



City of Escondido 6th Cycle Housing Element 2021-2029

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Community Development Department

201 North Broadway

Escondido, CA 92025

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1. Introduction

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

State law requires that all cities adopt a Housing Element and with prescribed details and content. This Housing Element responds to those requirements, and responds to the special characteristics of the City's housing environment. The Element incorporates the most current data readily available at the time of writing and an evaluation of the Housing Element adopted in 2013. Also included are assessments of the current and potential housing actions, and resources of the private sector and all levels of the public sector.

This Escondido Housing Element is prepared for the 2021-2029 update (6th cycle) for jurisdictions in the San Diego Association of Governments (SANDAG) region.

The Housing Element's Purpose

The Housing Element is concerned with specifically identifying ways in which the housing needs of existing and future resident residents can be met. This Housing Element covers the planning period of April 15, 2021 to April 15, 2029, and identifies strategies and programs that focus on:

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

A. Escondido's General Plan Vision

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

B. Escondido's Housing Element Outline

The 2021-2029 Escondido Housing Element consists of the following major components:

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

An evaluation of the City's achievements in implementing the 2013 Housing Element is also included in the appendix.

C. Community Context

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

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

In 2020, the City population was 153,008, an increase of about six percent in the last ten years. During this same period, the housing stock increased by approximately two percent. The growth in population has, in turn, increased diversity within the City. From 2010 to 2020, Escondido became more racially and ethnically diverse. The population of White residents has continued to decrease from 68 percent in 2000 to 35 percent in 2020. Meanwhile, the City's population of Hispanic residents has increased from 39 percent to 52 percent. The City's Asian population has also increased from four percent in 2000 to seven percent in 2020.

The 2018 American Community Survey (ACS) Five-Year estimates reported an increase in average household size from 3.06 persons per household in 2010 to 3.21 persons in 2018. This trend can be partially attributed to the increase in families with children and the shift in racial and ethnic composition, since many Asian and Hispanic households are typically larger than White households.

Escondido offers a mix of housing types. Single-family homes make up about 57 percent of the housing stock, the multi-family share is about 36 percent, and mobile homes comprise the remaining eight percent. Over three-fourths (76 percent) of Escondido's housing stock is over 30 years old (built

before 1990), with approximately 10 percent of the housing stock being built before 1969 (over 50 years old).

The median price of a single-family home in Escondido is estimated at about \$540,000 as of 2019. Apartment rents range from \$1,490 for a one-bedroom apartment to \$2,273 for a three-bedroom apartment. Lower income households in the City are unable to afford homeownership and affordable rental options are also limited. The City has been actively addressing its housing issues by developing affordable housing, improving the existing housing, and providing assistance to households in need.

D. Public Participation

The City of Escondido envisions itself as a sustainable community through various environmental, economic, health, and social equity initiatives. The ability to increase housing production and preservation is a key factor to a sustainable future. To accomplish this, the Housing Element must provide goals, objectives, policies, and implementation programs demonstrating how Escondido will meet its existing and future housing needs for all income levels. Although the City does not build the housing, the Housing Element does create a plan and regulatory framework, which provides opportunities for the private sector to do so, where market conditions determine when and where housing is built. In order to make sure that the City develops a good “housing” strategy, the City needs to identify all types of community-supported solutions.

The City was awarded Senate Bill (“SB”) 2 grant funding in 2020 to develop three different housing studies and plans: a Housing Element Update, a Sector Feasibility Study, and an East Valley Specific Plan. These three housing studies and plans will be linked together, through a common work program theme, called the “Housing and Community Investment Study.” The coordination of the three studies helps identify a comprehensive vision for maintaining, preserving, and developing housing to address Escondido’s quality of life needs. Through the consolidated work program, the City undertook a strategically focused public involvement process to help engage residents, businesses, and other community members in the development of three different housing studies and plans. Since the Housing Element, Sector Feasibility Study, and East Valley Specific Plan are related to each other, consolidating the work program in terms of project management into one project helped ensure that public participation-related activities and tasks were grouped to be more efficient. This in turn led to more effective public outreach and more-informed community engagement.

Components of the Housing and Community Investment Study

The Housing and Community Investment Study (“HCIS”) identifies the City’s housing needs and establishes clear goals and objectives to inform future housing decisions. This important effort will guide Escondido’s future housing policy creation and implementation. It will address things like how best to increase or accommodate affordability, substandard housing rehabilitation, existing demand for new housing, eliminating housing development constraints, and fair housing.

The Housing Element Update identifies:

- Policies for new housing construction, rehabilitation and conservation of the existing affordable housing stock.
- The current Housing Element sets a number of ambitious goals to increase housing production and preservation, ensure neighborhood livability, prevent discrimination, and end homelessness. This foundation has allowed Escondido to advance a progressive set of programs and initiatives to develop and preserve both market-rate and affordable housing. This update presents an opportunity to build on that foundation as we continue to address the housing crisis.

The Sector Feasibility Study identifies:

- Market information about how new development could be financed, and assess if, and to what degree, housing development is financially/economically feasible under rising construction, land, and regulatory costs.

East Valley Specific Plan identifies:

- A comprehensive planning and zoning scheme for an area just east of the former, downtown hospital campus.
- Opportunity sites ready for development. The area map shows the location of potential re-visioning.
- New ways to accommodate streamlined housing with community-supported solutions.

Public Participation of the HCIS

A goal of the HCIS was to ensure that the future housing accommodation strategies embraced the distinct identity and character of Escondido where one can live their entire life with housing for all ages, incomes and abilities. For that purpose, a Public Participation Plan was developed to help create meaningful outreach engagement activities. During the course of the Study, the City worked with development experts, community-based interest groups, stakeholders, and the community at large to achieve the best plan possible through engagement tools including meetings, community workshops, and online engagement. Information about the first and second phase of outreach is available and provided on the City's website (<https://www.escondido.org/hcis.aspx>) and summarized below.

First Phase of Outreach

The first phase of outreach of the HCIS focused on developing background information and feedback on overarching housing issues and concerns:

- Direct mailers, electronic e-mail blasts, and electronic flyers in English and Spanish
- Planning Commission and City Council meetings and status updates
- July 23, 2020 virtual workshop (English and Spanish services)

- Presentation Videos posted online (English and Spanish recordings)
- For Residents:
 - East Valley Specific Plan downloadable comment forms: English and Spanish
 - East Valley Specific Plan online form to submit comments
 - Housing Element online survey (July 2020 - December 2020): English and Spanish
- For Businesses:
 - East Valley business survey (August 2020 - September 2020): English and Spanish
 - Housing Element online survey (July 2020 - December 2020): English and Spanish

Second Phase of Outreach:

The City explored different strategies to develop more housing to meet state housing requirements and to meet its goals for maintaining community identity. Public feedback in the second phase of outreach was utilized to determine the locations and densities of new housing options.

- Direct mailers, electronic e-mail blasts, and electronic flyers in English and Spanish
- October 7, 2020 virtual workshop (English and Spanish services)
- Presentation Video posted online “Land Use Alternative Workshop” (English and Spanish recordings)

Housing Element Study Sessions

The City conducted two study sessions in March 2021, one before the Planning Commission (March 23) and one before the City Council (March 24) to review the Draft Housing Element.

Public Review of Draft Housing Element

The Draft Housing Element has been available for public review on City website since March 19, 2021.

E. Data Sources and Methodology

In preparing the Housing Element, various sources of information are consulted. The 2000 and 2010 Census provides the basis for population and household characteristics. Unfortunately, the 2020 Census data is not scheduled to be released in time for the preparation of this Housing Element. As of the writing of this Housing Element (February 2021), no 2020 Census data has been released. Therefore, several sources are used to provide reliable updates to the 2010 Census, including the following:

- 2014-2018 American Community Survey by the Census Bureau
- Population and demographic data updated by the State Department of Finance

- Housing market information, such as home sales and rents, from Corelogic and Zillow, among other sources
- Lending patterns from the Home Mortgage Disclosure Act (HMDA) database
- Labor statistics from California Employment Development Department

F. General Plan Consistency

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

The Escondido General Plan includes the following elements:

- Land Use and Community Form
- Mobility and Infrastructure
- Housing
- Community Health and Services
- Community Protection
- Resource Conservation
- Growth Management
- Economic Prosperity

This Housing Element is consistent with the policies and proposals set forth by the updated General Plan, but also incorporates new development opportunities offered by the East Valley Specific Plan. The Safety Element was also updated concurrent with the Housing Element update.

