

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

Jurisdiction City of Escondido
 Reporting Period 1/1/2016 - 12/31/2016

Table A

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

Housing Development Information						Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions			
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income					
(9) Total of Moderate and Above Moderate from Table A3					1	163					
(10) Total by income Table A/A3			0	0	1	163	Total:	164			
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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

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

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

* Note: This field is voluntary

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

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	1	0	1	
No. of Units Permitted for Above Moderate	49	2	76	0	36	163	

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

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2013	2014	2015	2016	2017	2018	2019	2020		Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8			
Very Low	Deed Restricted	1,042	7	0	0	0					7	1,035
	Non-deed restricted											
Low	Deed Restricted	791	28	0	11	0					39	751
	Non-deed restricted		1								1	
Moderate	Deed Restricted	733	0	0	0	0					0	732
	Non-deed restricted					1					1	
Above Moderate		1,609	108	56	7	163					334	1,275
Total RHNA by COG. Enter allocation number:		4,175										
Total Units ▶ ▶ ▶ ▶			144	56	18	164					382	3,793
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶												

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

Jurisdiction City of Escondido

Reporting Period 1/1/16-12/31/16

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)			
Housing Programs Progress Report - Government Code Section 65583 Describe progress of all programs including progress in removing regulatory barriers.			
Name of Program:	Objective	Timeframe in H.E.	Status of Program Implementation as of 12-31-16
1.1: Project Development Create increased supply of affordable housing units for lower income households, including those households with extremely low incomes. Every effort will be made to accomplish this through redevelopment and acquisition/rehabilitation.	Anticipated impact: Increased supply of rental units for extremely low-, very low- and low-income residents 300 units	Ongoing	The City recently contracted with both Community HousingWorks and Urban Housing Communities to develop affordable rental projects consisting of acquisition/rehabilitation of existing units. UHC completed rehabilitation of 44 affordable units in September 2015. The CHW units are expected to be completed within the next year (11 HOME affordable units out of 200 total in the project). Additionally, the City has been working with Solutions for Change on a new, affordable rental project consisting of 33 units, anticipated to be completed during 2017. No new affordable units were completed in 2016.
1.2: Lot Consolidation Encourage consolidation of small lots to utilize land more efficiently and facilitate the development of mixed use and affordable multi-family developments	Anticipated impact: Facilitate development as envisioned in the General Plan.	Ongoing	A ministerial process is utilized for basic lot consolidation. The City continues to encourage consolidation of lots to facilitate mixed-use and affordable developments.
1.3 Infill New Construction Support new construction of homeownership and rental units and redevelopment/revitalization on infill sites. The City also encourages recycling and revitalizing of sites for a variety of housing types and income levels.	Anticipated impact: New housing opportunities for homeownership and rental for low- and moderate-income households.	Ongoing	Solutions for Change is currently under construction on an affordable rental project of 33 units on an infill site on Escondido Boulevard, which is anticipated to be completed in 2017. No new affordable infill units were completed in 2016.

Name of Program:	Objective	Timeframe in H.E.	Status of Program Implementation as of 12-31-16
<p>1.4 City-owned Sites Facilitate the redevelopment/development of affordable housing on City-owned sites</p>	<p>Anticipated impact: Sites for affordable housing. Use City-ownership as a potential inducement for rehabilitation of more affordable housing</p>	<p>Ongoing</p>	<p>The Housing and Neighborhood Services Division, the Engineering Services Department and the City's Real Property Agent continue to review City-owned properties when they become available as potential sites for redevelopment.</p>
<p>1.5 Density Bonus Amend Density Bonus Ordinance to be consistent with State law</p>	<p>Anticipated impact: Additional housing opportunities for low- and moderate-income households.</p>	<p>0-3 years from HE adoption</p>	<p>City Planning staff is working on an amendment to the Zoning Code to modify the Density Bonus provisions so they are in conformance with State law. It is anticipated that the City Council will review the changes within 2017. In the meantime, the City utilizes the State density bonus requirements when processing a request for a density bonus.</p>
<p>2.1 Housing Rehabilitation: Renter Occupied Continue to explore potential rental rehabilitation programs</p>	<p>Anticipated impact: Increase rental rehabilitation for lower income households (25 units).</p>	<p>Ongoing</p>	<p>Staff will continue to explore funding opportunities for a new renter-occupied rehabilitation program. Funding from a CalHOME grant allowed the City to re-establish an owner-occupied rehabilitation program for low-income households in single-family residences and mobilehomes in 2015. 4 loans were funded in 2016. Several more in are various stages of the process and are expected to be completed within the next year.</p>
<p>2.2 Acquisition/Rehabilitation Continue to explore ways to encourage the recycling of deteriorated and older structures for affordable housing opportunities</p>	<p>Anticipated impact: Additional affordable housing opportunities for lower income households. (200 Units)</p>	<p>Ongoing</p>	<p>Recycling of existing, dilapidated structures continues to be a priority. An RFP was sent out in August 2014 for affordable housing developers. Contracts were signed with both Community HousingWorks (11 units within a 200-unit development) and Urban Housing Communities (44 units) to develop affordable rental projects consisting of acquisition/rehabilitation of existing units. UHC's 44 units were completed in September 2015. Completion of CHW's units is expected during 2017.</p>

