

Jurisdiction	Escondido
Reporting Year	2021
	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

		1	2									3	4
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1042	46				46				25	141	901
	Non-Deed Restricted						1	5	7	11			
Low	Deed Restricted	791	44		11		34				25	134	657
	Non-Deed Restricted						1	2	2	15			
Moderate	Deed Restricted	733										109	624
	Non-Deed Restricted		7			1	5	18	20	27	31		
Above Moderate		1609	497	56	7	163	410	220	10	226	326	1915	
Total RHNA		4175											
Total Units			594	56	18	164	495	240	37	262	433	2299	2182

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

Cells in grey contain auto-calculation formulas

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Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
<p>1.1 Project Development Create an increased supply of affordable housing units for lower income households, including households with extremely low incomes. Every effort will be made to accomplish this through redevelopment and acquisition/rehabilitation.</p>	<p>Increase supply of rental units for extremely low, very low, and low income residents by 300 units.</p>	<p>Ongoing</p>	<p>Within the HE period, the City contracted with Community Housing Works, Interfaith Community Services, and Solutions for Change to develop affordable rental projects consisting of acquisition/rehabilitation of existing units (CHW and Interfaith) and new construction (Solutions). The following projects were completed throughout the planning period: § CHW Project: Completed 11 HOME affordable units out of 200 total affordable units in the project in April 2017. § Interfaith Project: Rehabilitated an existing 4-unit project in 2018. § Solutions Project: Completed construction of a new affordable rental project consisting of 33 units (32 affordable) in July 2017. § Veteran's Village of San Diego: Completed a 54-unit (including 48 units of new construction and 53 total affordable units) development serving homeless veterans in 2019. Including three previous projects during the HE period (11 ownership units by SDHFH in 2015, 35 new rental units by CHW in 2013 and 44 rehabilitated units by UHC in 2015), a total of 147 affordable housing units have been created via local funding since 2013. § In late 2021, Valley Senior Village was approved by the City Council and in late 2021 local funding was finalized for the project, with an anticipated ground breaking in early 2022.</p>