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

2. Housing Needs Assessment

The City strives to achieve a balanced housing stock that meets the varied needs of all income segments of the community. To understand the City’s housing needs, the nature of the existing housing stock and the housing market are comprehensively evaluated. This section of the Housing Element discusses the major components of housing needs in Escondido, including population, household, economic, and housing stock characteristics. Each of these components is presented in a regional context, and, where relevant, in the context of other nearby communities. This assessment serves as the basis for identifying the appropriate goals, policies, and programs for the City to implement during the 2021-2029 Housing Element cycle.

A. Population Characteristics

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

Population Growth

According to the California Department of Finance population estimates, the City population in 2020 was 153,008, increasing from 133,559 in 2000 and 143,911 in 2010. Between 2010 and 2020, the City population increased by approximately 10,000 people, representing an increase of approximately six percent (Table 1:). During the same period, San Diego County population increased by eight percent. The City population as a proportion of the County population has remained the same over the past 30 years (4.6 percent).

	2000	2010	2020	2000-2010	2010-2020
Escondido	133,559	143,911	153,008	7.8%	6.3%
San Diego Region	2,813,833	3,095,313	3,343,355	10.0%	8.0%
Escondido as a % of the County	4.7%	4.6%	4.6%	-2.0%	-1.6%

Sources: Bureau of the Census, 2000, and 2010; California Department of Finance, 2020.

Age Characteristics

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

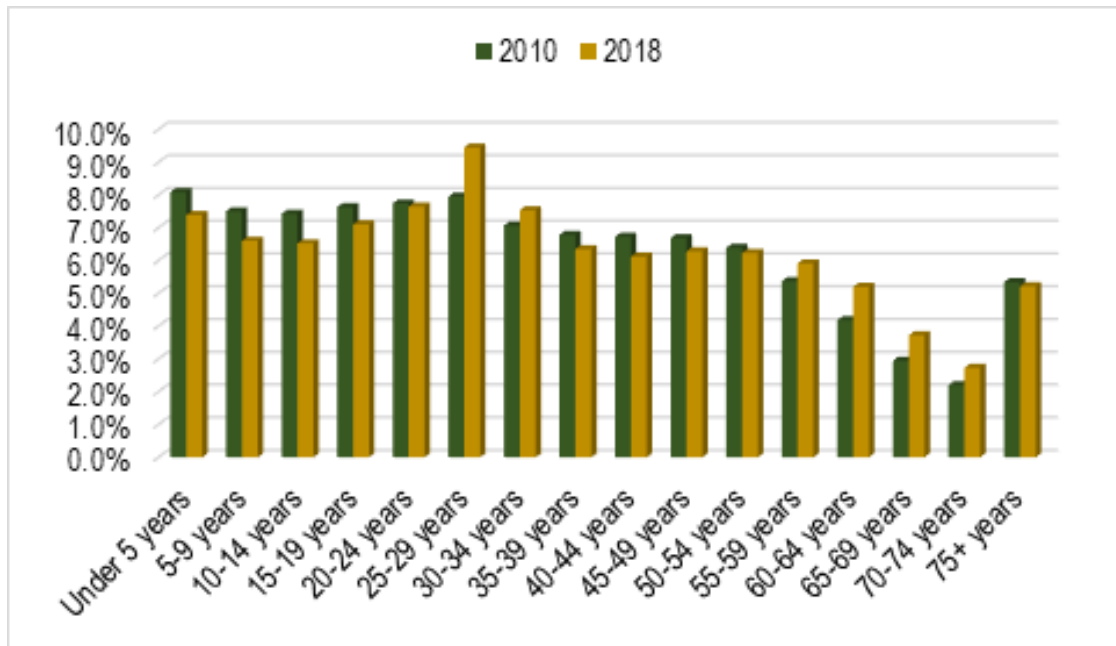
The adult population (35 to 64 years old) represents the major market for moderate to relatively high cost condominiums and single-family homes. The senior population (65 years and older) tends to generate demand for low to moderate cost apartments and condominiums, group quarters, and mobile homes.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

In 2010, 31 percent of residents in the City were under the age of 20 years, 23 percent were young adults between 20 and 34 years, 36 percent were mature adults between 35 and 64 years, and 10 percent were elderly persons over 65 years of age (Table 2). According to the 2014-2018 ACS, the age distribution of Escondido residents was as follows: 28 percent of residents in the City were under the age of 20 years, 25 percent were between 20 and 34 years, 36 percent were between 35 and 64 years, and 11.6 percent were over 65 years of age. Overall, the City's population is aging, with the median age increasing from 32.5 to 33.8 between the 2010 Census and the 2014-2018 ACS. Figure 1 shows that the proportion of population for all age categories under 55 has decreased between 2010 and 2018 (except for 25 to 34 years old) while population over 55 at all age categories has increased (except 75+ years old).

Age	2010		2018	
	Total	% of Total	Total	% of Total
Under 5 years	11,638	8.1%	11,164	7.4%
5-9 years	10,795	7.5%	9,976	6.6%
10-14 years	10,686	7.4%	9,858	6.5%
15-19 years	10,976	7.6%	10,735	7.1%
20-24 years	11,138	7.7%	11,554	7.6%
25-29 years	11,436	7.9%	14,280	9.4%
30-34 years	10,167	7.1%	11,383	7.5%
35-39 years	9,759	6.8%	9,589	6.3%
40-44 years	9,681	6.7%	9,246	6.1%
45-49 years	9,617	6.7%	9,490	6.3%
50-54 years	9,190	6.4%	9,418	6.2%
55-59 years	7,725	5.4%	8,937	5.9%
60-64 years	6,019	4.2%	7,853	5.2%
65-69 years	4,237	2.9%	5,619	3.7%
70-74 years	3,162	2.2%	4,125	2.7%
75+ years	7,685	5.3%	7,888	5.2%
Total	143,911	100.0%	151,115	100.0%
Median Age	32.5		33.8	

Source: Bureau of the Census, 2010 Census; American Community Survey, 2014-2018.

Figure 1: Age Composition (2018)



Race/Ethnicity

Race/ethnicity of the population is important to an analysis of housing needs and conditions for several reasons. The cultural influences of races are often reflective of preferences for housing type, location of housing, associated services, and household composition. For example, the concept of “extended family” can have implications on the definitions of overcrowding and housing conditions. The racial and ethnic composition of a community’s population should also be more carefully examined at the neighborhood level. In general, Hispanic and Asian households exhibit a greater propensity than White households for living in extended families. However, with the rising housing crisis in California, and the recent economic challenges presented by COVID-19, extended family members sharing housing arrangements or adult children moving back with parents have become a trend in many California communities.

Escondido, like many communities throughout California, has experienced gradual changes in the racial and ethnic composition of its population. According to the 2010 Census, White residents (40 percent) no longer comprised the largest racial/ethnic group in the community. The proportion of White residents continued to decrease, comprising only 36 percent of the population by 2018. Meanwhile, the City’s Hispanic residents now make up over half (52 percent) of the City’s population a two percent increase since 2010 (Table 3).

Table 3: Race and Hispanic Origin (2018)

Race and Ethnicity	Number	Percent
Non-Hispanic Races		
White	53,623	35.5%
Black or African American	3,302	2.2%
American Indian	553	0.4%
Asian	10,032	6.6%
Native Hawaiian and Other Pacific Islander	380	0.3%
Some other race	299	0.2%
Two or more races	4,545	3.0%
Hispanic	78,381	51.9%
Total	151,115	100.0%

Source: American Community Survey, 2014-2018.

B. Economic Characteristics

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

Employment

The San Diego region currently has a smaller share of its employment in manufacturing than California and the nation. The decline in the proportion of jobs in manufacturing has been progressing for more than half a century nationwide. During the 1990s and continuing after 2000, the region’s economy continued to diversify away from manufacturing and defense-related industries. Manufacturing’s share of total non-farm employment fell from 12.8 percent in 1990 to 10.3 percent in 2000 and 9.2 percent during 2014-2018, following a similar trend for the state and the nation. Conversely, service occupations now comprise about 19.5 percent of the employment according to the 2014-2018 ACS.