Name of Program:	Objective	Timeframe in H.E.	Status of Program Implementation as of 12-31-16
<p>2.3 Focus on Neighborhoods Collaborate with departments to channel resources and efforts into improvement of neighborhood quality of life, including code enforcement, housing rehabilitation and capital improvements.</p>	<p>Anticipated impact: The concentration of City resources to one neighborhood and the opportunity for significant community impact both in physical improvement and improvement in quality of life for neighborhood residents. (Low- and moderate-income categories). Continue collaborative efforts through funding resources, policies and community outreach.</p>	<p>Ongoing</p>	<p>Project NEAT was started in 2010 to assist residents in solving their own neighborhood problems at a neighborhood (rather than Code Enforcement) level, such as maintenance, graffiti, minor repairs and trash. This effort utilizes Community Development Block Grant (CDBG) funding. Currently there are 18 recognized neighborhood groups.</p> <p>The joint efforts to combine resources in targeted neighborhoods, including CDBG funding, grants, and outside financing, will continue, including coordination of public improvements with proposed affordable developments, and neighborhood oriented clean-up projects. Neighborhood collaboration also will be coordinated with the Police Department and other City Departments through the Neighborhood Transformation Project (NTP).</p> <p>In 2015 the City Council approved the 2015-2016 City Council Action Plan, which included a Neighborhood Improvement element. This element included strategies for improving aging neighborhoods, including increasing code enforcement activity, addressing issues related to homelessness, improving traffic flow, improving park, pool and Escondido library facilities, and developing more recreation opportunities for youth. The 17-18 City Council Action Plan will be drafted in Spring 2017, and is expected to again include a Neighborhood Improvement element.</p>

Name of Program:	Objective	Timeframe in H.E.	Status of Program Implementation as of 12-31-16
<p>2.4 Preservation of at-Risk Housing Continue to explore means to continue housing affordability for lower income households that would be impacted by the conversion of subsidized projects to market-rate housing</p>	<p>Anticipated impact: Continued affordability of subsidized housing developments.</p> <p>If owner wishes to sell, contact potential buyers who would want to extend affordability and, if unsuccessful, follow-up with Section 8 and relocation potential</p>	Ongoing	<p>The City will continue to monitor at-risk units, particularly those identified in the Housing Element. The City began work with the owners of Las Casitas I (6 affordable units) in 2016 to possibly extend the affordability period. This effort is ongoing. No at-risk units were lost or specifically preserved in 2016.</p>
<p>3.1: First-Time Homebuyer/Home Entry Loan Program (HELP) Provide low-interest loans to lower income households for closing costs and down payment, of lesser of 5% of purchase price or \$25,000, using federal HOME loans.</p>	<p>Anticipated impact: Increased homeownership opportunities for lower income households (150 households).</p>	Ongoing	<p>0 HELP loans funded during 2016 4 HELP loans funded during 2015 2 HELP loans funded during 2014 3 HELP loans funded during 2013 9 Total</p>
<p>3.2 First-Time Homebuyer/Mortgage Credit Certificates Provide mortgage credit certificates to first-time homebuyers to reduce federal income taxes and more easily qualify for a loan.</p>	<p>Anticipated impact: Additional homeownership opportunities for low- and moderate-income households (20 households).</p>	Ongoing	<p>Four MCCs were issued to lower income homebuyers during 2013-2014. Although MCCs will remain available to Escondido residents, the local MCC administrator retired and MCCs will not be reported locally.</p>

