

Please Start Here

General Information	
Jurisdiction Name	Escondido
Reporting Calendar Year	2024
Contact Information	
First Name	Pricila
Last Name	Roldan
Title	Assistant Planner
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Street Address	201 North Broadway
City	Escondido
Zipcode	92025

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

v_01_23_25

Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://hcd.my.site.com/hcdconnect>

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions
<p>Please save your file as Jurisdictionname2024 (no spaces). Example: the city of San Luis Obispo would save their file as SanLuisObispo2024</p> <p>Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:</p> <ol style="list-style-type: none">1. Online Annual Progress Reporting System - Please see the link to the online system to the left. This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. <i>Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.</i>2. Email - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	Escondido	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	04/30/2021 - 04/30/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	4
	Non-Deed Restricted	51
Low	Deed Restricted	0
	Non-Deed Restricted	42
Moderate	Deed Restricted	0
	Non-Deed Restricted	8
Above Moderate		303
Total Units		408

Note: Units serving extremely low-income households are included in the very low-income

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	7	70
Single-family Detached	16	71	33
2 to 4 units per structure	0	0	0
5+ units per structure	107	221	74
Accessory Dwelling Unit	45	109	68
Mobile/Manufactured Home	0	0	0
Total	168	408	245

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	178	408
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	49
Number of Proposed Units in All Applications Received:	176
Total Housing Units Approved:	176
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications

Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	46	55
Discretionary	3	121

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	2
Number of Units in Applications Submitted Requesting a Density Bonus	35
Number of Projects Permitted with a Density Bonus	1
Number of Units in Projects Permitted with a Density Bonus	44

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	22
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Escondido	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	04/30/2021 - 04/30/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bc Applic
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure (R=Renter O=Owner)	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?
Summary Row: Start Data Entry Below								1	20	2	17	0	9	127	176	176	0		
	2385622100	2529 Blackbird Cln		B24-0281	ADU	O	9/28/2024	1							1	1		NONE	No
	2268204900	1917 Lookout Point Pl		B24-0305	ADU	O	11/8/2024	1							1	1		NONE	No
	2310210500	2029 E Washington Ave		B24-1476	ADU	R	12/18/2024			1					1	1		NONE	No
	2293101500	310 E Pennsylvania Ave		B24-0958	ADU	O	8/21/2024	1							1	1		NONE	No
	2362605400	1855 Naranja St	JADU + ADU	B24-0576	ADU	R	10/2/2024			2					2	2		NONE	No
	2304710800	1416 El Prado Pl	ADU + JADU	B24-0207	ADU	R	9/26/2024	1		1					2	2		NONE	No
	2256823100	612 STONEYBRAE PL		B24-1045	ADU	O	10/30/2024	1							1	1		NONE	No
	2381104600	2410 Miller Ave		B24-1226	SFD	O	9/19/2024							1	1	1		NONE	No
	2250700600	1917 E El Norte Pkwy		B24-0418	ADU	O	9/13/2024	1							1	1		NONE	No
	2323522100	852 S Tulip St Unit 1		B24-0163	ADU	R	8/6/2024						1		1	1		NONE	No
	2352120100	1973 Vermeil Ave		B24-1544	ADU	O	11/20/2024	1							1	1		NONE	No
	2333311400	752 W 9th Ave		B24-0790/ B24-0791	ADU	R	11/6/2024	1					1		2	2		NONE	No
	2255612500	1162 Erica St		PL22-0714/ B24-0649	ADU	R	9/27/2024						1		1	1		NONE	No
	2360741200	735 W 11th Ave		PL24-0304/ B24-1495	ADU	O	11/14/2024	1							1	1		NONE	No
	2384917200	1465 Hamilton Ln		B24-0762	ADU	O	10/7/2024	1							1	1		NONE	No
	2362234900	1533 Orange Pl		B24-0927	ADU	R	9/23/2024						1		1	1		NONE	No
	2315302300	1617 Kenora Dr		B24-1798	ADU	O	10/31/2024	1							1	1		NONE	No
	2710213000	130 Sierra St		B24-0505	ADU	O	10/30/2024	1							1	1		NONE	No
	2248111700	1642 Fodrine Pl		B24-0672	ADU	O	12/5/2024	1							1	1		NONE	No
	2360120500	811 W. 9th Ave		B24-1238	ADU	R	10/22/2024			1					1	1		NONE	No
	2274510800	1221 Conway Dr		B24-0874	ADU	O	11/6/2024	1							1	1		NONE	No
	2312020600	2035 MOUNTAIN VIEW DR		B24-0307	ADU	R	8/30/2024							1	1	1		NONE	No
	2302010500	1035 E Ohio Ave		B24-2000	ADU	R	12/2/2024			1					1	1		NONE	No
	2363600400	643 McDonald Ln		B24-0796	ADU	O	8/8/2024	1							1	1		NONE	No
	2363134200	129 E VERMONT AVE UNIT 1		B24-0360	ADU	O	10/23/2024	1							1	1		NONE	No
	2365100700	Bracero Pl, Unit 1		B24-2369	ADU	R	12/10/2024			1					1	1		NONE	No
	2314900500	819 Linwood St		B24-0964	ADU	R	10/21/2024			1					1	1		NONE	No
	2333112100	721 E 5th Ave		PL23-0388/ B24-1878	ADU	R	12/6/2024			1					1	1		NONE	No
	2360720200	843 W 11th Ave		B24-0719	ADU	R	11/14/2024						1		1	1		NONE	No
	2254211800	613 Fern St		B24-1556	ADU	R	12/5/2024			1					1	1		NONE	No
	2311800900	2123 Glennidge Rd		B24-1940	ADU	O	11/4/2024	1							1	1		NONE	No
	2311800900	2123 Glennidge Rd		B24-1940	ADU	O	11/4/2024	1							1	1		NONE	No
	2353803900	1734 Macero St		B24-0710	ADU	O	11/26/2024	1							1	1		NONE	No