The earnings gap between low- and high-paying jobs has also widened because of unbalanced job growth and the region’s capacity for low-paying jobs has increased through public and private investments in low value-added industries, such as tourism, entertainment, and retail trade, without compensating investments for high value-added industries. However, as digital technology continues to improve, fostering online shopping and streaming of entertainment, entertainment and retail jobs may be in jeopardy and are certainly most impacted by the Coronavirus pandemic.

As of September 2020, unemployment rate in Escondido was reported by the State Employment Development Department at 8.5 percent, below the regional average of 9.0 percent and the statewide average of 11.0 percent. The current COVID-19 crisis is expected to have long-lasting impacts on the economy. The “pre-COVID” unemployment rate in Escondido was reported at 4.0 percent as of March 2020. The impacts of COVID-19 on housing affordability and housing problems (such as cost burden) are expected to worsen, although no data is available yet to substantiate the projections.

Table 4 highlights the difference in employment composition in Escondido versus the region. The table shows that employment in the agriculture and mining, construction, manufacturing, transportation, communication and utilities, wholesale trade, and public administration sectors are higher in Escondido. Compared to the region, Escondido has a lower proportion of higher paying jobs in the finance/real estate insurance, retail trade, and professional services sectors. Of course, it is important to note that this data set largely ignores the growing number of Escondido residents that have a single part-time job, multiple part-time jobs, or have other sources of income such as that from the gig economy, rather than traditional full time employment.

Table 4: Employment Characteristics - (2010-2018)

Industry Sector	2006-2010 ACS		2014-2018 ACS		Median Earnings (Escondido 2018)
	% of Escondido Employment	% of Region Employment	% of Escondido Employment	% of Region Employment	
Agriculture, Mining	2.0%	0.7%	2.3%	0.9%	\$ 23,727
Construction	11.1%	7.2%	9.3%	5.9%	\$33,206
Manufacturing	11.5%	9.2%	9.6%	9.2%	\$ 41,896
Transportation, Communication, Utilities	2.7%	2.9%	3.3%	2.4%	\$ 36,638
Wholesale Trade	12.7%	10.8%	12.5%	10.5%	\$24,421
Retail Trade	2.6%	3.8%	3.9%	4.1%	\$47,267
Finance, Real Estate, Insurance	1.9%	2.5%	1.6%	2.2%	\$50,231
Professional Services	5.4%	7.4%	4.8%	6.2%	\$39,682
Education, Health, and Social Services	12.1%	14.2%	14.2%	15.1%	\$32,035
Arts, Recreation, Entertainment	16.9%	19.9%	17.3%	21.3%	\$32,783
Other Services	11.4%	10.6%	11.6%	11.9%	\$20,236
Public Administration	6.5%	5.2%	7.0%	5.4%	\$20,310
Total	3.3%	5.4%	2.4%	5.0%	\$59,136

Sources: Bureau of the Census, 2006-2010; American Community Survey, 2014-2018. 2018 Census San Diego County Median Household Income = \$81,500

Salary/Income

Error! Reference source not found. displays mean annual wage data for occupations compiled by the California Employment Development Department (EDD) for the San Diego Metropolitan Statistical Area. Table 5 shows that the food preparation and serving, farming, fishing and forestry, personal care, and healthcare support occupations offer the lowest wages.

According to the ACS, approximately 14 percent of Escondido residents work at educational, health and social services occupations. Education and social services usually generate employment at the moderate income levels. Other major employment sectors for Escondido include arts, recreation and entertainment (17.3 percent) and wholesale trade (12.5 percent); both provide generally jobs at lower to moderate scales. Also refer to the next section regarding Escondido household incomes.

Table 5: Mean Salary by Occupation - San Diego Region (2020)

Occupations	Average Salary
Management	\$136,531
Legal	\$120,265
Computer and Mathematical	\$104,627
Healthcare Practitioners and Technical	\$102,053
Architecture and Engineering	\$99,949
Life, Physical and Social Science	\$87,579
Business and Financial Operations	\$80,850
Education, Training and Library	\$66,690
Arts, Design, Entertainment, Sports and Media	\$61,614
Construction and Extraction	\$60,047
Protective Service	\$58,837
Community and Social Service	\$56,793
Installation, Maintenance and Repair	\$54,945
Sales	\$45,974
Office and Administrative Support	\$45,385
Production	\$43,823
Transportation and Material Moving	\$39,362
Building, Grounds Cleaning, and Maintenance	\$36,248
Healthcare Support	\$35,609
Personal Care and Service	\$34,806
Farming, Fishing and Forestry	\$33,243
Food Preparation and Serving Related	\$31,942
All Occupations	\$61,770

Source: California Employment Development Division, Occupational Employment Statistics (OES), Q1, 2020.

C. Household Characteristics

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

According to the 2020 California Department of Finance housing estimates, there were 1,226,879 households (also known as occupied housing units) in San Diego County. Of these, 49,211 households, or approximately four percent, were located in Escondido.

Household Type and Size

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

Escondido had 43,817 households in 2000. By 2010, this number grew marginally to 44,574, an increase of two percent. The number of households in Escondido increased another four percent to 46,338 households by 2018. Table 6 shows that, increasingly, Escondido households are comprised primarily of families. However, the greatest change between 2010 and 2018 was the increase in other 'non-traditional' families, including single parents. Married couples with children and single households living alone experienced numerical and proportional decreases.

According to the 2014-2018 ACS, 72 percent of the Escondido households were family-households. Of the City's family households, 36 percent were married couples with children under the age of 18 and 34 percent were married couples without children. The proportion of other families continued to grow, representing 31 percent of all family-households.

Approximately 28 percent of Escondido households were non-family households with the majority of them (72 percent) being residents living alone. By 2018, the average household size in the City increased to 3.21 and the average family size increased to 3.69.

Table 6: Changes in Household Types (2010 – 2020)

Household Types	2010		2020		Change 2010-2020	
	#	%	#	%	#	%
Families	31,816	71.4%	33,324	71.9%	1,508	4.7%
Married with Children	12,419	39.0%	11,819	35.5%	-600	-4.8%
Married, no Children	10,587	33.3%	11,227	33.7%	640	6.0%
Other Families	8,810	27.7%	10,278	30.8%	1,468	16.7%
Non-Families	12,758	28.6%	13,014	28.1%	256	2.0%
Single- Living Alone	9,940	77.9%	9,324	71.6%	-616	-6.2%
Other Non-Families	2,853	22.4%	3,690	28.4%	837	29.3%
Total Households	44,574	100.0%	46,338	100.0%	1,764	4.0%
Average Household Size	3.06 persons		3.21 persons		4.9%	
Average Family Size	3.58 persons		3.69 persons		3.1%	

Sources: Bureau of the Census, 2006-2010; American Community Survey, 2014-2018.

Household size is an important market characteristic. Housing demand is shaped by the composition of its household sizes. The small household (one to two persons per household) traditionally prefers units with zero to two bedrooms, while the large household (five or more persons per household) prefers units with at least three bedrooms. Information on Table 7 shows that approximately 18 percent of Escondido households included five or more persons.

Table 7: Household Size (2018)

Persons	Owner HHs	Percent	Renter-HHs	Percent	Total HHs	Percent
One	3,963	16.9%	5,361	23.4%	9,324	20.1%
Two	8,210	35.0%	5,375	23.5%	13,585	29.3%
Three	4,070	17.4%	3,736	16.3%	7,806	16.8%
Four	3,684	15.7%	3,507	15.3%	7,191	15.5%
Five	1,955	8.3%	3,014	13.2%	4,969	10.7%
Six	850	3.6%	1,125	4.9%	1,975	4.3%
Seven or more	694	3.0%	794	3.5%	1,488	3.2%
Total	23,426	100.0%	22,912	100.0%	46,338	100.0%

HHs = Households
Source: Bureau of the Census, American Community Survey 2014-2018.