Name of Program:	Objective	Timeframe in H.E.	Status of Program Implementation as of 12-31-16
<p>3.3 Rental Subsidy Provide households with affordable rents through rent subsidy programs for households with incomes not exceeding 50% of the Area Median Income.</p>	<p>Collaborate with HUD (and the Housing Authority of San Diego County) toward the provision of Section 8 Rental Subsidy to households earning 50% or less of the median income</p> <p>Provide rental subsidy to low-income seniors and persons with disabilities in mobilehomes parks and apartments</p> <p>Anticipated impact: Rental Assistance for very low-income households, 1,200 households, with Housing Choice Vouchers. 110 very low income senior/disabled households for rent subsidies</p>	<p>Ongoing</p>	<p>Ongoing. During 2016, 1,284 Escondido households were assisted with a Section 8 Rental Subsidy (Housing Choice Voucher). An additional 12,594 are on the wait list in Escondido.</p> <p>During 2016, 28 senior households (or persons with a disability) in mobilehome parks, and another 14 in apartments, for a total of 42, were receiving a monthly rental subsidy while waiting for HUD Section 8 eligibility. Eligibility for the Rental Subsidy program was tightened in 2012 due to the loss of redevelopment funds. Continuation of the program in the future is uncertain.</p>
<p>3.4 Mobilehome Park Conversion Provide technical assistance to mobilehome resident groups in the conversion of existing parks to resident ownership</p>	<p>Anticipated impact: Continued mobilehome resident ownership opportunities for lower income residents. Continue to work with City policies and procedures to assist in conversion</p>	<p>Ongoing</p>	<p>The City continues to provide technical assistance to mobilehome parks considering conversions to resident ownership. No recent conversions have been requested. The City continues to manage the remaining city-owned spaces in Escondido Views (5 lots) and Mountain Shadows (24 lots).</p>
<p>3.5 Mobilehome Rent Review Rent review via the Rent Review Board of applications for increases in mobilehome parks</p>	<p>Anticipated impact: Stabilized rents for mobilehome residents, many of whom are lower income.</p>	<p>Ongoing</p>	<p>During 2016, 13 short-form rent review hearings and one long-form rent review hearing were held. Average monthly increases approved for short form applications ranged from \$6.58 to \$16.81. The monthly increase for the one long-form application was \$102.22 per space.</p>

Name of Program:	Objective	Timeframe in H.E.	Status of Program Implementation as of 12-31-16
<p>3.6: Fair Housing Actively engage in furthering fair housing for all residents through specific education outreach and monitoring activities</p>	<p>Anticipated impact: Continued enforcement of the Fair Housing Plan which will prevent discrimination in housing and disputes between landlords and tenants</p>	<p>Ongoing</p>	<p>In 2016 the City contracted with the Legal Aid Society of San Diego, Inc. to provide fair housing services to Escondido residents, including counseling, mediation in landlord/tenant disputes, and bilingual assistance.</p> <p>City staff continues to disperse information at public counters, review potential impediments to fair housing, and meet with other jurisdictions to discuss and address potential regional impediments. The City of Escondido has been working collaboratively with other jurisdictions in the San Diego County region to address the new requirements for Affirmatively Furthering Fair Housing.</p>
<p>4.1 Emergency Shelters Amend the Zoning Code to permit emergency shelters by right, consistent with State law.</p>	<p>Anticipated impact: Provision of shelter for families/individuals with special needs. Consistency with state law.</p>	<p>Within one year of Housing Element adoption</p>	<p>The City's Emergency Shelter Overlay, in compliance with State law, was approved by the City Council on October 23, 2013. Although staff was asked to re-evaluate the location and size of the Overlay in 2015, the City Council left the overlay unchanged and the City is in compliance. A year round shelter operated by Interfaith Community Services currently operates outside the Overlay area.</p>
<p>4.2: Transitional/Supportive Housing Amend the Zoning Code to differentiate transitional/supportive housing operated as group quarters versus a regular housing development. Uses will be permitted where housing is otherwise permitted.</p>	<p>Anticipated impact: Increased housing opportunities for special needs persons.</p>	<p>0-3 years from HE adoption</p>	<p>An amendment to the Zoning Code is currently underway to define transitional and supportive units as specified in State law, and to permit them where residential units are otherwise permitted. It is anticipated that the City Council will review the changes in 2017.</p>
<p>4.3: Senior Housing Ordinance Amend the Zoning Code to permit senior housing by right where housing is permitted.</p>	<p>Anticipated impact: Increased housing opportunities for seniors</p>	<p>0-3 years from HE adoption</p>	<p>An amendment to the Zoning Code is currently underway to permit senior housing by right where housing is permitted. It is anticipated that the City Council will review the changes in 2017.</p>
<p>4.4: Monitoring of Growth Management Measure Periodically monitor and evaluate Proposition S for its impacts on the cost, supply and timing of affordable housing. Analyze the ability to accommodate the city's regional housing need, constraints on supply and affordability of housing.</p>	<p>Anticipated impact: Increased public awareness of the City's housing needs and obligations under state law.</p>	<p>Ongoing</p>	<p>The Housing Element shows that the City's RHNA can be accommodated. In 2016 it does not appear that existence of Proposition "S" discouraged or prevented construction of market or affordable units. City will continue to monitor RHNA progress annually to determine whether growth management policies impact the city's ability to accommodate the affordable housing need.</p>