Reporting Period: 2024
 Reporting Period: 2024
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Item 17 - Affordable and Sustainable Housing
 City of San Diego, California

Element ID	Element Name	Priority	Category	Sub-Category	Start Date	End Date	Phase	Progress %	Responsible Agency	Notes
2024-0001	2024-0001	1	1	1	1	1	1	100%	1	
2024-0002	2024-0002	1	1	1	1	1	1	100%	1	
2024-0003	2024-0003	1	1	1	1	1	1	100%	1	
2024-0004	2024-0004	1	1	1	1	1	1	100%	1	
2024-0005	2024-0005	1	1	1	1	1	1	100%	1	
2024-0006	2024-0006	1	1	1	1	1	1	100%	1	
2024-0007	2024-0007	1	1	1	1	1	1	100%	1	
2024-0008	2024-0008	1	1	1	1	1	1	100%	1	
2024-0009	2024-0009	1	1	1	1	1	1	100%	1	
2024-0010	2024-0010	1	1	1	1	1	1	100%	1	
2024-0011	2024-0011	1	1	1	1	1	1	100%	1	
2024-0012	2024-0012	1	1	1	1	1	1	100%	1	
2024-0013	2024-0013	1	1	1	1	1	1	100%	1	
2024-0014	2024-0014	1	1	1	1	1	1	100%	1	
2024-0015	2024-0015	1	1	1	1	1	1	100%	1	
2024-0016	2024-0016	1	1	1	1	1	1	100%	1	
2024-0017	2024-0017	1	1	1	1	1	1	100%	1	
2024-0018	2024-0018	1	1	1	1	1	1	100%	1	
2024-0019	2024-0019	1	1	1	1	1	1	100%	1	
2024-0020	2024-0020	1	1	1	1	1	1	100%	1	
2024-0021	2024-0021	1	1	1	1	1	1	100%	1	
2024-0022	2024-0022	1	1	1	1	1	1	100%	1	
2024-0023	2024-0023	1	1	1	1	1	1	100%	1	
2024-0024	2024-0024	1	1	1	1	1	1	100%	1	
2024-0025	2024-0025	1	1	1	1	1	1	100%	1	
2024-0026	2024-0026	1	1	1	1	1	1	100%	1	
2024-0027	2024-0027	1	1	1	1	1	1	100%	1	
2024-0028	2024-0028	1	1	1	1	1	1	100%	1	
2024-0029	2024-0029	1	1	1	1	1	1	100%	1	
2024-0030	2024-0030	1	1	1	1	1	1	100%	1	
2024-0031	2024-0031	1	1	1	1	1	1	100%	1	
2024-0032	2024-0032	1	1	1	1	1	1	100%	1	
2024-0033	2024-0033	1	1	1	1	1	1	100%	1	
2024-0034	2024-0034	1	1	1	1	1	1	100%	1	
2024-0035	2024-0035	1	1	1	1	1	1	100%	1	
2024-0036	2024-0036	1	1	1	1	1	1	100%	1	
2024-0037	2024-0037	1	1	1	1	1	1	100%	1	
2024-0038	2024-0038	1	1	1	1	1	1	100%	1	
2024-0039	2024-0039	1	1	1	1	1	1	100%	1	
2024-0040	2024-0040	1	1	1	1	1	1	100%	1	
2024-0041	2024-0041	1	1	1	1	1	1	100%	1	
2024-0042	2024-0042	1	1	1	1	1	1	100%	1	
2024-0043	2024-0043	1	1	1	1	1	1	100%	1	
2024-0044	2024-0044	1	1	1	1	1	1	100%	1	
2024-0045	2024-0045	1	1	1	1	1	1	100%	1	
2024-0046	2024-0046	1	1	1	1	1	1	100%	1	