Household Income

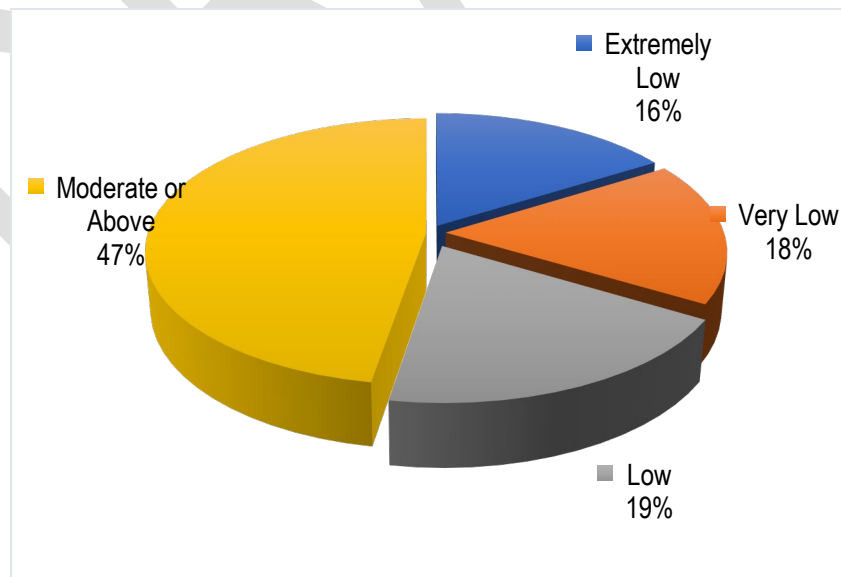
Household income is directly connected by the ability to afford housing. Income levels influence the range of housing prices within a region and the ability of the population to afford housing. Home ownership rates rise as household income increases. As household income decreases, households tend to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

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

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

Combined, the extremely low, very low, and low income groups are referred to as lower income. Federal programs provide assistance primarily to households in the lower income category (up to 80 percent AMI). In 2017, approximately 47 percent of Escondido households earned moderate or above moderate incomes (Figure 2), while 53 percent of households had incomes in the lower income levels.¹

Figure 2: Households by Income Categories (2013-2017)

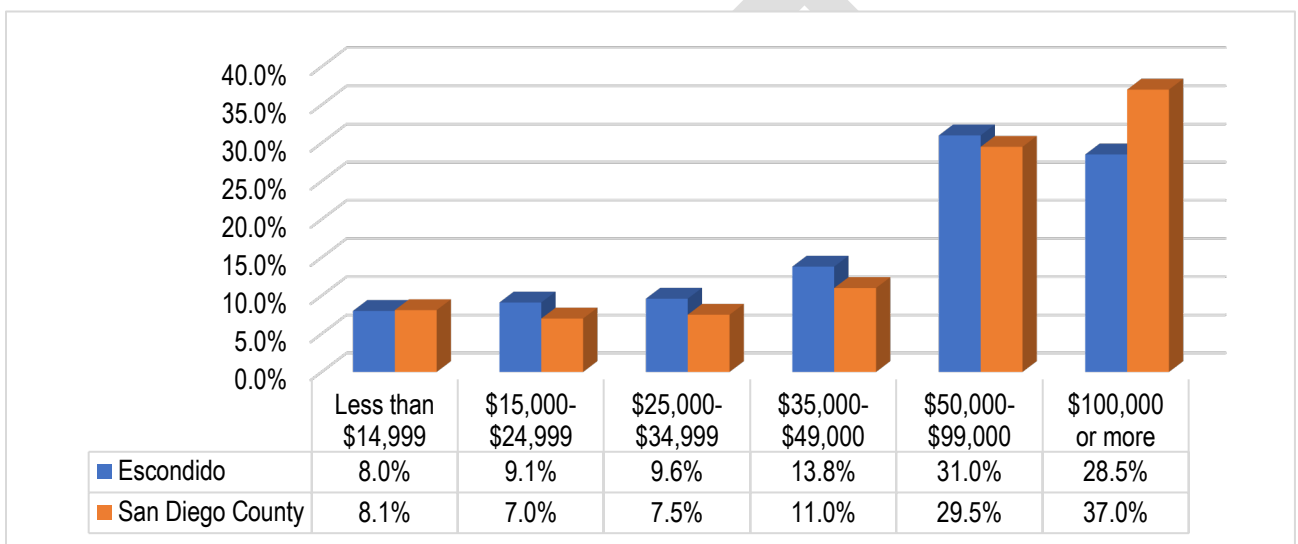


¹ Data was obtained from the Comprehensive Housing Affordability Strategy (CHAS) prepared for HUD by the Census Bureau using 2013-2017 Census data. CHAS data does not provide a breakdown of household income for those with more than 80 percent AMI as those households are not qualified for federal housing programs.

Household incomes in Escondido tend to be lower than those in the region as a whole. Median household income in the City was \$54,457 in 2009, compared to the San Diego County median household income of \$62,901. The ACS estimates the median household income in Escondido between 2014 and 2018 was \$62,319, compared to \$74,855 in the County.

Figure 3 **Error! Reference source not found.** compares household income in Escondido and in the San Diego region between 2014 and 2018. Approximately 60 percent of Escondido households had incomes over \$49,999, seven percentage points lower than regionwide. Approximately 29 percent of Escondido households earned \$100,000 or more, compared to 37 percent in all of San Diego County. Approximately 27 percent of Escondido residents earned less than \$35,000 annually, compared to 23 percent region wide.

Figure 3: Household Income Distribution (2014-2018)



Median household income compared to neighboring communities provides a way to measure income in Escondido against other cities. Table 8 compares median income in Escondido to other North County cities and the region. Median household income in the City was one of the lowest in the region, comparable to the City of Vista.

Table 8: Median Household Income (2014-2018)

Jurisdiction	Median HH Income*	Percent Above/Below Regional Median
Carlsbad	\$107,172	43.2%
Encinitas	\$113,175	51.2%
Escondido	\$62,319	-16.7%
Oceanside	\$68,652	-8.3%
Poway	\$105,732	41.2%
San Marcos	\$76,619	2.4%
Vista	\$65,696	-12.2%
San Diego Region	\$74,855	----

Source: Bureau of the Census, American Community Survey, 2014-2018.

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

Household incomes improved from 2000 to 2010 (Table 9). The percentage of wage earners with annual incomes over \$50,000 increased, while the percentage of those earning less than \$50,000 decreased, through the majority of this increase was due to a 7.2 percent increase in residents earning \$100,000 or more. Since 2010, while the proportion of households earning over \$100,000 continued to increase, the proportions of households earning below \$15,000 decreased from 10 percent to eight percent, indicating a decrease in the number of households earning extremely low incomes.

Table 9: Income Distribution (2000-2018)

Household Income	Income Distribution			Percentage Change	
	2000	2010	2018	2000-2010	2010-2018
< \$10,000	3.8%	5.5%	4.9%	1.7%	-0.6%
\$10,000 - \$14,999	5.0%	5.0%	3.1%	0.0%	-1.9%
\$15,000 - \$24,999	11.8%	10.5%	9.1%	-1.3%	-1.4%
\$25,000 - \$34,999	14.3%	11.4%	9.6%	-2.9%	-1.8%
\$35,000 - \$49,999	16.5%	15.8%	13.8%	-0.7%	-2.0%
\$50,000 - \$74,999	22.2%	19.1%	18.1%	-3.1%	-1.0%
\$75,000 - \$99,999	12.3%	11.4%	12.9%	-0.9%	1.5%
\$100,000 or more	14.1%	21.3%	28.5%	7.2%	7.2%
Total	100.0%	100.0%	100.0%	--	--

Source: Bureau of the Census, 2000 Census; 2005-2009 American Community Survey 2005-2009; American Community Survey 2014-2018.

D. Housing Problems

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Escondido. Detailed CHAS data based on the 2013-2017 American Community Survey is displayed in Table 10. Reference source not found.. Housing problems considered by CHAS include:

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

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

- In general, renter-households had a higher level of housing problems (66 percent) compared to owner-households (36 percent).

- Large renter-families had the highest level of housing problems regardless of income level (84 percent).
- Extremely low income (78 percent) and very low income households (85 percent) had the highest incidence of housing problems.

