardous Materials

Hazardous materials represent a potential threat to those who are working with the materials and those who could be affected by its improper or accidental disposal. The cleanup of hazardous wastes from the past and the handling and disposal of newly generated wastes will affect people many generations from now. Site contamination may impair the City's ability to implement this Plan by increasing the costs of development, requiring certain land use restrictions, and causing delays while necessary cleanups are implemented. The policies presented in the Community Protection Element of the City's General Plan are intended to protect the public from existing and future hazardous contamination problems.

4. Ridgeline and Hillside Conservation

One characteristic that distinguishes Escondido from other communities in the region is its location in a series of valleys that are surrounded by visually distinctive hillsides and ridgelines. The varied topography has been identified as one of Escondido's most important assets – one that has helped create the City's distinct identity. To protect these assets, the City outlined a series of policies in its Resource Conservation Element that are geared toward controlling development on the hillsides and along the ridgelines.

5. Water Supply

Water supply for the City stems primarily from two sources: local water, derived from precipitation, and stored in Lakes Henshaw and Wohlford, and imported water transmitted by the San Diego County Water Authority. A master plan, administered by the City ensures the adequacy of these facilities to meet the demands imposed by development projected over the General Plan horizon. Continued urban development will place increasing demands on these supplies. Potential limitations on the availability of supplies require the need to combine long-term planning for water supply with long-term planning for community development in Escondido.

The Environmental Impact Report (EIR) for General Plan Update concludes that existing water supply is not adequate to accommodate the growth anticipated under the General Plan Update, which would add over 9,400 units by 2035.

The Escondido Water and Wastewater Division (EWWD) recently updated its water master plan to ensure adequate water supply to serve the General Plan's projected buildout population. The Regional Housing Needs Allocation (RHNA) for the 2013-2020 Housing Element planning period is accommodated within the City's current General Plan (see Housing Resources section). Adequate water supply exists to accommodate the growth allowed under the current General Plan.

6. Wastewater Capacity

Escondido's wastewater is treated at the Hale Avenue wastewater treatment plant, conveyed over land, and discharged through an ocean outfall. A Master Plan, administered by the City, ensures the adequacy of these facilities to meet the demands imposed by development projected over the General Plan horizon. Significantly, the availability of sewer service distinguishes between urban development and rural development. Thus, the extension of services and the availability of capacity will influence how much and where Escondido grows.

The Environmental Impact Report (EIR) for General Plan Update concludes that existing wastewater treatment capacity is not adequate to accommodate the growth anticipated under the General Plan Update, which would add over 9,400 units by 2035. The Escondido Water and Wastewater Division (EWWD) updated its sewer master plan to ensure adequate sewage treatment capacity to serve the projected buildout population of the updated General Plan. The Regional Housing Needs Allocation (RHNA) for the 2013-2020 Housing Element planning period is accommodated within the City's current General Plan (see Housing Resources section). Adequate sewage treatment capacity exists to accommodate the growth allowed under the current General Plan.



Completed in 2011, 'The Crossings' involved a 3.1-acre former crime-ridden area next to Mission Middle School. Tenant relocation, demolition of dilapidated apartments and redevelopment of the area now provides a safe residential area consisting of 55 new multi-family units available to house-holds earning less than 60% of the area median income. The project consists of 5 three-story buildings providing 38 two-bedroom town home style apartments, 15 three-bedroom flat style apartments, 2 four-bedroom flat style apartments and a community center.



M. Housing Resources

This section analyses the resources available for the development, rehabilitation, and preservation of housing in Escondido. This analysis includes an evaluation of the availability of land resources for future housing developments, the City's ability to satisfy its share of the region's future housing needs, the financial resources available to support housing activities, and the administrative resources available to assist in implementing the City's housing programs and policies.

