



CY-2014
ek-RH

Barbara J. Redlitz, AICP
Director of Community Development
Housing Division
201 North Broadway, Escondido, CA 92025
Phone: 760-839-4841

March 26, 2015

Melinda McCoy
Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

RE: Escondido Annual Housing Element Report for Calendar Year 2014

Dear Ms. McCoy:

I have enclosed for your records the City of Escondido's Annual Housing Element Report for Calendar Year 2014 and the March 25, 2015, City Council agenda. As you are aware, 65400 of the Government Code requires that each jurisdiction submit an annual report to the Office of Planning and Research and the Department of Housing and Community Development on the status of implementing its Housing Element and the progress in meeting its share of regional housing needs. On March 25, 2015, the Escondido City Council reviewed the report and authorized its submission.

If you need any further information, please contact me at (760) 839-4519.

Sincerely,

Kristina Owens, AICP
Associate Planner

Housing Policy Department
Received on:

APR - 1 2015

Enclosure



MARCH 25, 2015
CITY COUNCIL CHAMBERS
3:30 P.M. Closed Session; 4:30 P.M. Regular Session
201 N. Broadway, Escondido, CA 92025

MAYOR	Sam Abed
DEPUTY MAYOR	Michael Morasco
COUNCIL MEMBERS	Olga Diaz Ed Gallo John Masson
CITY MANAGER	Clay Phillips
CITY CLERK	Diane Halverson
CITY ATTORNEY	Jeffrey Epp
DIRECTOR OF COMMUNITY DEVELOPMENT	Barbara Redlitz
DIRECTOR OF PUBLIC WORKS	Ed Domingue

Housing Policy Department
Received on:

APR - 1 2015



Council Meeting Agenda

**March 25, 2015
3:30 P.M. Meeting**

Escondido City Council

CALL TO ORDER

ROLL CALL: Diaz, Gallo, Masson, Morasco, Abed

ORAL COMMUNICATIONS

In addition to speaking during particular agenda items, the public may address the Council on any item which is not on the agenda provided the item is within the subject matter jurisdiction of the City Council. State law prohibits the Council from discussing or taking action on such items, but the matter may be referred to the City Manager/staff or scheduled on a subsequent agenda. (Please refer to the back page of the agenda for instructions.) Speakers are limited to only one opportunity to address the Council under Oral Communications.

CLOSED SESSION: (COUNCIL/SUCCESSOR AGENCY/RRB)

- I. CONFERENCE WITH LABOR NEGOTIATOR (Government Code §54957.6)**
- a. **Agency Negotiator:** Sheryl Bennett & Clay Phillips
Employee Organization: Maintenance & Operations, Teamsters Local 911
 - b. **Agency Negotiator:** Sheryl Bennett & Clay Phillips
Employee Organization: Escondido City Employee Association: Supervisory (SUP) Bargaining Unit
 - c. **Agency Negotiator:** Sheryl Bennett & Clay Phillips
Employee Organization: Escondido City Employee Association: Administrative/Clerical/Engineering (ACE) Bargaining Unit



Council Meeting Agenda

**March 25, 2015
4:30 P.M. Meeting**

Escondido City Council Mobilehome Rent Review Board

CALL TO ORDER

MOMENT OF REFLECTION:

City Council agendas allow an opportunity for a moment of silence and reflection at the beginning of the evening meeting. The City does not participate in the selection of speakers for this portion of the agenda, and does not endorse or sanction any remarks made by individuals during this time. If you wish to be recognized during this portion of the agenda, please notify the City Clerk in advance.

FLAG SALUTE

ROLL CALL: Diaz, Gallo, Masson, Morasco, Abed

ORAL COMMUNICATIONS

The public may address the Council on any item that is not on the agenda and that is within the subject matter jurisdiction of the legislative body. State law prohibits the Council from discussing or taking action on such items, but the matter may be referred to the City Manager/staff or scheduled on a subsequent agenda. (Please refer to the back page of the agenda for instructions.) NOTE: Depending on the number of requests, comments may be reduced to less than 3 minutes per speaker and limited to a total of 15 minutes. Any remaining speakers will be heard during Oral Communications at the end of the meeting.