Table 10: Housing Assistance Needs of Lower Income Households (2017)

Household by Type, Income, and Housing Problem	Renters				Owners			Total Households
	Elderly	Small Families	Large Families	Total Renters	Elderly	Large Families	Total Owners	
Extremely Low Income (0-30% AMI)	1,085	2,335	720	5,465	910	55	1,835	7,300
% with any housing problem	75.1%	87.4%	97.9%	84.1%	65.9%	100.0%	60.5%	78.2%
% with cost burden >30%	74.2%	86.5%	96.5%	82.8%	66.5%	100.0%	60.8%	77.3%
% with cost burden > 50%	65.0%	72.6%	83.3%	71.0%	48.4%	100.0%	48.2%	65.3%
Very Low Income (31-50% AMI)	865	2,645	1,180	5,600	1,115	420	2,250	7,850
% with any housing problem	86.1%	95.7%	95.3%	93.4%	52.0%	88.1%	64.9%	85.2%
% with cost burden >30%	85.0%	90.2%	85.6%	88.5%	51.6%	59.5%	59.1%	80.1%
% with cost burden >50%	42.2%	39.5%	33.1%	40.0%	30.0%	21.4%	37.8%	39.4%
Low Income (51-80% AMI)	685	2,220	1,195	5,170	1,420	635	3,495	8,665
% with any housing problem	78.1%	68.5%	87.0%	72.8%	39.8%	70.1%	54.6%	65.5%
% with cost burden >30%	75.2%	53.8%	41.8%	55.3%	39.1%	55.9%	51.9%	54.0%
% with cost burden > 50%	24.1%	7.2%	7.9%	9.5%	16.2%	13.4%	19.9%	13.7%
Total Households	3,495	10,285	3,865	22,695	6,960	2,865	22,485	45,180
% with any housing problem	65.5%	65.5%	83.8%	66.0%	34.9%	59.3%	35.7%	50.9%

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

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2013-2017.

Overcrowding

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

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

Table 11 shows that nearly 10 percent of the households in Escondido were overcrowded in 2010, inclusive of the 12 percent that were severely overcrowded. Overcrowding was more prevalent among renter-households than owner-households, as rental units are typically smaller in size and renter-households typically have lower incomes. The situation with overcrowding worsened significantly between 2010 and 2018, with over 12 percent of the City’s households being overcrowded. Specifically, over 4 percent of the households were severely overcrowded. The prevalence of overcrowding among owner-households did not change significantly between 2010 and 2018. However, the prevalence of renter-households increased from 16 percent to 20 percent and severely overcrowded renter-households increased nearly three percent to 7.5 percent between 2014 and 2018.

Overcrowding	Owner-Households		Renter-Households		Total Households	
	Number	% of Owners	Number	% of Renters	Number	% of Total
2010						
Total Overcrowded (More than 1.0 persons/room)	1,073	4.4%	3,236	15.9%	4,309	9.7%
Severely Overcrowded (More than 1.5 persons/room)	324	1.0%	841	4.1%	1,075	2.4%
2018						
Total Overcrowded (More than 1.0 persons/room)	1,263	5.4%	4,475	19.5%	5,738	12.4%
Severely Overcrowded (More than 1.5 persons/room)	285	1.2%	1,725	7.5%	2,010	4.3%

Source: Bureau of the Census, 2006-2010; American Community Survey, 2014-2018.

Cost Burden

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

Table 12 shows that in 2017, 41 percent of households in the San Diego region were paying over 30 percent of their income towards housing costs. In Escondido, nearly 45 percent of all households were cost burdened. Renters were more likely to experience cost burden than owners; in Escondido 58 percent of renters were cost burdened, compared to 32 percent of owners. Escondido had the highest level of cost burdened renters while Encinitas had the lowest level. For owner-households, Vista had the highest level of cost burden and Carlsbad had the lowest level.

Table 12: Household Cost Burden (2017)

	All HH		Renters		Owners	
	Total	% Paying 30%+	Total	% Paying 30%+	Total	% Paying 30%+
Carlsbad	43,280	34.6%	15,130	46.1%	28,150	28.4%
Encinitas	24,285	35.5%	8,790	45.6%	15,495	29.8%
Escondido	45,175	44.8%	22,685	57.5%	22,490	31.9%
Oceanside	61,980	42.2%	27,290	55.1%	34,685	32.0%
Poway	15,770	33.9%	4,035	48.3%	11,735	28.9%
San Marcos	29,175	40.9%	11,285	53.6%	17,885	32.8%
Vista	30,570	44.7%	15,530	55.5%	15,040	33.6%
San Diego Region	1,111,740	41.3%	522,595	52.0%	589,145	31.7%

Note: Households do not equal total presented in other tables because housing costs were not computed for all households.
Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2013-2017.

Table 13 provides more details on cost burden by income group for Escondido. Approximately 70 percent of lower income households were cost burdened versus 17 percent of moderate and above moderate households.

Table 13: Cost Burden by Tenure and Income Level (2017)

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

Note: Totals may not be exact due to rounding; the Census Bureau uses a special rounding scheme for special tabulations such as these; totals may not match other census datasets
Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2013-2017

E. Special Needs Groups

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

The special needs groups analyzed include the elderly, people with disabilities (including persons with developmental disabilities), homeless people, single parents, large households, military personnel, farm workers, and students (Table 14). Many of these groups overlap, for example many farm workers may be homeless, and many elderly people have a disability of some type.

The majority of these special needs groups would be assisted by an increase in affordable housing, especially housing located near public transportation and services. Table 15 provides a list of services and facilities available to assist households/persons with special needs.

Special Needs Group	# of People or HHs	# Owners	% Owner	# Renters	% Renter	% of Total HHs or Population
Households with Seniors	11,169	--	--	--	--	24.1%
Senior Headed Households	9,915	6,919	29.5%	2,996	13.1%	21.4%
Seniors Living Alone	4,255	2,201	9.4%	2,054	9.0%	9.2%
Persons with Disabilities	15,626	--	--	--	--	10.3%
Large Households	8,432	3,499	14.9%	4,933	21.5%	18.2%
Single-Parent Households	5,127	--	--	--	--	11.1%
Female-Headed Households	6,806	2,457	10.5%	4,349	19.0%	14.7%
Female-Headed Households with children	3,739	--	--	--	--	7.3%
People Living in Poverty	22,270	--	--	--	--	14.7%
Farmworkers ¹	1,707	--	--	--	--	1.1%
Homeless	429	--	--	--	--	0.3%

1. ACS category includes "Agriculture, forestry, fishing and hunting, and mining."
 Source: Bureau of the Census, American Community Survey, 2014-2018; Regional Housing Task Force on the Homeless 2020.

Table 15: Inventory of Services for Special Needs Populations

Services	Program	Details
Emergency Shelters, Permanent, & Transitional Housing	Hidden Valley House	Provides temporary, emergency shelter for survivors of domestic violence and their children. Offers safety planning, crisis counseling, advocacy services and assistance with obtaining long-term safe housing.
	Inland Service Center/ Interfaith Community Services	Haven House Year-Round Shelter provides emergency housing for up to 49 homeless men and women each night. Also offers temporary beds for veterans with or without a housing intervention already in place to assist in their transition from homelessness to permanent housing. Interfaith offers a variety of permanent housing units and programs that provide safe and affordable housing for homeless community members.
	Serenity Village	Transitional Housing for women and women with children.
	Tikkun House	Provides temporary emergency shelter for homeless mentally or emotionally disturbed women. Case planning, counseling, and advocacy are offered.
	Interfaith Community Services	Resources to find affordable housing, transition housing, emergency shelter
	Las Casitas Community Housing	Housing education and workshops, low-income housing lists, homebuyer loans and foreclosure prevention.
	Veterans	Aster
Aster Apartments		28 beds
Fairweather Lodge		6 mentally ill veterans (permanent supportive housing)
Merle's Place		44 beds (dormitory)
New Resolve		44 beds (homeless, veterans)
Raymond's Refuge I & II		6 beds each for homeless seniors/ disabled (permanent supportive housing)
Veterans Villas		PSH & affordable units owned by VVSD on S Escondido Blvd. (total 54 units in development)
Senior/Disability Services	Joslyn Center	Senior support

Source: City of Escondido

Seniors

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

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

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

Table 16 shows that 17,632 persons were age 65 and older in Escondido in 2018. This accounted for about 12 percent of residents, comparable to the percentage found in the region as a whole. In comparison, most surrounding communities had higher proportions of seniors. Among the City’s senior population, 9,915 seniors were heads of households, representing about 21 percent of the City’s overall households (Table 14). Specifically, 4,255 senior-headed households were seniors living alone.