1. Future Housing Needs

Future housing need refers to the share of the regional housing need that has been allocated to the City of Escondido. The State Department of Housing and Community Development (HCD) supplies a regional housing goal to the San Diego Association of Governments (SANDAG). SANDAG is mandated to allocate the housing goal to city and county jurisdictions in the region. In allocating the region's future housing needs to jurisdictions, SANDAG is required to take the following factors into consideration pursuant to Section 65584 of the State Government Code:

- Market demand for housing;
- Employment opportunities;
- Availability of suitable sites and public facilities;
- Commuting patterns;
- Type and tenure of housing;
- Loss of units in assisted housing developments;
- Over-concentration of lower income households; and
- Geological and topographical constraints.

a. Regional Housing Needs Assessment (RHNA)

The Regional Housing Needs Allocation (RHNA) allocates to each city and county a “fair share” of the region’s projected housing needs by household income group. The major goal of the RHNA is to assure a fair distribution of housing among cities and counties within the San Diego region, so that every community provides an opportunity for a mix of housing for all economic segments.

SANDAG adopted its RHNA in July 2011 that covers an 11-year planning period (January 2010 through December 2020) and addresses housing issues that are related to future growth in the region. The housing allocation targets are not building requirements, but goals for each community to accommodate through appropriate planning policies and land use regulations. Allocation targets are intended to assure that adequate sites and zoning are made available to address anticipated housing demand during the planning period.

Escondido’s share of regional future housing needs is a total of 4,175 new units for the January 1, 2010 to December 31, 2020 period. This allocation is distributed into various income categories, as shown Figure IV-52. The RHNA includes a fair share adjustment which allocates future (construction) need by each income category in a way that meets the State mandate to reduce the over concentration of lower income households in one community.

b. Credits toward RHNA

Housing units developed, under construction, or approved can be credited against this RHNA. Figure IV-53 summarizes the units that can be credited against the City’s RHNA. The majority of these units were achieved through recycling of existing lower intensity uses in the Downtown Specific Plan area.



Typical older, underutilized commercial properties along Pennsylvania Avenue and Washington Avenue in the Downtown Escondido Specific Plan area. Most buildings are low-scale (one or two stories) with large parking areas in the front – a site configuration not encouraged by the Specific Plan. Many buildings show signs of deferred maintenance.



Projects under construction (from top): 55-unit City Plaza; 18 existing units completed of the 102-unit City Square; 82-unit Venue.

Figure IV-52

Regional Housing Needs Assessment (RHNA) 2013 - 2020

Income Category (% of County AMI)	Number of Units	Percent
Extremely Low (30% or less)*	460	11.0%
Very Low (31% - 50%)*	582	13.9%
Low (51% - 80%)	791	19.0%
Moderate (81% - 120%)	733	17.6%
Above Moderate (Over 120%)	1,609	38.5%
Total	4,175	100.0%

AMI = Area Median Income

* Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low income households (0-30% AMI). In estimating the number of extremely low income households, a jurisdiction can use 50% of the very low income allocation or apportion the very low income figure based on Census data. Therefore, the City's RHNA of 1,042 very low income units can be split between 44.1% extremely low and 55.9% very low income units.

Total numbers may not add up due to rounding; however, the number of housing units required at each income level is fixed.

Source: Regional Housing Needs Allocation, SANDAG, 2011

Units Constructed

Since January 1, 2010, 181 new units have been constructed in Escondido, including the 61-unit Juniper Senior Village and 120 market-rate units. Juniper Senior Village consists of 51 housing units affordable to extremely low and very low income households, nine units affordable to low income households, and one manager's unit. Juniper Senior Village is funded with Low Income Housing Tax Credits, redevelopment housing set-aside, and other affordable housing funds and therefore, required to be deed restricted as long-term affordable housing. The project was completed in 2010 and available for occupation in December 2010. The remaining new units added to the City's housing stock are market-rate units affordable primarily to above moderate income households.

Units under Construction

An affordable housing project – 55-unit The Crossings – is under construction as of the writing of this Housing Element (June 2011). The Crossings includes six units affordable to extremely low income household, 33 units to very low income households, 15 units to low income households, and one manager's unit. The Crossings is funded with Low Income Housing Tax Credits and therefore required to be deed restricted as long-term affordable housing.