2024-0047	2024-0047	1	1	1	1	1	1	100%	1	
2024-0048	2024-0048	1	1	1	1	1	1	100%	1	
2024-0049	2024-0049	1	1	1	1	1	1	100%	1	
2024-0050	2024-0050	1	1	1	1	1	1	100%	1	
2024-0051	2024-0051	1	1	1	1	1	1	100%	1	
2024-0052	2024-0052	1	1	1	1	1	1	100%	1	
2024-0053	2024-0053	1	1	1	1	1	1	100%	1	
2024-0054	2024-0054	1	1	1	1	1	1	100%	1	
2024-0055	2024-0055	1	1	1	1	1	1	100%	1	
2024-0056	2024-0056	1	1	1	1	1	1	100%	1	
2024-0057	2024-0057	1	1	1	1	1	1	100%	1	
2024-0058	2024-0058	1	1	1	1	1	1	100%	1	
2024-0059	2024-0059	1	1	1	1	1	1	100%	1	
2024-0060	2024-0060	1	1	1	1	1	1	100%	1	
2024-0061	2024-0061	1	1	1	1	1	1	100%	1	
2024-0062	2024-0062	1	1	1	1	1	1	100%	1	
2024-0063	2024-0063	1	1	1	1	1	1	100%	1	
2024-0064	2024-0064	1	1	1	1	1	1	100%	1	
2024-0065	2024-0065	1	1	1	1	1	1	100%	1	
2024-0066	2024-0066	1	1	1	1	1	1	100%	1	
2024-0067	2024-0067	1	1	1	1	1	1	100%	1	
2024-0068	2024-0068	1	1	1	1	1	1	100%	1	
2024-0069	2024-0069	1	1	1	1	1	1	100%	1	
2024-0070	2024-0070	1	1	1	1	1	1	100%	1	
2024-0071	2024-0071	1	1	1	1	1	1	100%	1	
2024-0072	2024-0072	1	1	1	1	1	1	100%	1	
2024-0073	2024-0073	1	1	1	1	1	1	100%	1	
2024-0074	2024-0074	1	1	1	1	1	1	100%	1	
2024-0075	2024-0075	1	1	1	1	1	1	100%	1	
2024-0076	2024-0076	1	1	1	1	1	1	100%	1	
2024-0077	2024-0077	1	1	1	1	1	1	100%	1	
2024-0078	2024-0078	1	1	1	1	1	1	100%	1	
2024-0079	2024-0079	1	1	1	1	1	1	100%	1	
2024-0080	2024-0080	1	1	1	1	1	1	100%	1	
2024-0081	2024-0081	1	1	1	1	1	1	100%	1	
2024-0082	2024-0082	1	1	1	1	1	1	100%	1	
2024-0083	2024-0083	1	1	1	1	1	1	100%	1	
2024-0084	2024-0084	1	1	1	1	1	1	100%	1	
2024-0085	2024-0085	1	1	1	1	1	1	100%	1	
2024-0086	2024-0086	1	1	1	1	1	1	100%	1	
2024-0087	2024-0087	1	1	1	1	1	1	100%	1	
2024-0088	2024-0088	1	1	1	1	1	1	100%	1	
2024-0089	2024-0089	1	1	1	1	1	1	100%	1	
2024-0090	2024-0090	1	1	1	1	1	1	100%	1	
2024-0091	2024-0091	1	1	1	1	1	1	100%	1	
2024-0092	2024-0092	1	1	1	1	1	1	100%	1	
2024-0093	2024-0093	1	1	1	1	1	1	100%	1	
2024-0094	2024-0094	1	1	1	1	1	1	100%	1	
2024-0095	2024-0095	1	1	1	1	1	1	100%	1	
2024-0096	2024-0096	1	1	1	1	1	1	100%	1	
2024-0097	2024-0097	1	1	1	1	1	1	100%	1	
2024-0098	2024-0098	1	1	1	1	1	1	100%	1	
2024-0099	2024-0099	1	1	1	1	1	1	100%	1	
2024-0100	2024-0100	1	1	1	1	1	1	100%	1	