CURRENT BUSINESS

6. BUDGET ADJUSTMENT REQUEST AND APPROVAL OF CHANGE ORDERS FOR THE INFLUENT PUMP STATION PROJECT AT THE HALE AVENUE RESOURCE RECOVERY FACILITY -

Request Council approve a budget adjustment in the amount of \$1,369,900 to Capital Improvement Program (CIP) No. 804001 (HARRF Influent Pump Station) from the Wastewater unallocated reserves and authorize an amendment to the contract with TC Construction Company, Inc. not to exceed \$1,931,579 (23.7% over the original contract amount of \$8,169,500).

Staff Recommendation: **Approval (Utilities Department: Christopher W. McKinney)**

RESOLUTION NO. 2015-15

7. FINANCIAL REPORT FOR QUARTER ENDED DECEMBER 31, 2014 AND REQUESTED BUDGET ADJUSTMENTS -

Request Council receive and file the second quarter financial report and approve requested budget adjustments to amend the Fiscal Year 2014/2015 Operating Budget.

Staff Recommendation: **Approval (Finance Department: Sheryl Bennett)**

8. PROPOSED CHANGES TO ANNUAL INVENTORY OF CITY FEES -

Request Council approve authorizing new City fees, make changes to certain existing fees for services and delete fees for services that are no longer used.

Staff Recommendation: **Approval (Finance Department: Sheryl Bennett)**

RESOLUTION NO. 2015-26

FUTURE AGENDA

9. FUTURE AGENDA -

The purpose of this item is to identify issues presently known to staff or which members of the Council wish to place on an upcoming City Council agenda. Council comment on these future agenda items is limited by California Government Code Section 54954.2 to clarifying questions, brief announcements, or requests for factual information in connection with an item when it is discussed.

Staff Recommendation: **None (City Clerk's Office: Diane Halverson)**

COUNCIL MEMBERS SUBCOMMITTEE REPORTS

CITY MANAGER'S UPDATE/BRIEFING

The most current information from the City Manager regarding Economic Development, Capital Improvement Projects, Public Safety and Community Development.

- **CITY MANAGER'S UPDATE -**

TO ADDRESS THE COUNCIL

The public may address the City Council on any agenda item. Please complete a Speaker's form and give it to the City Clerk. Submission of Speaker forms prior to the discussion of an item is highly encouraged. Comments are generally limited to 3 minutes.

If you wish to speak concerning an item not on the agenda, you may do so under "Oral Communications." Please complete a Speaker's form as noted above.

Nomination forms for Community Awards are available at the Escondido City Clerk's Office or at <http://www.escondido.org/city-clerks-office.aspx>

Handouts for the City Council should be given to the City Clerk. To address the Council, use the podium in the center of the Chambers, STATE YOUR NAME FOR THE RECORD and speak directly into the microphone.

AGENDA, STAFF REPORTS AND BACK-UP MATERIALS ARE AVAILABLE:

- Online at <http://www.escondido.org/meeting-agendas.aspx>
- In the City Clerk's Office at City Hall
- In the Library (239 S. Kalmia) during regular business hours and
- Placed in the Council Chambers (See: City Clerk/Minutes Clerk) immediately before and during the Council meeting.

AVAILABILITY OF SUPPLEMENTAL MATERIALS AFTER AGENDA POSTING: Any supplemental writings or documents provided to the City Council regarding any item on this agenda will be made available for public inspection in the City Clerk's Office located at 201 N. Broadway during normal business hours, or in the Council Chambers while the meeting is in session.