Units Approved

In addition, the City has approved several market-rate housing projects. These projects total 209 units.

Figure IV-53

Credits Toward the RHNA (since January 1, 2010)

	Extremely Low/ Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	Above Moderate > 120% AMI	Total
Units Completed					
Juniper Senior Housing	51	9	1	--	61
Market-Rate Units Under Construction	--	--	--	120	120
The Crossings	39	15	1	--	55
City Plaza	--	--	--	55	55
Venue	--	--	--	82	82
City Square ¹	--	--	--	84	84
Paramount ²	--	--	--	112	112
Units Approved					
Lumina Project	--	--	--	64	64
424 N. Juniper St.	--	--	--	20	20
456 Escondido Blvd.	--	--	--	125	125
Total	90	24	2	662	778
RHNA	1,042	791	733	1,609	4,175
Remaining RHNA	952	767	731	947	3,397

Notes:

1. City Square has a total of 102 units, including 18 existing units to remain.
2. Paramount has a total of 116 units, including 4 existing units to remain.



Typical older residential and low-intensity commercial uses (e.g. gas station and lumberyard) along 3rd, 4th, and 5th Avenues in the Downtown Specific Plan area

N. Residential Development Potential

The Housing Element must demonstrate the City's ability in accommodating the RHNA either through production or the availability of capacity for growth. Much of the City's future residential growth is expected to occur in the Downtown Specific Plan and South Escondido Boulevard Area Plan areas, although opportunities for lower density residential development are also available throughout the City. The following discussions summarize the City's residential development capacity. A detailed sites inventory is provided in the Housing Element Appendix.

1. Downtown Specific Plan Area

Downtown Escondido is envisioned as a dynamic, attractive, economically vital city center providing social, cultural, economic, and residential focus while respecting its historic character. The Downtown Specific Plan promotes higher residential densities in key locations to support retail, employment, and cultural uses.



Several vacant properties are located within the Downtown Escondido Specific Plan area. There are also properties with little improvements/structures on site (such as aging warehouses and service stations) that can be easily redeveloped

The Downtown Specific Plan Area (SPA) encompasses approximately 460 acres extending from I-15 and West Valley Parkway to Palomar Hospital, between Washington and Fifth Avenues. The City identified a number of properties within the SPA where the conditions of existing uses are conducive to redeveloping in the future. Such conditions include large parking areas, older buildings, marginally operating businesses, noncom-forming uses, and capacity for additional units. GIS analysis, staff knowledge, and field checks were used to identify and refine the sites selected. Criteria used in the selection include:

- Vacant lot;
- Vacant building;
- Large parking area;
- Age of structure (over 30 years);
- Land-to-improvement value (more than 1.0, meaning land is worth more than the improvements on site);
- Sits on Escondido Circulator route;
- Within one mile of transit center; and/or
- Expressed interest in reuse/redevelopment of property.

Each selected parcel meets at least one of the above factors. Overall, these vacant and underutilized properties in the Downtown Area can accommodate 3,680 new units. This estimate is based on a density factor at 33.75 units per acre (i.e., at 75 percent of the maximum allowable density of 45 units per acre). Most recently constructed projects or projects under construction in the Downtown area realized densities that are at least 70 percent of the maximum allowable density:

- 424 N. Juniper Street (32.7 units per acre)
- 456 Escondido Boulevard (45.6 units per acre)
- City Plaza (68.8 units per acre)
- Venue (70.7 units per acre)

Figure IV-54

Downtown Specific Plan Residential Capacity

Zoning	Maximum Density (du/acre)	Potential Density	Number of Parcels	Total Acres	Potential Units
Vacant	45.0	32.5	29	4.60	141
Underutilized	45.0	32.5	463	115.66	3,539
Total	--	--	492	120.26	3,680

a. Existing Conditions and Recycling Trends

Downtown Escondido is characterized by a variety of underutilized, small-scale commercial development and low-intensity residential uses. In 1992, the City identified Downtown Escondido as an area in need of concentrated revitalization efforts and adopted the Downtown Revitalization Area Specific Plan. The Plan has undergone several revisions and in between 2003 and 2005, the City and the Downtown Business Association co-sponsored “At Home Downtown” community workshops to discuss the merits of increasing residential densities within Downtown.