Name of Program:	Objective	Timeframe in H.E.	Status of Program Implementation as of 12-31-16
<p>5.1: Affordable Housing Financing Continue to pursue a variety of funding sources to support affordable housing in the community.</p>	<p>Anticipated impact: Acquisition, rehabilitation, preservation or construction of affordable housing for lower and moderate income households.</p>	<p>Ongoing</p>	<p>Staff continues to pursue opportunities to utilize additional funding sources for potential projects and programs, including tax credits and grants.</p>
<p>5.2: Housing Information and Referral Update public information in many formats identifying the City's housing programs and provide opportunities to market those programs.</p>	<p>Anticipated impact: More effective and targeted housing programs (especially for lower income households).</p>	<p>Ongoing</p>	<p>Housing program and project information is updated as needed and is distributed via a variety of avenues, such as the City web-site, brochures, mailers, referral cards and at City Hall. The city website was updated in late 2010 and updates to the website are ongoing as needed. In 2016 the Housing and Neighborhood Services Divisions were merged into the Housing and Neighborhood Services Division under the Housing and Neighborhood Services Manager. This allows for streamlined assistance to the public. Staff continues to seek additional ways to distribute information to the public.</p>

CONSTRAINTS

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

Issue	Page #	Action	Status
Land Use Controls Residential designations, specific plans, growth management controls, overlay zones/districts, and the density bonus ordinance	IV-67	Evaluate land use issues for direct impact on provision of housing for all economic sectors of the community.	The City's General Plan comprehensive update was completed in 2012, including increasing densities with a new Urban V designation and introducing minimum floor densities. The Downtown Specific Plan was updated in 2013, including increasing residential densities (up to 100 du/ac) in the downtown core, which should lead to an increase in production of multi-family units. The City is currently working with a consultant to update the South Escondido Boulevard Area Plan, which will incorporate smart growth principles, allowing additional opportunities for mixed-use and transit oriented development.
Residential Development Standards	IV-76	Evaluate residential development standards to ensure they are not unreasonably limiting the number of units that may be constructed.	Development standards and parcel requirements offer flexibility to encourage development. With the adoption of the revised density bonus and residential incentive ordinance in 2017 more flexibility will be available to affordable housing developers. Escondido has one of the lowest parking requirements in north county, and some additional flexibility is built into the Zoning Code. Development standards will continue to be reviewed.