Table 16: Persons Age 65 and Older (2018)

Jurisdiction	Total	Age 65+	Percent Age 65+
Carlsbad	113,670	19,151	16.8%
Encinitas	62,713	11,124	17.7%
Escondido	151,115	17,632	11.6%
Oceanside	175,389	27,214	15.5%
Poway	49,842	8,123	16.3%
San Marcos	94,709	11,057	11.7%
Vista	100,108	9,676	9.7%
San Diego Region	3,302,833	439,595	13.3%

Source: American Community Survey, 2014-2018.

Table 17 shows elderly households by tenure and income level in 2017. About the same proportion of elderly renter-occupied households and renter-occupied households (65.5 percent and 66 percent, respectively) experience a housing problem. Housing problems are defined as cost burden greater than 30 percent of income, and/or overcrowding, and/or without complete kitchen or plumbing facilities. Additionally, 64 percent of elderly renter-occupied households were paying more than 30 percent of their income for housing compared with 58 percent of all renter-households. Elderly owner-occupied households, on the other hand, tend to be better off than all households as a group (51 percent) but only marginally better than all owner-occupied households. About 35 percent elderly owner-occupied

households had any housing problem compared with 36 percent of all owner-occupied households. It appears that elderly owner-renter households are disproportionately affected by cost burden since about 36 percent are cost-burdened compared to 31 percent of all owner-occupied households. Also, while most elderly owner-households no longer hold a mortgage, some elderly homeowners may not be able to afford the costs of maintenance and repairs.

Table 17: Elderly Households by Tenure and Income Level (2017)

Household by Type, Income and Housing Problem	Renters		Owners		Total Households
	Elderly Renters	Total Renters	Elderly Owners	Total Owners	
Household Income <=30% AMI	1,085	5,465	910	1,835	7,300
% with any housing problems	75.1%	84.1%	65.9%	60.5%	78.2%
% Cost Burden >30%	74.2%	82.8%	66.5%	60.8%	77.3%
% Cost Burden >50%	65.0%	71.0%	48.4%	48.2%	65.3%
Household Income >30 to <=50% AMI	865	5,600	1,115	2,250	7,850
% with any housing problems	86.1%	93.4%	52.0%	64.9%	85.2%
% Cost Burden >30%	85.0%	88.5%	51.6%	59.1%	80.1%
% Cost Burden >50%	42.2%	40.0%	30.0%	37.8%	39.4%
Household Income >50 to <=80% AMI	685	5,170	1,420	3,495	8,665
% with any housing problems	78.1%	72.8%	39.8%	54.6%	65.5%
% Cost Burden >30%	75.2%	55.3%	39.1%	51.9%	54.0%
% Cost Burden >50%	24.1%	9.5%	16.2%	19.9%	13.7%
Household Income >80% AMI	860	6,460	3,515	14,905	21,365
% with any housing problems	22.7%	21.6%	19.5%	23.8%	23.1%
% Cost Burden >30%	19.8%	11.1%	19.2%	19.6%	17.0%
% Cost Burden >50%	5.8%	1.0%	2.8%	1.8%	1.6%
Total Households	3,495	22,695	6,960	22,485	45,180
% with any housing problems	65.5%	66.0%	34.9%	35.7%	50.9%
% Cost Burden >30	63.7%	57.5%	34.6%	31.9%	44.8%
% Cost Burden >50	36.8%	29.4%	15.9%	12.0%	20.7%

Notes:

Any housing problems: cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities. Other housing problems: overcrowding (1.01 or more persons per room) and/or without complete kitchen or plumbing facilities.

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

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2013-2017.

Persons with Disabilities

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

According to 2014-2018 ACS data, approximately 10 percent of Escondido residents had a disability. The ACS also tallied the number of disabilities by type for residents with one or more disabilities. Among the disabilities tallied, cognitive, ambulatory, and independent living difficulties were almost equally prevalent (Table 18).

Table 18: Disabilities Tallied by Age and Type (2018)

Disability Type	Under 18	Age 18 to 64	Age 65+	Total
With a hearing difficulty	8.8%	8.6%	17.0%	12.6%
With a vision difficulty	9.3%	8.5%	7.6%	8.2%
With a cognitive difficulty	54.9%	23.2%	13.1%	20.1%
With an ambulatory difficulty	8.8%	26.4%	28.7%	26.5%
With a self-care difficulty	18.2%	10.5%	11.1%	11.2%
With an independent living difficulty	0.0%	22.8%	22.4%	21.4%
Total Disabled Persons	1,724	14,811	14,879	31,414

Note: A person can have multiple disabilities.
Source: American Community Survey, 2014-2018.

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

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

Housing advocacy groups report that people with disabilities are often the victims of discrimination in the home buying market. People with disabilities, whether they work or receive disability income are often perceived to be a greater financial risk than persons without disabilities with identical income amounts. The 2014-2018 ACS reported that 19 percent of persons with disabilities in Escondido were living below the poverty level. It also estimated that 73 percent of people with disabilities between the ages of 16 and 64 years in the City were not in the labor force.

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

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 18;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: self-care; receptive and expressive language; learning; mobility; self-direction; capacity for independent living; or economic self-sufficiency;
- Reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This equates to 2,295 persons in the City of Escondido with developmental disabilities based on the 2020 California Department of Finance population estimates.

The San Diego Regional Center, which provides services for persons with developmental disabilities, publishes client statistics for its four area offices. The City of Escondido is served by the North County office in San Marcos. As of June 2019, 1,672 residents Escondido residents had received services from the Regional Center.

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

Large Households

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

The City had 8,111 large households in 2000, comprising about 19 percent of the City’s total households. The proportion increased to 21 percent by the following decade. The 2010 Census data indicated that there were 9,410 households with five or more members. By 2018, the number of large households decreased to 8,432, or 18 percent of all households in the City. Table 19: compares the number of large households in Escondido to that in the region as a whole. In 2018, 18 percent of households in

Escondido consisted of five or more persons, compared to 12 percent region wide. Renter-households represented the majority (59 percent) of all large households.

Table 19: Large Households (2018)				
Jurisdiction	Persons in Household			Total Households
	5	6	7+	
Escondido	4,969	1,975	1,488	8,432
Percent of Total	10.7%	4.3%	3.2%	18.2%
San Diego Region	78,930	32,607	21,051	132,588
Percent of Total	7.1%	2.9%	1.9%	11.8%

Source: Bureau of the Census, 2014-2018 American Community Survey.

As shown in Table 20, a greater percentage of larger households had housing problems than all households (51 percent) in 2017. Housing problems can be defined as cost burden greater than 30 percent of income, and/or overcrowding, and/or without complete kitchen or plumbing facilities. Renter-occupied large households (as a group) tend to have more housing problems than owner-occupied large households. The majority of renter-occupied large households (84 percent) had one or more housing problems, while more than half of larger owner-occupied households (59 percent) had one or more housing problems.

Table 20: Large Households by Tenure and Income Level (2017)

Household by Type, Income, & Housing Problem	Renters		Owners		Total Households
	Large Related (5 or more members)	Total Renters	Large Related (5 or more members)	Total Owners	
Household Income <=30% AMI	720	5,465	55	1,835	7,300
% with any housing problems	97.9%	84.1%	100.0%	60.5%	78.2%
% Cost Burden >30%	96.5%	82.8%	100.0%	60.8%	77.3%
% Cost Burden >50%	83.3%	71.0%	100.0%	48.2%	65.3%
Household Income >30 to <=50% AMI	1,180	5,600	420	2,250	7,850
% with any housing problems	95.3%	93.4%	88.1%	64.9%	85.2%
% Cost Burden >30%	85.6%	88.5%	59.5%	59.1%	80.1%
% Cost Burden >50%	33.1%	40.0%	21.4%	37.8%	39.4%
Household Income >50 to <=80% AMI	1,195	5,170	635	3,495	8,665
% with any housing problems	87.0%	72.8%	70.1%	54.6%	65.5%
% Cost Burden >30%	41.8%	55.3%	55.9%	51.9%	54.0%
% Cost Burden >50%	7.9%	9.5%	13.4%	19.9%	13.7%
Household Income >80% AMI	770	6,460	1,755	14,905	21,365
% with any housing problems	48.1%	21.6%	47.3%	23.8%	23.1%
% Cost Burden >30%	6.5%	11.1%	18.2%	19.6%	17.0%
% Cost Burden >50%	0.0%	1.0%	2.6%	1.8%	1.6%
Total Households	3,865	22,695	2,865	22,485	45,180
% with any housing problems	83.8%	66.0%	59.3%	35.7%	50.9%
% Cost Burden >30%	58.3%	57.5%	34.2%	31.9%	44.8%
% Cost Burden >50%	28.1%	29.4%	9.6%	12.0%	20.7%

Note: Totals may not match other 2014-2018 ACS products due to rounding.
Any housing problems: cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities.
Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2013-2017.