The Housing Element Appendix includes a list of parcels within the Downtown Specific Plan area that are identified as vacant or considered as underutilized. The parcel list provides specific information on the conditions of individual parcels. In addition, block-level descriptions are provided. Each parcel identified is assigned a block letter. Individually, some specific parcels may not be considered underutilized. However, when contiguous parcels are considered together, they present a stronger redevelopment potential and can include individual parcels that may contain viable uses but serve to connect the vacant and underutilized properties. These block-level descriptions further substantiate the reasons why these areas are underutilized with potential and need for revitalization.

Through the incentives and flexibility offered by the Downtown Specific Plan, the City has experienced a steady pace of redevelopment activities in the area, recycling from aging commercial developments, older single-family or small multi-family homes, or parking lots into higher intensity developments. For example, several projects under construction in the Downtown Specific Plan area are developed at densities that exceed 30 units per acre (or at least 70 percent of the maximum permitted density): 424 N. Juniper Street – 32.7 units per acre; 456 Escondido Boulevard – 45.6 units per acre; City Plaza – 68.8 units per acre; and Venue – 70.7 units per acre. Both The Crossings and Juniper Senior Village were developed by demolishing existing run-down multi-family units and replacing with higher density developments.

Furthermore, transit-oriented development involving high density (five+-story) residential development is envisioned for the Escondido Transit Center. A conceptual site plan has been prepared although no actual number of units has been determined. The conceptual site plan envisions buildings with up to five to seven stories of residential units and buildings with two stories of live / work lofts above retail space, public plaza, and/or community center.



Typical older single-family homes along S. Juniper Street in the Downtown Escondido Specific Plan Area; many homes exhibit structural and/or deferred maintenance issues



Typical aging, underutilized commercial properties and vacant land along South Escondido Boulevard. Most properties have large parking areas with little improvements and many buildings exhibit deferred maintenance

2. South Escondido Boulevard Area Plan

The South Escondido Boulevard Area Plan covers a length of approximately 2.25 miles between 5th Avenue and Center City Parkway and Verda Avenue. This area plan was developed to implement strategies for revitalizing the South Escondido Boulevard commercial corridor and Centre Center Parkway residential area.

The City identified a number of properties within the Plan area where the conditions of existing uses are conducive to redevelopment in the future. Such conditions include large parking areas, older buildings, marginally operating businesses, nonconforming uses, and capacity for additional units. GIS analysis, staff knowledge, and field checks were used to identify and refine the sites selected. Overall, these properties in Plan area can accommodate 1,084 new units (Figure IV-55).

Figure IV-55

South Escondido Boulevard Area Plan Residential Capacity

Zoning	Maximum Density	Potential Density	Number of Parcels	Total Acres	Potential Units
Vacant	24.0	16.8	10	7.75	126
Underutilized	24.0	16.8	228	73.86	958
Total	--	--	238	81.61	1,084

a. Existing Conditions and Recycling Trends

South Escondido Boulevard is characterized by a variety of aging, underutilized, and small-scale commercial development, interspersed with older single-family residential uses. Of the 228 underutilized parcels selected, 101 parcels are currently developed with either single-family, duplex, or triplex units, when recycling these properties can yield a substantially higher density at 24 units per acre. The other 117 parcels have low intensity, small, and aging commercial uses. The majority of these uses are small, independent stores; the decision to relocate and/or redevelop these uses does not usually involve the strategic planning of large regional or national chains and therefore can be more responsive to the local market economics. Through the incentives and flexibility offered by the South Escondido Boulevard Area Plan, the City has seen redevelopment interests in the area. Several housing projects have been approved in the area in recent years. However, due to the economy, many of these approvals have expired.