<p>Provision for a Variety of Housing Opportunities</p>	<p>IV-80</p>	<p>A jurisdiction must encourage the development of a variety of housing types for all economic segments of the population.</p>	<p>The General Plan calls for establishing a minimum density for each district, to promote efficient use of land. The Escondido Zoning Code has provisions for SDUs, mobilehomes, multi-family dwellings, and residential care facilities. Also, SROs and farmworker housing. In 2013, the City approved a zoning overlay where emergency shelters are permitted by right, in accordance with state law. Similar code amendments will be completed in 2017 for transitional/supportive housing, farmworker housing, and some clean-up language for senior housing. There are no other known policies or regulations that constrain development of housing for persons with disabilities.</p>
<p>Development Conditions and Fees Fees and exactions to process permits and provide services and facilities can be a constraint to the development of housing due to the additional cost borne by developers.</p>	<p>IV-90</p>	<p>The City periodically reviews fees to ensure they reflect current impacts and necessary impacts.</p>	<p>Escondido's residential development fees have been reviewed and have not been found to act as a constraint to the development of housing. They are lower than those of many other north county cities. The development fees will continue to be reviewed periodically and modified as needed.</p>
<p>On- and Off-Site Improvements Existing infrastructure, development standards for new infrastructure, requirements for on-and off-site improvements.</p>	<p>IV-92</p>	<p>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.</p>	<p>Requirements are reviewed as necessary.</p>
<p>Building Codes and Enforcement</p>	<p>IV-94</p>	<p>The 2016 California Building Codes and Green Building Standards Code have been adopted by the City.</p>	<p>The City has no local ability to waive provisions of State building codes. However, there is an appeal process to challenge interpretations of the building code requirements.</p>
<p>Permits and Processing Times Certainty and consistency in permit processing procedures and reasonable processing times to ensure that developers are not discouraged.</p>	<p>IV-95</p>	<p>The existing design review and conditional use permit processes have been streamlined, and do not serve to constrain housing development.</p>	<p>The City continues to explore ways to streamline processing of applications and reduce fees for affordable, fair market and mixed use housing. Recently, the Design Review Board was consolidated into the Planning Commission in an effort to streamline processing.</p>

**SB 341 Annual Report
Housing Successor Agency of the Community Development Commission of the City of Escondido
Fiscal Year End June 30, 2016**

The dissolution of the California redevelopment agencies in 2012 resulted in a dramatic change to property tax finance. It eliminated the major source of local publically generated dollars earmarked for affordable housing.

The City of Escondido established a Successor Housing Agency (“SHA”) to the City of Escondido Community Development Commission (“CDC”) on January 25, 2012 by the adoption of Resolution No. 2012-16. The majority of the SHA’s assets were transferred from the CDC when it dissolved pursuant to the Dissolution Act (enacted by Assembly Bills x1 26 and 1484). All “rights, powers, assets, liabilities, duties, and obligations associated with the housing activities of the agency, excluding any amount in the Low and Moderate Income Housing Fund” were transferred from the CDC to the SHA. The transferred assets consisted of loans made to the CDC and land owned by the CDC. Proceeds from these assets will be deposited into the Low and Moderate Income Housing Asset Fund (“Housing Asset Fund”).

On January 1, 2014, Senate Bill 341 (“SB 341”) became effective. Senate Bill 341 (chapter 796, Statutes of 2013) previously amended Health and Safety Code (“HSC”) Section 34176 to address particular provisions and functions relating to former “redevelopment agencies” and new “housing successor” entities allowed to elect and assume particular functions of redevelopment agencies (RDAs) dissolved in 2012. SB 341 eliminated the former redevelopment agency annual report requirement due to both the Department of Housing and Community Development (“HCD”) and State Controller while RDAs were active. All successor housing entities, starting with the fiscal year ending in 2014, are required to comply with different annual report requirements. In accordance with HSC Section 34176.1(f), specific data must now be reported annually for the Housing Asset Fund. Senate Bill 107 (chapter 325, Statutes of 2015, effective January 2016) amended HSC Section 34176.1(f) to add a new reporting item and revise one reporting item.

1	The amount the city, county, or city and county received pursuant to subparagraph (A) of paragraph (3) of subdivision (b) of Section 34191.4.
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The Department of Finance has not approved any loan repayments pursuant to subparagraph (A) of paragraph (3) of subdivision (b) of Section 34191.4.

2	The amount deposited to the Low and Moderate Income Housing Asset Fund, distinguishing between amounts deposited pursuant to subparagraphs (B) and (C) of paragraph (3) of subdivision (b) of Section 34191.4, amounts deposited for other items listed on the Recognized Obligation Payment Schedule, and other amounts deposited.
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**SB 341 Annual Report
Housing Successor Agency of the Community Development Commission of the City of Escondido
Fiscal Year End June 30, 2016**

The SHA deposited \$2,263,507 into the Housing Asset Fund during fiscal year 2015-16. This consisted of rents, promissory note and loan repayments, reimbursements and interest income.