Jurisdiction	Escondido	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	04/30/2021 - 04/30/2029

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

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	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2020-04/29/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1,864	-	25	-	-	4	-	-	-	-	-	162	1,702
	Non-Deed Restricted		13	2	25	42	51	-	-	-	-	-		
Low	Deed Restricted	1,249	-	25	10	-	-	-	-	-	-	-	156	1,093
	Non-Deed Restricted		3	13	29	34	42	-	-	-	-	-		
Moderate	Deed Restricted	1,527	-	-	-	-	-	-	-	-	-	-	84	1,443
	Non-Deed Restricted	4,967	36	16	13	11	8	-	-	-	-	-		
Total RHNA		9,607	382	168	154	521	303	-	-	-	-	-	1,528	3,439
Total Units			434	249	231	608	408	-	-	-	-	-	1,930	7,677
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5		2021	2022	2023	2024	2025	2026	2027	2028	2029	6	7
Extremely Low-Income Need													Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		932		-	5	18	-	-	-	-	-	-	23	909

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

VLI Deed Restricted
VLI Non Deed Restricted

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Escondido		
Reporting Year	2024	(Jan. 1 - Dec. 31)	
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.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.1 Sites Inventory and No Net Loss/Replacement Housing Monitoring.	New housing opportunities for homeownership and rental for all households by supporting construction of new housing for homeownership and rental units on vacant and nonvacant sites identified in the sites inventory.	Ongoing/ Monthly	<p>Underway.</p> <p>1. In 2023 the City of Escondido developed and implemented a procedure to track No Net Loss and Replacement Requirement (AB 1397 and SB 166). The No Net Loss process tracks unit count and income/affordability assumed on parcels in SSI; actual units constructed and income/affordability, and net change in capacity and RHNA on a monthly basis. For the SB 166 Replacement Requirement, a secondary process for tracking has been implemented through the City's Cityworks software. Planners register the number of units demolished on an ongoing basis. In 2024, Planners continued to monitor progress in a month to month basis.</p> <p>2. The East Valley Specific Plan was adopted July 19, 2023. The plan rezoned approximately 191 acres into mixed use, meeting the 124 above moderate and 44 moderate shortfall of the Housing Element's adequate sites.</p> <p>3. As of 2023, a Sites Inventory has been published on the City's webpage.</p> <p>4. In 2025, planning staff will amend the Zoning Code to require replacement of existing deed restricted or occupied units by lower income households as a condition of project approval, pursuant to AB 139. Even though there is no ordinance in place at the local level, City staff defer to state regulation.</p>