Overall, this area has been seriously impacted by the recession. Many businesses are operating at a marginal level and many have left the area. As a result, vacant buildings can be found throughout the area. While stand-alone, some smaller businesses may be surviving, the lack of maintenance among the vacant building and in the general area does not foster economic health. The City's goal is to encourage the consolidation and redevelopment of smaller parcels into well-designed modern uses. The City anticipates that interest in redeveloping the area with higher density residential uses would be renewed once the economy improves.

3. Other City Areas

Residential development potential in areas other than the Downtown Specific Plan or South Escondido Boulevard Area Plan areas is summarized in Figure IV-56. Most are relatively large low density properties that can be subdivided to accommodate additional units with the exception of opportunities available in two areas – Palomar Medical Center and the Mercado Area Plan. The housing Element Appendix provides a list of the vacant and underutilized properties in areas outside the Downtown Specific Plan and the South Escondido Boulevard Area Plan.

a. Palomar Medical Center

The City entered into a Memorandum of Understanding (MOU) with the Palomar Pomerado Health (PPH) in 2006, regarding the improvement and expansion of the Palomar Medical Center. Pursuant to the MOU, the Palomar Medical Center will replace, repair and renovate aging facilities at the Downtown Medical Campus and expand its medical facilities into the Escondido Research and Technology Center (ERTC). Improvements at the Downtown Medical Campus may include adding up to 300 housing units at an allowable density of up to 45 units per acre. The types of housing may include short- and long-term employee housing, assisted care housing, and senior housing. The City will facilitate this project by vacating a segment of Valley Boulevard.



Typical older homes in South Escondido Boulevard Area Plan. Most homes are at least 40 years old, occupying relatively large lots; some homes exhibit deferred maintenance issues. (above)

Downtown Escondido Palomar Medical Center



Typical aging, underutilized industrial properties along W. 4th Avenue in the Mercado area.

a. Mercado Area Plan

The area defined as Mercado Escondido comprises 11 acres located along four blocks between Valley Parkway on the north, Pine Street on the east, Fourth Avenue on the south and Quince Street on the west. Intersecting streets also include Grand, Second and Third Avenues. This area is within the older urban core of the community situated between Escondido's historic Downtown and Interstate 15.

The City identified approximately four acres of aging commercial / industrial properties and lumberyard in the Mercado Area with mixed use development can occur at a density of 45 units per acre. Due to the changing economic structure in the region and the current economic conditions, many of these older commercial / industrial uses are operating at a marginal level.

c. Low Density Residential Uses

Lower density vacant and underutilized residential sites throughout the City can accommodate 1,157 units. Most of these properties are zoned RA, RE, R-1, and R-2.

Figure IV-56

Residential Capacity in Other Areas

Zoning	Maximum Density	Potential Density	Number of Parcels	Total Acres	Potential Units
Vacant					
RA/RE	<2.2	<1.5	60	422.49	298
R-1	2.2-7.3	1.5-5.1	34	104.36	295
R-2	8.0-12.0	5.6-8.4	3	1.57	13
R-3	18.0	12.6	1	0.37	4
Subtotal	--	--	98	528.79	610
Underutilized					
RA/RE	<2.2	<1.5	62	184.46	170
R-1	2.2-7.3	1.5-5.1	59	120.78	277
R-2	8.0-12.0	5.6-8.4	20	19.09	104
R-3	18.0	12.6	9	4.09	38
R-4	24.0	16.8	1	0.96	14
H-P	45	30.0	1	10.01	300
M-1	45	31.5	5	4.02	124
Subtotal	--	--	157	343.41	1,027
Total	--	--	255	872.2	1,637

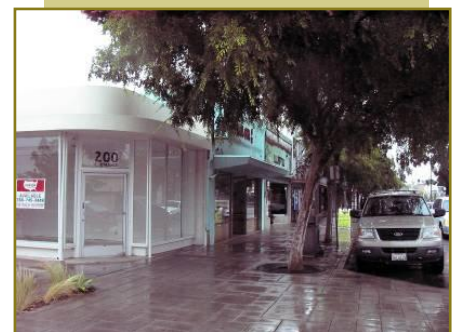
O. Ability in Meeting the RHNA

The City's Downtown Specific Plan area can accommodate 3,680 additional units. While not all underutilized properties will be redeveloped with a residential component, market studies in the region have indicated future growth will most likely be spearheaded by mixed use developments. Assuming 50 percent of the Downtown properties to be redeveloped as mixed use projects, at least 1,840 units can be achieved in Downtown. In addition, the Palomar Medical Center and Mercado district offer high density residential opportunities for another 424 units. Overall, the City has the ability to accommodate 2,264 lower income units under the existing General Plan and zoning, adequate to accommodate the City's lower income RHNA of 1,719 units.