Single Parent Households

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

Table 21 shows that in 2018, Escondido had 5,127 single-parent households (11 percent of all households). Of these, the majority (66 percent) were female-headed households. In comparison, about eight percent of all County households were single-parent households, but 72 percent of these households were female-headed households.

	Total HHs	Single Parent HHs	Percent Total HHs	Female Headed HHs	Percent Single Parent HHs	Below Poverty	
						Female Headed HHs	Percent Female Headed HHs
Escondido	46,338	5,127	11.1%	3,379	65.9%	1,454	43.0%
San Diego Region	1,118,980	92,411	8.3%	66,423	71.9%	22,186	33.4%

HHs = Households
Source: American Community Survey, 2014-2018.

Residents Living Below Poverty

Female-headed families are particularly affected by poverty disproportionately. In 2010, 21 percent of the City’s total residents (29,055 persons) were living in poverty. Approximately 34 percent of female-headed households with children, however, had incomes below the poverty level. In comparison, the 2014-2018 ACS reports that the percent of the city’s population living below the poverty level decreased to 15 percent while percent of female-headed families increased by nine percent to 43 percent.

Homeless

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

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

- Lacks a fixed, regular, and adequate nighttime residence; and
- Has a primary nighttime residence that is:

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

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

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

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

Since the homeless population is very difficult to quantify, Census information on homeless populations is often unreliable, due to the difficulty of efficiently counting a population without permanent residences. The Task Force compiles data from a physical Point-In-Time (“PIT”) count of sheltered (emergency and transitional) and street homeless persons. The 2020 Count was conducted on January 22, 2020 and the results are shown in Table 22. Oceanside and Escondido had the largest homeless populations of the North County cities.

Table 22: Homelessness in North County Cities (2020)

Jurisdiction	Sheltered	Unsheltered	Total
Carlsbad	53	94	147
Escondido	165	264	429
Encinitas	33	47	80
Oceanside	166	242	408
Poway	0	15	15
San Marcos	0	8	8
Vista	49	51	100
San Diego Region	3,648	3,971	7,619

Source: Regional Housing Task Force on the Homeless (2020).

Military Personnel

The military population’s influence on the demand for housing takes two forms: (a) the existing service households trying to find housing; and (b) the former (either retirement or non-retirement separations) service households trying to find housing. The San Diego region is home to a disproportionate share of the State’s and the nation’s military personnel. According to the one-year 2018-2019 ACS, 54 percent of California’s 150,746 uniformed military personnel were stationed in the San Diego region, and seven percent of the nation’s 1.2 million armed forces were located in the region.

The greatest concentration of military personnel to the overall labor force in the region is found in Coronado, home to Naval Air Station North Island. Almost one out of every two members of Coronado’s total labor force is in the military. Other areas with relatively high concentrations of military personnel are the City of National City and the unincorporated area. However, the City of San Diego has the largest number of people in the armed forces (32,617), accounting for about 40 percent of the region’s enlisted military personnel. The existing military family housing is scattered across the region, and some communities, such as Escondido, have substantial portions of their housing stock occupied by military families. However, less than one percent of the region’s armed forces reside in Escondido.

Student Housing Need

Student housing is considered a factor that affects housing availability. Although students may produce only temporary housing need, the impact upon housing demand and post-study residence is critical in the immediate university areas. San Diego State University, the largest university in the region, has an enrollment of 33,870 students as of the Fall of 2020, but only provides housing for approximately 3,500 students on campus. The University of San Diego houses approximately 3,800 students on campus for a student enrollment of 8,861 (Fall 2020). The University of California at San Diego provides on-campus housing for about 11,000 students for a student enrollment of 37,629 (Fall 2019). Other smaller universities and junior colleges in the County create similar housing problems. For example, the location of California State University San Marcos has had some impact on local housing, due to its location a few miles west of Escondido.

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

Farm Workers

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

Due to the high cost of housing and low wages, a significant number of migrant farm workers have difficulty finding affordable, safe and sanitary housing. According to the State Employment Development Department, the average farm worker earned a mean annual wage of \$31,729.2 This limited income is exacerbated by their tenuous and/or seasonal employment status.

The housing needs of farm workers are difficult to quantify due to the fear of job loss and the fear of authority. Thus, farm workers are given low priority when addressing housing needs, and often receive the least hospitable housing. The San Diego County Regional Task Force on the Homeless estimates that many of the farm workers in the County live in migrant camps throughout the region.

The 2014-2018 ACS provided a few indicators of the potential farm worker population. The ACS revealed that approximately 1,308 individuals in Escondido were employed in the farming, fishing, and forestry industry. More recent estimates for the number of farm workers, however, vary depending upon the different growing seasons. The National Center for Farmworker Health ("NCFH") estimates that there are over 12,000 hired farm workers and nearly 2,000 contract farm workers in San Diego County.³ The numbers can change quickly as more work becomes available. This population remains highly migratory, following the work as it becomes available and even returning home for short periods during the off season. The number of encampments located throughout the County has become very difficult to estimate because encampments move frequently and are now much smaller than in the past.

It is estimated that there are between 100 and 150 farm worker camps located throughout the San Diego region, primarily in rural areas.⁴ These encampments range in size from a few people to a few hundred and are frequently found in fields, hillsides, canyons, ravines, and riverbeds, often on the edge of their employer's property. Some workers reside in severely overcrowded dwellings, in packing buildings, or in

² State Employment Development Department, Occupational Employment (May 2019) and Wage Data (1st Quarter, 2020).

³ National Center for Farmworker Health, Inc., Migratory and Seasonal Farmworker Population Estimates (2017).

⁴ California Institute for Rural Studies. The Agricultural Worker Health Study, Case Study 2: North San Diego County (July 2002).

storage sheds. Because camps tend to be in remote locations, this population is often under-counted. Most farm workers and day laborers have moved from living inside the local jurisdictions boundary lines to just outside them in the unincorporated areas. The City of Escondido recognizes the needs of farm workers and allows housing to be partially provided through provisions in the Zoning Ordinance. The City is one of a few which allows, as a permitted use in agricultural and estate residential zones, living quarters for persons employed on the premises in conjunction with authorized agricultural uses.

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

F. Housing Stock Characteristics

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

Housing Growth

During the 1980s and 1990s, the City's housing stock grew significantly that led to the City implementing several growth management policies that dramatically limited the number of units that could be built each year in order to ensure the provision of adequate facilities and services prior to development of future housing stock. As a result, the rate of housing growth declined sharply between 2000 and 2010, at less than seven percent (Table 23Table 23:). The decrease in housing production also occurred as a result of the recession. While there were building permits available to be pulled for units in some of the large subdivisions, developers chose not to build due to the decline in the market.

Recovery from the recession had been slow. While several neighboring jurisdictions experienced large increases in their housing stock over the last 20 years, such as Carlsbad and San Marcos, others jurisdictions, including Escondido, experienced only moderate increases. Table 23Table 23: shows that between 2010 to 2020, Escondido's housing stock increased only 2.4 percent, below the countywide average (5.3 percent) and significantly below the nearby Carlsbad and San Marcos, where housing growth exceeded six percent and 13 percent, respectively.

Table 23: Housing Unit Growth (2000 to 2020)

Jurisdiction	2000	2010	2020	Percent Change	
				2000-2010	2010-2020
Carlsbad	33,812	44,673	47,629	32.1%	6.6%
Encinitas	23,829	25,740	26,625	8.0%	3.4%
Escondido	45,050	48,044	49,211	6.7%	2.4%
Oceanside	59,583	64,435	66,078	8.1%	2.6%
Poway	15,714	16,715	16,932	6.4%	1.3%
San Marcos	18,862	28,641	32,460	51.8%	13.3%
Vista	29,814	30,986	32,874	3.9%	6.1%
San Diego Region	1,040,149	1,164,786	1,226,879	12.0%	5.3%

Source: Bureau of the Census, 2000 and 2010 Censuses; California Department of Finance, 2020 Population and Housing Estimates.