Revenue Source	Amount
Escondido Views/Mountain Shadows Rents	\$188,628
Former CDC Promissory Note Repayments	\$1,067,111
SERAF Repayment	\$1,371,088
Sale of Real Property	\$94,349
Interest Income	\$34,117
Other Revenues	<u>\$29,370</u>
	\$2,784,663

3	A statement of the balance in the fund as of the close of the fiscal year, distinguishing any amounts held for items listed on the Recognized Obligation Payment Schedule from other amounts.
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Low and Moderate Housing Funds (as of July 1, 2016)	\$42,596,115
Land Held for Resale	(\$2,127,717)
Loans Receivable	(\$36,464,452)
SERAF Loans	<u>(\$1,333,226)</u>
Available Funds	\$2,670,720

4	A description of expenditures from the fund by category, including, but not limited to, expenditures: (A) for monitoring and preserving the long-term affordability of units subject to affordability restrictions or covenants entered into by the redevelopment agency or the housing successor and administering the activities described in paragraphs (2) and (3) of subdivision (a), (B) for homeless prevention and rapid rehousing services for the development of housing described in paragraph (2) of subdivision (a), and (C) for the development of housing pursuant to paragraph (3) of subdivision (a).
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The SHA spent \$2,484,951 in FY 2015-16.

Administrative Expenses	\$694,951
Homeless Prevention and Rapid Rehousing	\$0
Development of Housing	<u>\$1,790,000</u>
	\$2,484,951

**SB 341 Annual Report
Housing Successor Agency of the Community Development Commission of the City of Escondido
Fiscal Year End June 30, 2016**

5	As described in paragraph (1) of subdivision (a), the statutory value of real property owned by the housing successor, the value of loans and grants receivable, and the sum of these two amounts.
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Real Property

Individual mobile home lots at Mountain Shadows and Escondido Views
And property located at 542 W 3rd Avenue & 201 N Pine Street (\$2,127,717)

Loans Receivable

Developer loans and homeowner loans (\$36,464,452)

6	A description of any transfers made pursuant to paragraph (2) of subdivision (c) in the previous fiscal year and, if still unencumbered, in earlier fiscal years and a description of and status update on any project for which transferred funds have been or will be expended if that project has not yet been placed in service.
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N/A – no transfers made.

7	A description of any project for which the housing successor receives or holds property tax revenue pursuant to the Recognized Obligation Payment Schedule and the status of that project
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The Successor Housing Agency does not receive or hold property tax revenue pursuant to the ROPS.

8	For interests in real property acquired by the former redevelopment agency prior to February 1, 2012, a status update on compliance with Section 33334.16. For interests in real property acquired on or after February 1, 2012, a status update on the project.
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All real property was acquired prior to February 1, 2012. The Successor Housing Agency must initiate development activities on property acquired by the former redevelopment agency within five years after the Department of Finance confirmed the property as a housing asset (February 15, 2018).

9	A description of any outstanding obligations pursuant to Section 33413 that remained to transfer to the housing successor on February 1, 2012, of the housing successor's progress in meeting those obligations, and of the housing successor's plans to meet unmet obligations. In addition, the housing successor shall include a report posted on its Internet Web Site the implementation plans of the former redevelopment agency.
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**SB 341 Annual Report
Housing Successor Agency of the Community Development Commission of the City of Escondido
Fiscal Year End June 30, 2016**

The City of Escondido, as the housing successor agency of the Community Development Commission of the City of Escondido, has no unmet obligations pursuant to Section 33413.

10	The information required by subparagraph (B) of paragraph (3) of subdivision (a).
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Not applicable until 2019.

11	The percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the same time period.
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26% of the affordable units developed in the past 10 years (7/1/2006 – 6/30/2016) by the former redevelopment agency (Community Development Commission of the City of Escondido), housing successor agency, and the City of Escondido (predominantly using federal HOME funds) have been restricted to seniors (130 of 498 units).

Project Name	Afford. Housing Agreement Date	Number of Units	Age Restrictions
The Crossings	05/01/2010	55	None
Windsor Gardens	11/18/2010	130	62+
Avocado Court	03/07/2012	36	None
Crossings @ Escondido Manor	04/15/2015	44	None
Cypress Cove	08/06/2015	200	None
Solutions Escondido (not yet in service)	12/17/2015	33	None

12	The amount of any excess surplus, the amount of time that the successor agency has had excess surplus and the housing successor's plan for eliminating the excess surplus.
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None.