<p>1.2 Density Transfer Programs</p>	<p>Efficient use of land resources by increasing the residential capacity of a project. The program ensures that capacity in the Downtown and East Valley will never be lost if a property is developed with fewer residential units allowed by the zoning.</p>	<p>2023</p>	<p>Underway.</p> <p>The East Valley Specific Plan was adopted by Escondido City Council July 19, 2023, and as a part of the plan's adoption, the Density Transfer Program was created. In 2024, the City developed an administrative mechanism to implement and track the EVSP density transfer program. In 2025, the City will analyze and transfer any density from City-owned sites into the credit pool consistent with the Housing Element and EVSP.</p> <p>The City anticipates applying to SANDAG's SGIP funding program in Q2 of 2025 to fund the establishment of an affordable housing trust fund and associated in-lieu fee.</p>
<p>1.3 By-Right Approval of Projects with 20% Affordable Units on "Reuse" Sites and Sites Rezoned</p>	<p>Facilitate housing development for lower income households by allowing for by-right approval of housing development that includes 20% of the units as housing affordable to lower income households in line with AB 1397.</p>	<p>Within 1-year of Housing Element Adoption</p>	<p>Not yet Started.</p> <p>In 2024, the City worked on developing a Pre-Approved ADU program in accordance with AB1332 and LEAP grant deadlines. The City will begin implementation of programs which include developing and adopting a by-right ordinance in 2025.</p>
<p>1.4 City-Owned Sites</p>	<p>Facilitate the redevelopment/development of affordable housing on City-owned sites.</p>	<p>Annually</p>	<p>Underway.</p> <p>The City's current policies are aligned with state's requirements for the Surplus Land Act. In 2024, the city hired a new Real Property manager. The City has begun coordination and inventory of potential Surplus Land Act sites, which is the first step in facilitating redevelopment of City-owned sites.</p>

<p>1.5 Lot Consolidation</p>	<p>Efficient use of land resources through consolidation of small lots to achieve economies of scale and offer opportunity for improved site design and amenities.</p>	<p>Ongoing and action in 2023</p>	<p>Underway.</p> <ol style="list-style-type: none"> 1. As part of the Housing Element Update, the City included a Sites Inventory to facilitate development. 2. City staff continue to assist developers with identification of parcels for consolidation and partnership opportunities between interested property owners, as available. 3. The City continues to use a streamlined process for lot consolidation purposes. 4. The City anticipates hiring a new long range planner to further implementation of the City's adopted Housing Element, including processing a zoning ordinance update that will include incentives for lot consolidation by end of 2025.
<p>1.6 Density Bonus</p>	<p>Facilitate affordable housing development.</p>	<p>2022</p>	<p>Completed. The City amended the Density Bonus ordinance in 2021 and 2022 to comply with AB 2345.</p>
<p>1.7 Removal of Constraints to Development</p>	<p>Facilitate housing development by removing potential constraints to development.</p>	<p>2021-2022</p>	<p>Underway.</p> <p>In 2023, the City began working with SANDAG to develop objective design standards and a procedure to qualify projects under SB 35. Coordination will continue throughout 2025 to ensure that the new standards are effective in supporting new housing and reducing development constraints.</p>
<p>1.8 Monitoring of Growth Management Measure</p>	<p>Increased public awareness of the City's housing needs and obligations under State law.</p>	<p>Ongoing</p>	<p>Underway.</p> <p>The City continues to monitor Proposition S and potential impacts to development in the City</p>