Based on the City's currently available residential and mixed use sites, adequate residential capacity is available to meet the City's RHNA for all income groups. Figure IV-57 summarizes the City's RHNA status.

Figure IV-57
Summary of RHNA Status

	Extremely Low/Very Low	Low	Moderate	Above Moderate	Total
RHNA	1,072	791	733	1,609	4,175
RHNA Credits	90	24	2	662	778
Remaining RHNA	952	767	731	947	3,397
Residential Capacity					
RA/RE/R1/R2 (<18 du/ac)				1,157	1,157
R3/R4 (18-24 du/ac)			1,140		1,140
Downtown (MU - 45 du/ac)	3,680				3,680
50% Capacity	1,840				1,840
Medical Center (30 du/ac)	300				300
Mercado (M1 - 45 du/ac)	124				124
Total Capacity	2,264		1,140	1,157	4,561
Surplus (Shortfall)	545		409	210	1,164



Typical aging, underutilized commercial properties along Grand Avenue in the Downtown Specific Plan Area where high vacancy and turnover rates impact the economic viability of this area



'Cobblestone Village' involved the acquisition and rehabilitation of 44 multi-family rental-housing units in 2002. All units were completely rehabilitated, including the introduction of energy efficient heating and cooling systems. The newly gated community offers residents a community court-yard with barbecues, a play-ground and a resource center that includes a computer lab for resident use. Units are restricted to households earning between 50% and 60% of the Area Median Income (AMI).

Escondido has also introduced a new Mixed Use Overlay as part of the General Plan update that involves an additional 340 acres where the density can reach 80 units per acre and increase the density at a portion of the Urban IV district from 24 units per acre to 30 units per acre. Both actions, if approved by the voters, will provide additional affordable housing opportunities in the community. However, at this time, these potential capacities have not been factored into the City's sites inventory.

Moderate income housing can be accommodated in the City's multi-family residential zones (R3 and R4) at allowable densities between 18 and 24 units per acre. Lower density residential zones (RA, RE, R1, and R2) offer single-family and low-intensity, multi-family residential opportunities that are affordable primarily to above moderate income households.

P. Financial Resources

Affordable housing for lower and moderate income households requires the creative layering of multiple funding sources. Key funding sources available for the construction, acquisition / rehabilitation, and preservation of affordable housing include:

1. Redevelopment Housing Set-Aside Funds

The Escondido Redevelopment Agency was dissolved on February 1, 2012, pursuant to AB1X26 and the subsequent California Supreme Court decision on December 29, 2011. Consequently, tax increment financing will no longer be available as a tool to generate funding for future community development and affordable housing activities. Assembly Bill 1585 that would potentially allow redevelopment agencies to retain the existing balance of housing set-aside funds is currently pending on Senate approval.

2. Community Development Block Grants

The Community Development Block Grant (CDBG) program was initiated by the Housing and Community Development Act (HCDA) of 1974. The primary objective of the program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low incomes (up to 80 percent AMI). CDBG funds can be used for a wide array of activities, including:

- Housing rehabilitation;
- Lead-based paint screening and abatement;

- Acquisition of buildings and land;
- Construction or rehabilitation of public facilities and infrastructure; and
- Public services for low income persons and persons with special needs.

The City of Escondido is an entitlement jurisdiction for CDBG funding and receives approximately \$1.6 million annually. The City uses CDBG funds to provide residential rehabilitation assistance and a variety of supportive services for lower income residents and those with special needs.