13	An inventory of homeownership units assisted by the former redevelopment agency or the housing successor that are subject to covenants or restrictions or to an adopted program that protects the former redevelopment agency's investment of moneys from the Low and
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SB 341 Annual Report
Housing Successor Agency of the Community Development Commission of the City of Escondido
Fiscal Year End June 30, 2016

	<p>Moderate Income Housing Fund pursuant to subdivision (f) of Section 33334.3. This inventory shall include all of the following:</p> <ul style="list-style-type: none">(A) The number of those units(B) In the first report pursuant to this subdivision, the number of units lost to the portfolio after February 1, 2012, and the reason or reasons for those losses. For all subsequent reports, the number of the units lost to the portfolio in the last fiscal year and the reason for those losses.(C) Any funds returned to the housing successor as part of an adopted program that protects the former redevelopment agency's investment of moneys from the Low and Moderate Income Housing Fund(D) Whether the housing successor has contracted with any outside entity for the management of the units and, if so, the identity of the entity.
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See attached Successor Housing Agency Homeownership Inventory.

SUCCESSOR HOUSING AGENCY HOMEOWNERSHIP INVENTORY

Fiscal Year	LOANS CLOSED PRIOR TO FEB 2012										LOANS CLOSED AFTER FEB 2012					LOANS CLOSED FY 2015/16			
	1121 FTHB LOANS (>80% AMI)										02/2012 through 06/2015					07/2015 through 06/2016			
	Loans Issued	Paid in Full		Voided	Foreclosure	Short-Sale		Paid in Full	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale						
1992-93	178,050	10	10	(178,050)															
1996-97																			
1999-00	216,000	36	34	(204,000)	1	(6,000)													
2000-01	276,000	46	46	(276,000)															
2001-02	90,000	15	12	(72,000)	2	(12,000)													
2002-03	290,000	29	23	(230,000)	4	(40,000)													
2003-04	150,000	15	10	(100,000)	2	(20,000)	1	(10,000)											
2004-05	50,000	2													1	(25,000)			
2005-06	50,000	2							1	(25,000)									
2006-07	400,000	16			1	(25,000)			(13,000)	7	(175,000)	2	(37,000)	(12,000)				1	(13,000)
2007-08	1,350,000	54	1	(25,000)	4	(100,000)			7	(175,000)	2	(50,000)		5	(125,000)				
2008-09	1,592,365	128	9	(104,600)	13	(145,750)			41	(473,885)	3	(41,250)	2	(30,000)	12	(141,890)			
2009-10	840,732	71			6	(71,875)			20	(251,755)		1	(7,857)	8	(80,599)				
2010-11	634,605	50			2	(31,740)			18	(215,995)				6	(75,050)				
Totals	6,117,752	474	145	(1,189,650)	35	(452,365)	1	(10,000)	0	86	(1,129,635)	14	(301,250)	(74,857)	31	(434,539)	1	(25,000)	(13,000)

155 **2,487,456**

	1106 FTHB LOANS (<80% AMI)					02/2012 through 06/2015			07/2015 through 06/2016			
	Loans Issued	Paid in Full		Voided	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale
1996-97	51,310	20	19	(48,310)								
2008-09	375,000	15			2	(50,000)			3	(75,000)		
Totals	426,310	35	19	(48,310)	2	(50,000)	0	0	0	(75,000)	0	0

11 **253,000**

	1131 ESC VIEWS/MTN SHADOW LOTS					02/2012 through 06/2015			07/2015 through 06/2016			
	Loans Issued	Paid in Full		Voided	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale
2002-03	380,536	8	6	(284,315)								
2003-04	946,833	19	8	(391,039)			3	(147,488)				
2004-05	422,024	7	4	(238,003)								
Totals	1,749,393	34	18	(913,357)	0	0	0	0	3	(147,488)	0	0

13 **688,548**

	1102 MTN SHADOWS MPROP LOANS					02/2012 through 06/2015			07/2015 through 06/2016			
	Loans Issued	Paid in Full		Voided	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale	Paid in Full	Foreclosure	Short-Sale
1991-1994	1,164,676	53	38	(856,606)	1	(11,100)	2	(23,137)	3	(83,385)		
Totals	1,164,676	53	38	(856,606)	0	(11,100)	(23,137)	(83,385)	0	0	(4,800)	0