<p>2.1 Accessory Dwelling Units</p>	<p>Additional housing opportunities for lower and moderate income households through ADU construction.</p>	<p>Throughout planning period, as well as actions in 2022.</p>	<p>Underway.</p> <p>1. In 2024, the City worked with RRM Design Group to develop pre-approved ADU (PAADU) floor and architectural plans. With reallocation of LEAP funding, the City also developed a public-facing ADU guidebook and complementary resources that can help guide homeowners through the ADU permitting process. In 2024, the City held 2 community outreach and engagement events to raise awareness of the program. In 2025, City staff will hold a workshop with the City's elected leaders so they, too, are aware of the PAADU program.</p> <p>2. ADU submittals are continuing to increase annually. Staff continues to facilitate ADU submittals through personal interactions with the public and developer community. The City's ADU ordinance was updated in 2024 to ensure compliance with State Law and consistency with the Escondido Zoning Code.</p> <p>3. An ADU ordinance allowing religious institutions to construct ADUs has yet to be developed.</p> <p>4. The City monitors ADU construction annually and monthly as a part of the RHNA tracking process. Trends during the 6th cycle thus far show the City is on track to meeting its 360 ADU estimate.</p>
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<p>2.2 First-Time Homebuyer Assistance</p>	<p>Additional housing opportunities for lower income households by helping at least one household annually (8 over the planning period).</p>	<p>Ongoing/annually</p>	<p>Ongoing.</p> <p>The City of Escondido's First-time Homebuyer program served one individual for the 2024 calendar year.</p> <p>Housing and Neighborhood Services staff continues to provide information about the First-time Home Buyer program to residents. Although there is public interest in the program, San Diego's exorbitant housing prices and increasing interest rates make it impossible for individuals to afford a home. HUD's maximum purchase price limits also prevent individuals from pursuing home purchases. The median list price of a home in Escondido, according to Zillow, is \$846,281 which is almost \$148,281 more than the maximum purchase price set by HUD, \$698,000.</p> <p>City staff are currently experiencing gridlock in administering the First-time Homebuyer Program since families that meet the program's income limits are not able to afford a monthly mortgage, typically around \$5,100 a month.</p>
<p>2.3 Essential Middle Income Rental Housing Program</p>	<p>Additional housing opportunities for lower and moderate income household.</p>	<p>Ongoing</p>	<p>Underway.</p> <p>In 2023, the City did not receive inquiries to convert properties to affordable housing.</p>
<p>2.4 Housing Choice Vouchers</p>	<p>Rental Assistance for extremely low /very low income households – 1,000 households with Housing Choice Vouchers; 30 senior/disabled households for rent sub</p>	<p>Ongoing</p>	<p>Underway.</p> <p>In 2023, 829 Escondido residents received Housing Choice Vouchers from the San Diego County Housing Authority. There are 4,370 households on the wait list.</p> <p>The City continues to market the Housing Choice Voucher Program and other rental assistance programs on the City's website and public counters.</p> <p>The City continues to assist 19 seniors with an ongoing rent subsidy ranging from \$75 - \$125 per month. All rent subsidy awardees are on the waiting list for Section 8 vouchers.</p>

<p>2.5 Mobile Home Park Conversion</p>	<p>Housing stabilization and home ownership opportunities for lower and moderate income households</p>	<p>Ongoing/annually</p>	<p>Underway.</p> <p>No mobile home park conversions occurred in 2023. No city-sponsored workshops or technical assistance was provided to the residents to meet this goal; however, an appraisal of 23 City-owned mobilehome park lots was conducted in 2024 with the goal of selling these lots, providing home ownership opportunities. Additionally, Housing staff are working with the Real Property Division to provide educational materials to mobilehome on that process. Housing staff are also working with Real Property to finalize sale process for two spaces.</p>
<p>2.6 Mobile Home Rent Review</p>	<p>Stabilized rents for mobile home residents, many of whom are lower income.</p>	<p>Ongoing</p>	<p>Underway.</p> <p>The City continues to review and process applications in adherence with local and State law.</p> <p>In 2024, 4 short applications were presented to the Rent Review Board. As of February, 2025, Housing staff is in the process of reviewing 4 active short-form applications. There are no pending long-form applications at the moment.</p>
<p>2.7 Special Needs Housing</p>	<p>Increased housing opportunities for households with special needs.</p>	<p>2022</p>	<p>Underway.</p> <p>In 2024, the City began collaboration with SANDAG's Housing Acceleration Technical Assistance Program (HAP TA) to develop Zoning Code amendments that will address provisions of special needs housing including transitional housing, emergency shelters, employee housing, reasonable accommodation for persons with disabilities, residential care facilities, and manufactured homes. The City hopes to finalize this effort in 2025.</p>