LIVE BROADCAST

Council meetings are broadcast live on Cox Cable Channel 19 and U-verse Channel 99 – Escondido Gov TV. They can also be viewed the following Sunday and Monday evenings at 6:00 p.m. on those same channels. The Council meetings are also available live via the Internet by accessing the City's website at www.escondido.org, and clicking the "Live Streaming –City Council Meeting now in progress" button on the home page.

Please turn off all cellular phones and pagers while the meeting is in session.

The City Council is scheduled to meet the first four Wednesdays of the month at 3:30 in Closed Session and 4:30 in Open Session.

(Verify schedule with City Clerk's Office)

Members of the Council also sit as the Successor Agency to the CDC, Escondido Joint Powers Financing Authority and the Mobilehome Rent Review Board.

**CITY HALL HOURS OF OPERATION
Monday-Friday 8:00 a.m. to 5:00 p.m.**



If you need special assistance to participate in this meeting, please contact our ADA Coordinator at 839-4643. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility.

Listening devices are available for the hearing impaired – please see the City Clerk.



CITY COUNCIL

For City Clerk's Use:

APPROVED DENIED

Reso No. _____ File No. _____

Ord No. _____

Agenda Item No.: 4
Date: March 25, 2015

TO: Honorable Mayor and Members of City Council
FROM: Barbara J. Redlitz, Director of Community Development
SUBJECT: 2014 Annual Housing Element Report (Case No: PHG 14-0036)

RECOMMENDATION:

Review the attached 2014 Annual Housing Report on the City's progress on implementation of the 2013-2020 Housing Element of the General Plan and authorize submittal of the report to the State Office of Planning and Research, the State Department of Housing and Community Development, and SANDAG, documenting the City's compliance with State housing law.

FISCAL ANALYSIS:

None. Opportunities for State Housing and Smart Growth grants (SANDAG, transit-oriented development, etc.) rely upon each city's demonstration of its compliance with the Housing Element's objectives and deadlines.

GENERAL PLAN ANALYSIS:

The reporting requirements are consistent with the Housing Element of the General Plan.

BACKGROUND:

Government Code Section 65400 requires that each city submit an annual report on the status of its General Plan Housing Element and document the progress in its implementation of housing programs, using forms and definitions adopted by the Department of Housing and Community Development (HCD). The City Council adopted a new Housing Element for the 2013-2020 reporting cycle on December 12, 2012. This staff report documents the second annual review of the current Housing Element, analyzing the housing activities of 2014.

In order to demonstrate compliance with the Housing Element, each city must report on the annual building activity of affordable units (Table A), the annual activity for units rehabilitated, preserved or acquired (Table A2), the annual activity of above-moderate income units (Table A3), the city's progress in meeting its Regional Housing Needs Allocation (RHNA) (Table B), and the city's progress in its implementation of the Housing Element programs during calendar year 2014 (Table C).

Housing Successor Agencies are now required to prepare an additional report containing information on their housing activities. This information is required to be submitted to HCD by the City (as the Housing Successor Agency) at the same time as the Housing Element Annual Report, and it is also attached to this staff report.

ANNUAL REPORT FINDINGS:

This Annual Report substantiates that the City is in compliance with State Housing Law, as detailed in the attached tables. Table A delineates that no affordable units were completed in Escondido in 2014, although it is anticipated that several affordable units will be completed in the upcoming two years because several projects are currently in the entitlement process. Other Housing Element implementation items documented in Table C include the status of Zoning Code updates, the issuance of first time homebuyer loans, and the continuation of the rental subsidy program for seniors and the disabled.