3. HOME Investment Partnership Program (HOME)

The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for households with incomes not exceeding 80 percent of area median income. The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low income households.

Escondido is an entitlement jurisdiction that receives HOME funds directly from HUD. Each year, the City receives approximately \$800,000 in HOME funds. The City uses HOME funds to support affordable housing development through Community Housing Development Corporations (CHDOs) and pursue acquisition / rehabilitation of multi-family rental housing.

Q. Administrative Capacity

Escondido collaborates with a number of nonprofit organizations to expand affordable housing opportunities for residents including:

- Community HousingWorks: 16-unit 15th Avenue Coop; 13-unit Daybreak Cove; 24-unit Eucalyptus View; 32-unit Orange Place Cooperative; and 8-unit Sunrise Place
- Interfaith Services: 8-unit Aster Street Apartments
- National Core: 44-unit Cobblestone Street Apartments; and 61-unit Juniper Senior Village

The City will continue to work with these and other qualified non-profit affordable housing developers to create affordable housing through new construction, acquisition/rehabilitation, and preservation.



A resident-controlled, Limited-Equity Cooperative formed the 'The Orange Place Co-op' in 1997. The project offers 32 units of affordable housing for families earning less than 50% of the Area Median Income (AMI). Units feature private front entries and rear porches, individual washer / dryer hookups, extra storage, and a private garden area for each family. The complex has secured, covered parking, a playground with play equipment, three separate landscaped court-yards, and a community building.



R. Opportunities for Energy Conservation

Sustainability is a key community goal reflected throughout the General Plan. Escondido is largely built-out with limited vacant land available for new development. Updated General Plan policies will guide citizens, developers, city staff, and decision-makers over the next decades to facilitate the community's long-term vision. The plan's smart growth principles represent a shift in focus from "how to develop vacant land" to "how to reinvest in existing neighborhoods."

Escondido's smart growth principles preserve and enhance single-family development patterns in established neighborhoods, maintain residential densities in outlying areas to accommodate growth, and guide additional employment and residential growth toward downtown and urbanized sectors along key transportation corridors.

A land use strategy of the General Plan is to promote mixed use developments, with the goal of integrating employment, retail, entertainment, and community amenities within close proximity to create vibrant urban areas. Successfully integrating residential, employment, entertainment, shopping, and services in a mixed use overlay is effective in reducing reliance on the automobile as residents are able to conveniently access facilities and services.

1. General Plan Conservation Goals and Policies

In addition to policies contained in this Housing Element, Land Use and Community Form Element contains the following policies that promote energy conservation:

Community Character Policy 1.8

Require development projects to locate and design buildings, construct energy and water efficient infrastructure, reduce greenhouse gas emissions, enhance community livability and economic vitality, and implement other practices contributing to sustainable resources.

Community Character Policy 1.9

Require that development in downtown, at transit stations, and other key districts accommodate a mix of land uses and configure uses to promote walkability, bicycling, and transit uses, reducing the need for the automobile.

2. Building Code Enforcement

Building Energy Standards for Residential Development (Title 24), establishes energy budgets or maximum energy use levels. Title 24 standards supersede local regulations, and State law mandates Title 24 requirements through implementation by local jurisdictions. The City will continue strict enforcement of local and state energy regulations for new residential construction, and continue providing residents with information on energy efficiency.

3. Utility Company Programs

SDG&E offers an Energy Savings Assistance program offers income-qualified households assistance to:

- Install improvements to help make the home more energy efficient;
- Help understand the best ways to save energy around the home; and
- Determine whether some of the appliances are eligible for free repairs or replacement.



Typical aging, underutilized commercial properties along Woodward Avenue in the Downtown Specific Plan Area. Most buildings are low-scale with large parking areas in the front – a site configuration discouraged by the Specific Plan. Many buildings show signs of deferred maintenance and high vacancy and turnover rates.