8 **185,648**

LOANS CLOSED PRIOR TO FEB 2012

LOANS CLOSED AFTER FEB 2012

LOANS CLOSED FY 2015/16

1101 ESCONDIDO VIEWS MPROP LOANS											02/2012 through 06/2015						07/2015 through 06/2016					
Loans Issued		Paid in Full			Voided	Foreclosure		Short-Sale		Paid in Full		Foreclosure	Short-Sale		Paid in Full		Foreclosure	Short-Sale				
1991-1994	1,335,678	69	43	(854,671)		5	(67,251)	1	(1,244)	6	(141,462)				1	(22,566)						
	1,335,678	69	43	(854,671)	0	5	(67,251)	1	(1,244)	(141,462)	0	0	0	0	(22,566)	0	0	0	0			

13 **248,484**

1127 RANCHO ESCONDIDO MPROP LOANS											02/2012 through 06/2015						07/2015 through 06/2016					
Loans Issued		Paid in Full			Voided	Foreclosure		Short-Sale		Paid in Full		Foreclosure	Short-Sale		Paid in Full		Foreclosure	Short-Sale				
1987	355,224	32	25	(276,614)		5	(51,973)	1	(4,302)													
	355,224	32	25	(276,614)	0	5	(51,973)	1	(4,302)	0	0	0	0	0	0	0	0	0	0			

1 **22,335**

1104/1103 REHAB LOANS (SINGLE FAMILY/MOBILEHOME)											02/2012 through 06/2015						07/2015 through 06/2016					
Loans Issued		Paid in Full			Voided	Foreclosure		Short-Sale		Paid in Full		Foreclosure	Short-Sale		Paid in Full		Foreclosure	Short-Sale				
1989-90	404,806.64	43	29	(311,079)		7	(31,924)	1	(434)	1	(4,500)											
1990-91	418,423.46	38	27	(320,415)		4	(18,593)	2	(7,437)			2	(25,400)									
1991-92	268,848.68	25	16	(170,831)		3	(16,963)					1	(5,500)									
1992-93	219,191.37	18	13	(124,808)		2	(11,761)			1	(24,754)			1	(15,247)							
1993-94	181,124.44	14	9	(109,500)		2	(11,624)			1	(20,000)											
1994-95	105,512.00	12	8	(81,466)		3	(17,536)															
1995-96	200,315.27	17	9	(120,489)		4	(25,999)			1	(19,883)											
1996-97	185,254.00	19	16	(165,044)		2	(12,835)							1	(6,500)							
1997-98	343,104.00	27	21	(275,989)		1	(6,500)			3	(47,690)											
1998-99	404,884.75	28	25	(379,174)				1	(4,500)					1	(14,711)							
1999-00	651,318.82	37	32	(584,267)																		
2000-01	315,696.00	24	13	(190,001)		1	(8,000)			1	(23,411)	1	(7,050)		1	(4,819)						
2001-02	350,881.00	18	14	(272,881)						1	(25,000)											
2002-03	240,008.00	15	10	(175,852)				1	(5,495)	2	(32,451)											
2003-04	108,439.72	6	4	(60,267)						1	(23,314)											
2004-05	76,795.00	9	2	(10,922)						2	(15,570)											
2005-06	710,667.00	34	6	(148,355)	1	(34,022)	1	(19,971)		3	(63,800)	4	(76,355)	2	(45,519)	1	(20,000)					
2006-07	637,495.00	27	4	(101,365)		1	(20,000)			3	(99,840)											
2007-08	519,613.00	23	rfds	(6,619)								1	(19,697)		2	(39,953)						
2008-09	489,723.00	21	1	(37,521)						2	(53,978)	3	(57,247)	1	(498)							
2009-10	247,671.00	13	rfds	(1,831)								4	(75,000)		1	(19,990)						
2010-11	449,191.00	21	rfds	(12,981)	1	(20,000)				1	(33,500)	1	(20,000)	1	(6,500)	1	(13,518)					
Totals	7,528,963	489	259	(3,661,655)	2	(54,022)	(201,706)	(17,866)		(487,690)	(286,249)	(67,764)	(119,491)	0	0	0	0	0	0			

139 **2,632,520.23**