Respectfully Submitted,



Barbara J. Redlitz
Director of Community Development



Kristina Owens
Associate Planner

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Escondido
 Reporting Period 1/1/2014 - 12/31/2014

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 Project Identifier (may be APN No., project name, or address)	2 Unit Category	3 Tenure R- Renter O- Owner	4 Affordability by Household Income				5 Total Units Per Project	5a Est. Infill Units	6 Assistance Programs for Each Development See Instructions	7 Deed Restricted Units See Instructions	8 Note below the number of units determined to be affordable without financial or deed restrictions and based on explanation how the jurisdiction determined the units were affordable. Refer to instructions	
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income						
N/A			0	0	0	0						
(9) Total of Moderate and Above Moderate from Table A3					0	56						
(10) Total by income Table A/A3			0	0	0	56	Total:	56				
(11) Total Extremely Low-Income Units*												

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Escondido
 Reporting Period 1/1/2014 - 12/31/2014

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)

No. of Units Permitted for Moderate	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
	0				0	0	0
17				0	39	56	56

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

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Escondido
 Reporting Period 1/1/2014 - 12/31/2014

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	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15			
Very Low	Used		7	0														7	1,035
	Restricted Non-dead	1,042																28	
	Restricted		28	0														1	
Low	Used																		762
	Restricted Non-dead	791																1	
	Restricted		1															0	
Moderate	Used		0	0															733
	Restricted Non-dead	733																	
	Restricted																		
Above Moderate		1,809	108	56														164	1,445
Total RHNA by COG:		4,175																	
Enter allocation number:			144	56														200	3,975
Total Units																			
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 1/1/14-12/31/14

Table C
 Program Implementation Status

Program Description (By Housing Element/Program Name) Name of Program:	Housing Programs Progress Report - Government Code Section 65583 Describe progress of all programs including progress in removing regulatory barriers. Objective:	Timeframe in H/E:	Status of Program Implementation as of 12-31-14
<p>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.</p>	<p>Anticipated impact: Increased supply of rental units for extremely low, very low-income and low-income residents 300 units</p>	<p>Ongoing</p>	<p>No new affordable units were completed in 2014. An RFP was sent out in August 2014 for affordable housing developers. Contracts were signed with both Community HousingWorks and Urban Housing Communities to develop affordable rental projects consisting of acquisition/rehabilitation of units. These units are expected to be completed within the next two years. In addition, the City is working with Solutions for Change on a new, affordable rental project consisting of 24-40 units, anticipated to be completed within the next two years.</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>Anticipated impact: 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.</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>Anticipated impact: New housing opportunities for homeownership and rental for low- and moderate-income households.</p>	<p>Ongoing</p>	<p>Although no new affordable rental or ownership units were completed in 2014, two infill projects are currently in the works and are expected to be completed within the next two years. San Diego Habitat for Humanity is constructing 11 affordable ownership units on an infill site on Elm Street, and Solutions for Change is working on an affordable rental project of 24-40 units, also on an infill site on Escondido Boulevard.</p>

<p>1.4 City-owned Sites Facilitate the redevelopment/development of affordable housing on City-owned sites</p>	<p>Anticipated impact: Sites for affordable housing. Use City-ownership as a potential inducement for rehabilitation of more affordable housing</p>	<p>Ongoing</p>	<p>The Housing Division, the Public Works Department and the City's Real Property Agent continue to review properties when they become available as potential sites for redevelopment.</p>
<p>Name of Program:</p> <p>1.5 Density Bonus Amend Density Bonus Ordinance to be consistent with State law</p>	<p>Objective: Anticipated impact: Additional housing opportunities for low- and moderate-income households.</p>	<p>Timeframe in HE: 0-3 years from HE adoption</p>	<p>Status of Program Implementation as of 12/31/14: Staff is currently working on an amendment to the Zoning Code to modify the Density Bonus provisions so they are in conformance with State law. It is anticipated that the City Council will review the changes in 2015. In the meantime, the City utilizes the State density bonus requirements when processing a request for a density bonus.</p>
<p>2.1 Housing Rehabilitation: Renter Occupied Continue to explore potential rental rehabilitation programs</p>	<p>Anticipated impact: Increase rental rehabilitation for lower income households (25 units).</p>	<p>Ongoing</p>	<p>Staff continues to explore funding opportunities for a new renter-occupied rehabilitation program. Funding from a CalHOME grant will allow the City to re-establish an owner-occupied rehabilitation program for low-income households in single-family residences and mobilehomes in 2015.</p>
<p>2.2 Acquisition/Rehabilitation Continue to explore ways to encourage the recycling of deteriorated and older structures for affordable housing opportunities</p>	<p>Anticipated impact: Additional affordable housing opportunities for lower income households. (200 Units)</p>	<p>Ongoing</p>	<p>Recycling of existing, dilapidated structures continues to be a priority. No new affordable units were completed in 2014. However, an RFP was sent out in August 2014 for affordable housing developers. Contracts were signed with both Community HousingWorks (10 units within a 200 unit development) and Urban Housing Communities (44 units) to develop affordable rental projects consisting of acquisition/rehabilitation of existing units. These units are expected to be completed within the next two years</p>