Examples of free home improvements offered by PG&E include: attic insulation; door weather stripping and caulking; low-flow showerheads and faucet aerators; water heater blankets; energy-efficient lighting; and assistance in selecting energy-efficient appliances

S. Review of Past Accomplishments

To develop appropriate programs to address the housing issues identified in the 2013-2020 Housing Element, the City of Escondido has reviewed the housing programs adopted in 2005-2010 Housing Element (extended by law to cover through 2012) and evaluated the effectiveness of these programs in delivering housing services and assistance. Figure IV-58 summarizes the City's progress toward the previous RHNA and Appendix D Table D-1 provides a detailed program-level assessment of housing accomplishments over the last planning period.

Figure IV-58
Progress Toward 2005 – 2010 RHNA

	Extremely Low/Very Low	Low	Moderate	Above Moderate	Total
RHNA	548	417	461	1,011	2,437
RHNA Credits	93	75	18	957	1,143
Remaining RHNA	455	432	443	54	1,384

Source: City of Escondido

Playground and courtyard area of, 'The Crossings' completed in 2011 consisting of 55 new multi-family units available to households earning less than 60% of the area median income. The project consists of 5 three-story buildings providing 38 two-bedroom town home style apartments, 15 three-bedroom flat style apartments, 2 four-bedroom flat style apartments and a community center.



T. Housing Plan

The Housing Plan identifies the City's housing goals, policies, and implementing programs. The overall strategy is to present a diverse and balanced array of policies that cover four overall areas of concern: construction, rehabilitation, conservation, and administration. The goals and policies of the Housing Element are organized into concise goal and policy directives. Section U reflects State goals and Section V reflects the City's goals, policies, and actions.



U. State Housing Goals

California legislature sets the context and findings for housing goals as part of the State's housing laws (Government Code §65580):

- The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.
- The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.
- The provision of housing affordable to low and moderate income households requires the cooperation of all levels of government.
- Local and State governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.
- The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the State in addressing regional housing needs.



V. City Housing Goals and Policies

A complete list of the General Plan Goals is located in the Vision and Purpose. Specific goals and policies related to housing provided below are intended to guide development to meet present and future needs, achieve a vibrant community, and enhance the character of Escondido

GOAL 1: Plan for quality, managed, and sustainable growth

Housing Policy 1.1

Expand the stock of all housing while preserving the health, safety, and welfare of residents, and maintaining the fiscal stability of the city.

Housing Policy 1.2

Pursue a balance of jobs to housing.

Housing Policy 1.3

Channel residential growth to areas where the concurrent provision of services and facilities, including schools, parks, fire and police protection, and street improvements can be assured.

Housing Policy 1.4

Encourage a compact, efficient urban form that conserves land and other natural and environmental resources, and that promotes transit, supports nearby commercial establishments, and takes advantage of infrastructure improvements installed to accommodate their intended intensities.

Housing Policy 1.5

Encourage creative residential developments and partnerships that result in desirable amenities and contribute to infrastructure needs.

Housing Policy 1.6

Incorporate smart growth principles in new residential subdivisions, multi-family projects, and Mixed Use Overlay areas.

GOAL 2: Provide a range of housing opportunities for all income groups and households with special needs

Housing Policy 2.1

Accommodate the regional share of housing for all income groups.

Housing Policy 2.2

Increase homeownership in the city through education, availability, and affordability.

Housing Policy 2.3

Apply criteria demonstrating appropriateness for converting mobilehome parks to ownership or alternative uses.

Housing Policy 2.4

Seek ways to eliminate all forms of discrimination based on race, ancestry, national origin or color, religion, sex, familial or marital status, disability, medical condition, age, sexual orientation, or source of income in obtaining housing.

GOAL 3: Enhance the quality of the city's housing stock and preserve the integrity of neighborhood character

Housing Policy 3.1

Maintain and enhance the existing housing stock as a source of low- and moderate-cost housing and as a conservation measure.

Housing Policy 3.2

Seek ways to eliminate substandard housing through continued enforcement of the Health and Safety Code and the provision of programs which facilitate the maintenance and rehabilitation of housing.

Housing Policy 3.3

Utilize code enforcement measures and incentive programs as necessary to ensure that building and safety regulations are met and to promote property maintenance.