<p>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.</p>	<p>Facilitate development as envisioned in the General Plan.</p>	<p>Ongoing</p>	<p>A ministerial process is utilized for basic lot consolidation. The City continues to encourage consolidation of lots to facilitate mixed-use and affordable developments. Several residential and mixed use projects in the last few years (at various stages of development) have utilized lot consolidation in urban areas.</p>
<p>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.</p>	<p>New housing opportunities for homeownership and rental for low- and moderate-income households.</p>	<p>Ongoing</p>	<p>The majority of the affordable residential projects completed during the period have been on infill sites. Veteran's Village (10 funded units out of 53 affordable) was completed in 2019 on infill land on South Escondido Boulevard. Solutions for Change completed construction on a new affordable rental project of 33 units (32 affordable) on an infill site on South Escondido Boulevard in July 2017. Interfaith Community Services rehabilitated a four-unit residential project on Aster Street in the center of the city to be used for low-income households in 2018. CHW rehabilitated 11 HOME affordable units (200 total) on Midway Drive in 2017. The 11-unit project by Habitat in 2015, the 35-unit project by CHW in 2013 and the 44 units by UHC in 2015 all were on infill sites.</p>
<p>1.4 City-Owned Sites - Facilitate the redevelopment/development of affordable housing on City-owned sites.</p>	<p>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, the City's Real Property Agent, and other City staff continue to review City-owned properties when they become available as potential sites for redevelopment as affordable housing. The City follows the requirements of AB 1255 for locally owned and surplus lands.</p>
<p>1.5 Density Bonus - Amend Density Bonus Ordinance to be consistent with State law.</p>	<p>Additional housing opportunities for low-and moderate-income households.</p>	<p>Ongoing</p>	<p>City staff completed an amendment to the Zoning Code in 2017 and again in 2021 to modify Density Bonus provisions so they are in conformance with state law. The City continues to maintain consistency with State density bonus law, amending the Zoning Code as necessary. Several projects are currently in the pipeline or have been recently completed using Density Bonus provisions, providing additional affordable units.</p>
<p>2.1 Housing Rehabilitation: Renter Occupied - Continue to explore potential rental rehabilitation programs.</p>	<p>Increase opportunities for rental rehabilitation for lower income households (25 units).</p>	<p>Ongoing</p>	<p>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. The program ended after two years. Staff continues to explore funding opportunities for a new renter-occupied rehabilitation program, but there is no program at this time.</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>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 in Escondido during this Housing Element cycle. An RFP in 2014 for affordable housing developers resulted in two affordable rehabilitation developments: 11 acquisition/rehabilitation units in a 200-unit development was completed in 2017, and a 44-unit rehabilitation project was completed in 2015. An RFP in 2017 resulted in a 4-unit affordable rehabilitation project (Aster St) completed in 2018. In addition, CHW rehabilitated an existing 6-unit affordable project during 2019, extending affordability covenants.</p>
<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>The concentration of City resources to individual neighborhoods and the opportunity for significant community impact both in physical improvement and improvement in quality of life for neighborhood residents. Continue collaboration efforts through funding resources, policies and community outreach.</p>	<p>Ongoing</p>	<p>Currently there are 18 recognized neighborhood groups in the City. Project NEAT continues to utilize Community Development Block Grant (CDBG) funding to assist residents in solving their own neighborhood problems at a neighborhood (rather than a Code Enforcement) level, such as maintenance, graffiti, trash. The Neighborhood Transformation Project (NTP) is one effort to join neighborhoods with City Departments to combine resources (funding and sweat equity) in targeted areas to include neighborhood cleanups and public improvements. The City continues a focused approach in neighborhoods using additional strategies to improve neighborhoods by involving residents. Neighborhood activities are ramping back up as the COVID restrictions begin to lessen.</p>
<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>Continued affordability of subsidized housing developments. 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>	<p>Ongoing</p>	<p>The City continues to monitor at-risk units, particularly those identified in the Housing Element. This effort is ongoing. The City worked with Community HousingWorks to preserve the affordability of 200 units in Cypress Cove (now Manzanita Apartments) while extending affordability on 11 of the units using HOME funds in 2017. In 2018-2019 the City helped preserve 6 affordable, transitional units at 1203 South Maple Street (Las Casitas) by committing CHDO funds for rehabilitation of the project. Community HousingWorks was approximately 9 years into the affordability period on an acquisition/rehab project, and preserved affordability by rehabilitating a number of structural problems not addressed originally (roof, termites, rot). No at-risk units were lost in 2017, 2018, 2019, 2020 or 2021.</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 funds.</p>	<p>Increased homeownership opportunities for lower income households (150 households).</p>	<p>Ongoing</p>	<p>In December 2017 Housing and Neighborhood Services staff met with local real estate professionals to discuss possible impediments to issuing First-time homebuyer loans and possible solutions. The City continues to try to improve the success of the loan program. No HELP loans were funded during 2016, 2017, 2018, 2019 or 2021. One new application was received at the end of 2020 and is currently being processed. 4 loans were funded during 2015, 2 during 2014 and 3 during 2013, for a total of 9 first-time homebuyer loans during the period.</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>Additional homeownership opportunities for low-and moderate-income households (20 households).</p>	<p>Ongoing</p>	<p>Although MCCs remain available to Escondido residents, a local MCC administrator no longer exists and MCCs are not reported locally after 2014.</p>
<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>Provide rental subsidy to 110 very low-income senior/disabled households in mobilehome parks and apartments. Support Rental Assistance to 1,200 very-low income households with Housing Choice Vouchers through collaboration with Housing Authority of San Diego County.</p>	<p>Ongoing</p>	<p>During 2021, 952 Escondido households were assisted with a Housing Choice Voucher (Section 8 voucher), administered through the Housing Authority of San Diego County. An additional 3,519 households are on the wait list in Escondido. At the end of 2021, 27 senior/disabled households in mobilehome parks and an additional 6 in apartments, for a total of 33, were receiving a monthly rental subsidy from the City of Escondido while waiting for HUD Section 8 eligibility. Eligibility for the Rental Subsidy Program was tightened in 2012 due to the loss of redevelopment funds and the number of monthly subsidies has slowly declined.</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>Continued mobilehome resident ownership opportunities for lower income residents. Continue to work with City policies and procedures to assist in conversions.</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 has been advised on the purchase of an existing mobilehomes park and the potential change of use, although the owner is not currently moving forward. The City continues to manage the remaining City-owned spaces in Escondido Views (4 lots) and Mountain Shadows (20 lots) mobilehome parks.</p>