<p>2.3 Focus on Neighborhoods Collaborate with departments to channel resources and efforts into improvement of neighborhoods, 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.</p> <p>The joint efforts to combine resources in targeted neighborhoods, including CDBG funding, grants, and outside financing, will continue, including coordinating the Escondido Creek Master Plan, public improvements with proposed affordable developments, and neighborhood oriented clean-up projects.</p> <p>In November 2013 the City Council approved the 2013-2014 City Council I Action Plan, which includes a Neighborhood Improvement element. This element includes strategies for improving aging neighborhoods, improving City appearance and expanding collaboration with neighborhood groups. It is anticipated that this will continue to be a focus in the 2015-2016 Action Plan developed in spring 2015.</p>
<p>Name of Program: 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>Objective: Anticipated impact: 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>Status of Program Implementation as of 12-31-14 The City will continue to monitor at-risk units, particularly those identified in the Housing Element. In 2013, the Housing Division worked with the owners of Sonoma Court, 60 affordable units at risk after 2023, to preserve and extend affordability covenants while ensuring funding for necessary improvements. The city allowed the partnership to re-syndicate, which will allow the new partnership to apply for 4% tax credits to extend the affordability periods of the City and TCAC for 55 years. No units were preserved in 2014 but staff is assisting in preserving the affordability of a 6-unit project for 2015.</p>

<p>3.1: First-Time Homebuyer/Home Entry Loan Program (HELP) Provide low-interest loans to lower income households for closing costs and down payment, of lesser of 5% of purchase price or \$25,000</p>	<p>Anticipated impact: Increased homeownership opportunities for lower income households (150 uhujints).</p>	<p>Ongoing</p>	<p>2 HELP loans funded during 2014 3 HELP loans funded during 2013</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>	<p>Ongoing</p>	<p>3 MCCs were issued to a lower income household during 2014 (5 additional MCCs were issued to those earning \leq 120% AMI) 1 MCC was issued to a lower income household during 2013</p>
<p>Name of Program</p>	<p>Objective</p>	<p>Timeframe in HE</p>	<p>Status of Program Implementation as of 12-31-14</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>Collaborate with HUD (and the housing authority) toward the provision of Section 8 Rental Subsidy to households earning 50% or less of the median income Provide rental subsidy to low-income seniors and persons with disabilities in mobilehomes parks and apartments 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 2014, 1,314 households were assisted with a Section 8 Rental Subsidy. An additional 11,786 are on the wait list in Escondido. During 2014, an average of 45 senior households (or persons with a disability) in mobilehome parks and another 35 in apartments were receiving a monthly rental subsidy while waiting for HUD Section 8 eligibility. Eligibility for the program was tightened in 2012 due to the loss of redevelopment funds. Continuation of the program in the future is uncertain.</p>