<p>2.8 Affordable Housing Development</p>	<p>Acquisition, rehabilitation, preservation, or construction of affordable housing for lower and moderate income households.</p>	<p>Annually</p>	<p>Underway.</p> <p>1.The construction of 10 new affordable homeownership units at less than 80% AMI located at 245 E. El Norte Parkway, Escondido, CA were finalized on various dates between 2/6/2024 and 4/29/2024. The Deeds, Promissory Notes, and Regulatory Agreements were all executed in June, 2024.</p> <p>2.In 2023, the City completed Valley Senior Village, a 50-unit multifamily development for seniors 62+. Valley Senior Village will provide 24 units for individuals experiencing homelessness and 25 units for 30-60% AMI using recycled RDA Funds. One unit will be reserved for the onsite manager.</p>
<p>2.9 Inclusionary Housing Assessment (not yet adopted)</p>	<p>Education of City Officials and general public on inclusionary housing mechanisms; potential adoption on an inclusionary housing ordinance.</p>	<p>2022 and prior to 7th cycle</p>	<p>Not yet Started</p> <p>Program 2.9 requires the City to conduct a Residential Sector Feasibility Study (RSFS) in the event affordable units are not numerically on track with projected RHNA allocations after two consecutive APR years. The 2023 numbers for affordable units (i.e., very-low, low, and moderate incomes) since 2021 are not keeping pace with the City's RHNA for such incomes; therefore, Program 2.9 is triggered with the 2023 calendar year's reporting. In the next 12-18 months the City will work toward identifying funding and procuring a consultant to lead the RSFS. Results will help the City meet all of the 6th cycle housing element's RHNA allocations.</p>
<p>2.10 SB 9 Ordinance</p>	<p>Increase housing opportunities and densities throughout the City's low density residential zones.</p>	<p>2022</p>	<p>Underway</p> <p>In 2023, the City adopted an SB 9 ordinance. Since, the City has received requests for urban lot splits. Applications are in the review process. We have yet to receive any SB 9 requests 2 family unit subdivisions. If SB 9 family unit subdivisions are requested, the City will monitor affordability.</p>
<p>3.1 Housing Rehabilitation</p>	<p>Improved housing conditions for lower income households.</p>	<p>Annually</p>	<p>Not yet implemented.</p> <p>No housing rehabilitation programs were initiated by the City in the 2024 FY. In FY 25, The City of Escondido plans to allocate \$50,000 in CDBG funding to provide a Minor Home Repair Program to seniors. Staff are working to plan and implement that program.</p>

<p>3.2 Focus on Neighborhoods</p>	<p>A place-based strategy for neighborhood improvements and the opportunity for significant community impact both in physical improvement and improvement in quality of life for neighborhood residents.</p>	<p>Annually</p>	<p>Underway.</p> <p>In 2023, The City of Escondido approved 4 CDBG neighborhood improvement projects within Disadvantaged Communities. Projects include: (1) multiple community clean ups, (2) upgrades to light fixtures in Old Escondido, (3) graffiti eradication, and (4) upgrades to the Washington Pool at Washington Park. Additionally, the City funded a splash pad in at Grove Park. The City continues to implement the second phase of the Old Escondido Neighborhood Lighting project through CDBG funds.</p> <p>In 2023, the City leveraged CDBG-CV funds to develop a Request for Proposal (RFP) for homeless prevention and utility assistance. In 2024, Housing and Neighborhood Services staff worked with FORWARD to finalize contracting and implement both programs, however, FORWARD decided to continue contracting. In 2025, staff will re-release a Request for Proposal (RFP) to award a new organization.</p> <p>In the calendar year 2023, project NEAT worked on 131 cases total and referred 17 cases to the City's Code Compliance Division for enforcement. In calendar year 2024, Project NEAT worked on 111 cases total and referred 0 cases to the City's Code Compliance Division for enforcement.</p> <p>Housing and Neighborhood Services staff continues to work with the engineering department on the safe routes to school program. In the 2025 calendar year, staff will explore the possibility of providing sidewalks for residents from the South Tulip Neighborhood (CT 205.03) since there are safety concerns for children who walk to Felicita Elementary School.</p>
<p>3.3 Preservation of At-Risk Housing</p>	<p>Continued affordability of subsidized housing developments.</p>	<p>Annually</p>	<p>Underway.</p> <p>City staff are in the process of finalizing an agreement with Community HousingWorks to extend the affordability of 21 units at Daybreak Grove (13 units) and Sunrise Place (8 units) for an additional 45 years. The updated agreement is currently under legal review. Execution is expected in Q1 of 2025. Once finalized, the contract will ensure continued affordability restrictions and compliance with funding requirements.</p>

Jurisdiction	Escondido	
Reporting Period	2024	31)
Planning Period	6th Cycle	04/30/2021 - 04/30/2029

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Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.			TOTAL UNITS ⁺	The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺		
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Escondido
Reporting Period	2024 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 04/30/2021 - 04/30/2028

ANNUAL ELEMENT PROGRESS REPORT

**Table K
Tenant Preference Policy**

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.		
Notes		