<p>3.5 Mobilehome Rent Review - Rent review via the Rent Review Board of applications for increases in mobilehome parks.</p>	<p>Stabilized rents for mobilehome residents, many of whom are lower income.</p>	<p>Ongoing</p>	<p>During 2021, 7 short-form rent review hearings and no long-form rent review hearings were held. Of the 7 short-form rent review hearings, 5 were approved and 2 were denied. The average monthly increase approved for the 5 short form applications was \$7.17, \$7.20, \$15.16, \$17.59, and \$21.74. Between 2015 and 2021, 49 short-form rent review hearings and one long-form rent review hearings were held.</p>
<p>3.6 Fair Housing - Actively engage in furthering fair housing for all residents through specific education outreach and monitoring activities.</p>	<p>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 2021 the City contracted with the Legal Aid Society of San Diego, Inc. to provide Fair Housing Services to Escondido residents, including handling reports of discrimination, and providing counseling and mediation in landlord/tenant disputes. Additionally, during the pandemic there has been a larger number of requests for information about evictions and various moratoriums. City staff continues to disperse information at public counters, review potential impediments to fair housing, and meet with other jurisdictions to discuss and address regional issues. The City of Escondido has been working collaboratively with other jurisdictions in the San Diego County region to address Fair Housing reporting in compliance with HUD's current requirements.</p>
<p>4.1 Emergency Shelters - Amend the Zoning Code to permit emergency shelters by right, consistent with State law.</p>	<p>Consistency with state law. Provision of shelter for families/individuals with special needs.</p>	<p>0-3 years</p>	<p>The City's Emergency Shelter Overlay, in compliance with State law, was approved by the City Council in October 2013. Staff re-evaluated the size and location of the Overlay in 2015, but left the language unchanged. The City is in compliance with State law. 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>Increased housing opportunities for special needs persons.</p>	<p>0-3 years</p>	<p>An amendment to the Zoning Code to define transitional and supportive housing as specified in State law, and to permit both where residential units are otherwise permitted, was completed in June 2017.</p>

<p>4.3 Senior Housing Ordinance - Amend the Zoning Code to permit senior housing by right where housing is permitted.</p>	<p>Increased housing opportunities for seniors.</p>	<p>0-3 years</p>	<p>An amendment to the Zoning Code to permit senior housing by right where housing is permitted, was completed in June 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>Increased public awareness of the City's housing needs and obligations under state law.</p>	<p>Ongoing</p>	<p>The City's Housing Element shows that the City's RHNA can be accommodated. In 2021 it does not appear that the existence of Proposition "S" discouraged or prevented construction of market or affordable units. The City will continue to monitor RHNA progress annually to determine whether growth management policies impact the City's ability to accommodate its affordable housing need.</p>
<p>5.1 Affordable Housing Financing - Continue to pursue a variety of funding sources to support affordable housing in the community.</p>	<p>Acquisition, rehabilitation, preservation or construction of affordable housing for lower and moderate income households.</p>	<p>Ongoing</p>	<p>Staff continues to pursue all available opportunities to utilize additional funding sources for potential projects and programs, including federal funding, tax credits, grants and collaboration with non-profit providers.</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>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 website, brochures, mailers and referral cards, and at the senior center and City Hall. Staff continues to seek additional ways to distribute information to the public and updates resources as needed. The City website was most recently overhauled at the beginning of 2018, resulting in an easier to read and use source of housing, fair housing and other information for the public. During the pandemic the City also has placed more information on our website, particularly information on various eviction moratoriums and available assistance. In 2019, the City established the Communications and Community Services Department, which includes a Communications Officer who disseminates information through various media sources. This results in a broader reach of program information. In 2016 the Housing Division and Neighborhood Services Division were merged into the Housing and Neighborhood Services Division under a Housing and Neighborhood Services Manager. This allows for more streamlined assistance to the public.</p>
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GOVERNMENT CONSTRAINTS TO THE MAINTENANCE, IMPROVEMENT AND DEVELOPMENT OF HOUSING AS IDENTIFIED IN HOUSING ELEMENT

<p>Land Use Controls</p>	<p>Evaluate land use issues for direct impact on provision of housing for all economic sectors of the community.</p>	<p>Ongoing</p>	<p>The Downtown Specific Plan was updated in 2021, to eliminate the ground-floor requirement in areas where stand-alone residential uses would not be detrimental to the surrounding commercial districts and goals of the Downtown SP. The South Escondido Bld and South Centre City Area Plans were revised and combined to form the S. Centre City Specific Plan, which was completed in 2018. Target areas in Escondido's core incorporate strategies to create a wide range of single- and multi-family residential development, supporting housing choice and opportunities in the City's infill areas. A new East Valley Parkway specific plan, which will accelerate future housing production, is also in the planning stages, with an anticipated completion date for Spring 2022, which would provide approximately 6,000 units that were not previously allocated in the General Plan.</p>
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Residential Development Standards	Evaluate residential development standards to ensure they are not unreasonably limiting the number of units that may be constructed.	Ongoing	In 2017 the City's residential zones were consolidated in one place in the Zoning Code to streamline requirements and provide for more consistency. A new category was established (R-5-30), implementing a General Plan designation allowing higher density in transit corridors and shopping/employment areas. The ADU standards are in compliance with State requirements, permitting the development of more affordable units. The City is currently working toward pre-approved plans for ADUs to facilitate easier access to all residents. The City is currently working on a SB9 ordinance in compliance with state law. The City continues to evaluate residential development standards and policies that may directly impact provision of housing for all sectors of the community.
Provision for a Variety of Housing Opportunities	Encourage the development of a variety of housing types for all economic segments of the population.	Ongoing	As documented in the Housing Element, adequate sites are available for a variety of housing types for all economic segments of the population, including high density zones. The Zoning Code has provisions for ADUs, mobilehomes, multi-family dwellings, SROs and residential care facilities. In 2013 the City approved a zoning overlay where emergency shelters are permitted by right. Similar code amendments were completed in 2017 for transitional/supportive housing and senior housing. In 2021, the City adopted a hotel/motel conversion ordinance. The City is currently working on a SB9 ordinance in compliance with state law. There are no other known policies or regulations that constrain development of housing for persons with disabilities.
Development Conditions and Fees	The City to periodically review fees to ensure they reflect current impacts and necessary impacts.	Ongoing	Escondido's residential development fees have been reviewed and have not been found to act as a constraint to the development of housing. The development fees will continue to be reviewed annually and modified as needed to accommodate housing while meeting cost recovery needs.
On- and Off-Site Improvements	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.	Ongoing	Requirements for on- and off-site improvements on residential projects are reviewed periodically for changes that can be made, while ensuring adequate public improvements are made.
Building Codes and Enforcement	Evaluate use and enforcement of building codes	Ongoing	The 2016 California Building Codes and Green Building Standards Code have been adopted by the City. 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.