<p>3.4 Mobilehome Park Conversion Provide technical assistance to mobilehome resident groups in the conversion of existing parks to resident ownership</p>	<p>Anticipated impact: Continued mobilehome resident ownership opportunities for lower income residents. Continue to work with City policies and procedures to assist in conversion</p>	<p>Ongoing</p>	<p>The City continues to provide technical assistance to mobilehome parks considering conversions. No recent conversions have been requested. The City continues to manage the remaining city-owned spaces in Esccondido Views (5 lots) and Mountain Shadows (27 lots).</p>
<p>3.5 Mobilehome Rent Review Rent review via the Rent Review Board of applications or 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 2014, nine short-form rent review hearings were held. Monthly increases approved for short form applications ranged from \$5.19 to \$11.66.</p>
<p>Name of Program</p>	<p>Objective</p>	<p>Timeframe in HE</p>	<p>Status of Program Implementation as of 12/31/14</p>
<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 tenants</p>	<p>Ongoing</p>	<p>In 2014 the City continued to contract with North County Lifeline to provide fair housing services including counseling, mediation in landlord/tenant disputes, and bilingual assistance. City staff continues to disperse information, review potential impediments to fair housing, and meet with other jurisdictions to discuss and address potential regional impediments. The City of Esccondido is participating in a 2015 San Diego regional AI, which is currently underway.</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 is in the process of reviewing the approved Emergency Shelter Overlay to possibly modify/expand the overlay area. Any modifications will be in compliance with State law.</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 2015.</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 2015.</p>
<p>4.4: Monitoring of Growth Management Measure Periodically monitor and evaluate Proposition S for its impacts on the cost, supply and timing of affordable housing. Analyze the ability to accommodate the city's regional housing need, constraints on supply and affordability of housing.</p>	<p>Anticipated impact: Increased public awareness of the City's housing needs and obligations under state law.</p>	<p>Ongoing</p>	<p>The Housing Element shows that City's RHNA can be accommodated. In 2014 it does not appear that existence of Proposition "S" discouraged or prevented construction of 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>
<p>Name of Program:</p>			
<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 identifying the City's housing programs and provide opportunities to market those programs.</p>	<p>Anticipated impact: More effective and targeted housing programs (especially for lower income households).</p>	<p>Ongoing</p>	<p>Housing program and project information is updated as needed and is distributed via a variety of avenues such as the web-site, brochures, mailers, referral cards and at City Hall. The city website was updated in late 2010 and updates to the website are ongoing as needed. Staff continues to seek additional ways to distribute information.</p>

CONSTRAINTS

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

Issue	Page #	Action	Status
<p>Land Use Controls Residential designations, specific plans, growth management controls, overlay zones/districts, and the density bonus ordinance</p>	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.
<p>Residential Development Standards</p>	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 density bonus and residential incentive ordinance in 2015-2016 more flexibility will be available. Escondido has one of the lowest parking requirements in north county, and some additional flexibility is built into the Zoning Code.
<p>Provision for a Variety of Housing Opportunities</p>	IV-80	A jurisdiction must encourage the development of a variety of housing types for all economic segments of the population.	The General Plan calls for establishing a minimum density for each district, to promote efficient use of land. The Escondido Zoning Code has provisions for SDUs, mobilehomes, multi-family dwellings, and residential care facilities. Also, SROs and farmworker housing. In 2013, the City approved a zoning overlay where emergency shelters are permitted by right, in accordance with state law. Similar code amendments will be completed in 2015 for transitional/supportive housing, and some clean-up language for senior housing. There are no other policies or regulations that constrain development of housing for persons with disabilities.
<p>Development Conditions and Fees Fees and exactions to process permits and provide services and facilities can be a constraint to the development of housing due to the additional cost borne by developers.</p>	IV-90	The City periodically reviews fees to ensure they reflect current impacts and necessary impacts.	Escondido's residential development fees have not been found to act as a constraint to the development of housing. They are comparable to those of other north county cities. The development fees are reviewed periodically and modified as needed.

<p>On- and Off-Site Improvements Existing infrastructure, development standards for new infrastructure, requirements for on-and off-site improvements.</p>	<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 will be reviewed as necessary.</p>
<p>Building Codes and Enforcement</p>	<p>IV-94</p>	<p>The 2010 California Building Code and 2010 Green Building Standards Code have been adopted</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 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>