Permits and Processing Times	The City will periodically evaluate permit requirements and processing times to determine if they are a constraint to new housing.	Ongoing	The City continues to explore ways to streamline processing of applications and reduce fees for affordable and mixed-use housing. During the current HE cycle, the Design Review Board was consolidated into the Planning Commission/staff review in an effort to streamline processing. The City complies with all streamlining efforts of housing applications required by the State. In addition, measures have been taken to ensure accessibility to City Hall, other facilities, and online services by the public during the COVID-19 pandemic.
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Table H						
Locally Owned Surplus Sites						
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						
270-281-29	Via Rancho Pkwy /Eucalyptus Ave	Vacant	--	Surplus Land	0.05	
234-240-05	1889 South Citrus Ave	Vacant	--	Surplus Land	3.5	
270-281-31	Via Rancho Pkwy /Eucalyptus Ave	Vacant	--	Surplus Land	0.08	
227-340-01	1101 E El Norte Pkwy	Vacant	--	Surplus Land	0.09	
227-340-02	1111 E El Norte Pkwy	Vacant	--	Surplus Land	0.09	
227-340-03	1121 E El Norte Pkwy	Vacant	--	Surplus Land	0.09	
227-340-04	1131 E El Norte Pkwy	Vacant	--	Surplus Land	0.09	
233-622-25	Chestnut Dr right of way	Vacant	--	Surplus Land	0.02	
233-623-38	Chestnut Dr right of way	Vacant	--	Surplus Land	0.1	
233-622-19	Chestnut Dr right of way	Vacant	--	Surplus Land	0.03	
226-202-03	1763 N Broadway	Vacant	--	Surplus Land	0.36	
235-083-21	1640 W 11th Ave	Vacant	--	Surplus Land	0.01	
235-083-35	1898 W Valley Pkwy	Vacant	--	Surplus Land	0.3	
231-100-01	2141 Bear Valley Pkwy	Vacant	--	Surplus Land	0.17	
231-100-02	2171 Bear Valley Pkwy	Vacant	--	Surplus Land	0.11	
238-061-48	Via Rancho Pkwy /Eucalyptus Ave	Vacant	--	Surplus Land	0.11	
238-530-25	Via Rancho Pkwy /Eucalyptus Ave	Vacant	--	Surplus Land	0.38	
235-331-25	Citracado Pkwy/Fantero Ave	Vacant	--	Surplus Land	0.01	
235-331-17	Citracado Pkwy/Fantero Ave	Vacant	--	Surplus Land	0.01	

235-331-18	Citracado Pkwy/Fantero Ave	Vacant	--	Surplus Land	0.01	
235-331-19	Citracado Pkwy/Fantero Ave	Vacant	--	Surplus Land	0.03	
235-331-20	Citracado Pkwy/Fantero Ave	Vacant	--	Surplus Land	0.07	
235-331-21	Citracado Pkwy/Fantero Ave	Vacant	--	Surplus Land	0.01	
235-331-23	Citracado Pkwy/Fantero Ave	Other	--	Surplus Land	0.01	Vacant land with portions of improved sidewalk
235-332-56	Citracado Pkwy/Fantero Ave	Other	--	Surplus Land	0.01	Vacant land with portions of improved sidewalk
228-400-19	Country Club Dr	Other	--	Surplus Land	0.03	Vacant land with portions of improved sidewalk
228-400-21	Country Club Dr	Other	--	Surplus Land	0.06	Improved roadway and sidewalk areas
229-310-82	E Washington Ave	Vacant	--	Surplus Land	0.03	
229-522-02	Poplar Way	Other	--	Surplus Land	0.01	Edge of improved paved lot/road