Projected Housing Units

Table 24 shows that between 2020 and 2030, Escondido is projected to gain 12 percent in housing stock. Regionwide, approximately ten percent more units will be added to the housing stock. Between 2020 and 2040, Escondido is projected to see an increase of 13 percent in housing stock and approximately 17 percent more units will be added in the region.

Table 24: Projected Housing Units (2020-2040)

Jurisdiction	2020 (Actual)	2030	2040	Percent Change	
				2020-2030	2020-2040
Carlsbad	47,629	49,629	50,491	4.2%	6.0%
Encinitas	26,625	26,646	27,100	0.1%	1.8%
Escondido	49,211	55,322	55,826	12.4%	13.4%
Oceanside	66,078	69,506	70,612	5.2%	6.9%
Poway	16,932	17,406	17,714	2.8%	4.6%
San Marcos	32,460	35,758	37,401	10.2%	15.2%
Vista	32,874	34,028	37,280	3.5%	13.4%
San Diego Region	1,226,879	1,348,802	1,434,653	9.9%	16.9%

Source: California Department of Finance, 2020 Population and Housing Estimates & SANDAG Regionwide 2050 Forecast Series 13.

Housing Type

Figure 4 shows that in 2020, the largest percentage (51 percent) of housing units in Escondido was single-family detached units. Approximately six percent were single-family attached units, 36 percent were multi-family developments, and eight percent were mobile homes/trailers.

Figure 4: Housing Types (2020)

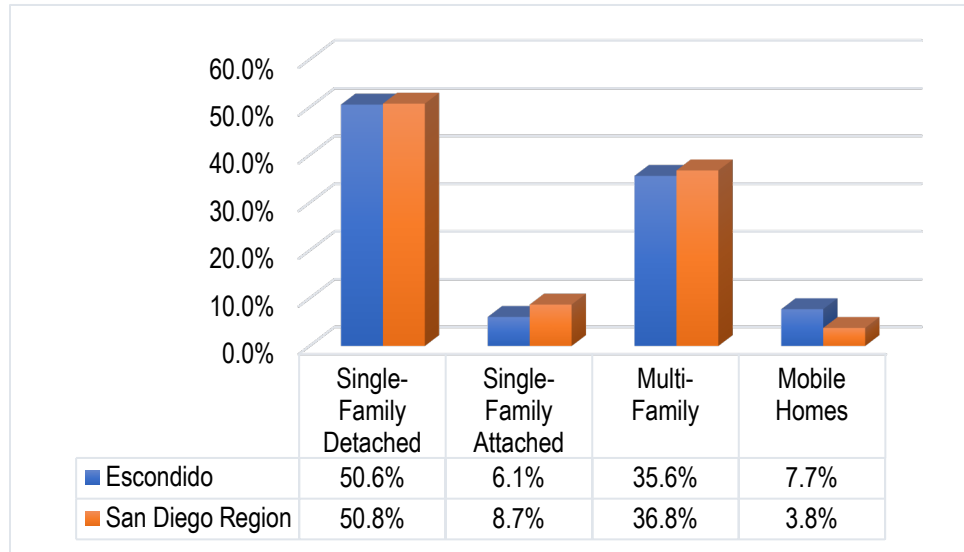


Table 25 shows that the proportion of both single-family units and mobile homes in Escondido is projected to decrease slightly, while the proportion of multi-family units is expected to increase. However, this figure may be misleading because SANDAG forecasts mobile homes by determining the region's mobile home growth rate and applying it to each jurisdiction.

Table 25: Projected Housing Unit by Type (2020-2040)

Housing Type	2020	% of Total	2030 (Projected)	% of Total	2040 (Projected)	% of Total
Single-Family	27,878	56.6%	28,474	51.5%	28,670	51.4%
Multi-Family	17,537	35.6%	23,109	41.8%	23,417	41.9%
Mobile Homes	3,796	7.7%	3,739	6.8%	3,739	6.7%
Total Housing	49,211	100.0%	55,322	100.0%	55,826	100.0%

Source: California Department of Finance, 2020 Population and Housing Estimates; SANDAG Regionwide Forecast 2050, Series 13.

Housing Availability and Tenure

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

In 2010, among the City's occupied housing units, approximately 52 percent were owner-occupied, while 48 percent were renter-occupied (Table 26: Tenure of Occupied Housing Units (2010-2018)). According to the 2014-2018 ACS, the home ownership rate in Escondido decreased slightly to 51 percent of the occupied units. Renter-occupied housing units made up almost 49 percent of the City's occupied housing stock. Approximately four percent of total housing units were vacant.

Tenure	2010 Census		2014-2018 ACS	
	Number	Percent	Number	Percent
Owner Occupied	23,759	52.2%	23,426	50.6%
Renter Occupied	21,725	47.8%	22,912	49.4%
Total	45,484	100.0%	46,338	100.0%

Sources: Bureau of the Census, 2010 Census; American Community Survey, 2014-2018.

Renter-occupied households had a slightly higher average household size than owners (Table 27). Approximately 54 percent of households with four or more persons were renter-households. In 2010, average renter-household size was 3.26 persons compared to 2.99 persons per for the average owner-household. In 2018, average renter-household size increased to 3.28 persons compared to 3.15 persons per for the average owner-household, narrowing the discrepancy in average household size based on tenure.

	1-3 Persons		4+ Persons		Total	
	Number	Percent	Number	Percent	Number	Percent
Owner	16,243	52.9%	7,183	46.0%	23,426	50.6%
Renter	14,472	47.1%	8,440	54.0%	22,912	49.4%
Total	30,715	100.0%	15,623	100.0%	46,338	100.0%

Source: American Community Survey, 2014-2018.

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

Vacancy rates between two to three percent are usually considered healthy for single-family housing; and five to six percent for multi-family housing. However, vacancy rates are not the sole indicator of market conditions. They must be viewed in the context of all the characteristics of the local and regional market. According to the 2014-2018 ACS, the overall vacancy rate in Escondido was four percent. Specifically, ownership housing had a vacancy rate of one percent while the rental vacancy rate was 3.5 percent.

Additional vacancy information was obtained for Spring 2019 from the San Diego County Apartment Association (“SDCAA”) and is shown in Table 28. Vacancy rates in Escondido were similar to those in the Northern San Diego County region.

Table 28: Vacancy Rates and Property Age (2019)

Jurisdiction	Combined Property Ages			Over 25 Years			6 to 25 Years			Less than 6 Years		
	% Vacant	Total Units	# Vacant	% Vacant	Total Units	# Vacant	% Vacant	Total Units	# Vacant	% Vacant	Total Units	# Vacant
Carlsbad	1.9%	526	10	1.9%	526	10	--	--	--	--	--	--
Del Mar	6.1%	246	15	7.4%	202	15	--	--	--	--	--	--
Encinitas	0.0%	10	0	0.0%	10	0	--	--	--	--	--	--
Escondido	3.9%	535	21	2.8%	250	7	5.0%	202	10	--	--	--
Oceanside	3.9%	487	19	3.2%	282	9	0.0%	4	0	--	--	--
Solana Beach	1.1%	176	2	1.1%	176	2	--	--	--	--	--	--
N. County Region	4.0%	3,730	148	3.5%	2,628	93	4.9%	206	10	0.0%	0	0
San Diego City	4.0%	9,544	378	3.6%	4,374	157	3.4%	1,944	66	11.1%	1,002	111
SD Region	4.1%	23,000	936	--	--	--	--	--	--	--	--	--

Source: San Diego County Apartment Association Survey, Spring 2019.

Housing Age and Condition

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

The three factors most commonly used to determine housing conditions are age of housing, overcrowding, and lack of plumbing and kitchen facilities. Table 29 shows that in 2018 approximately 88 percent of the housing stock was more than 20 years old and 76 percent was over 30 years old. Table 30 provides estimates of substandard housing conditions in the City.

Table 29: Year Housing Built (2018)

Year Built	Number	Percent
2014 or later	243	0.5%
2010-2013	672	1.4%
2000-2009	4,741	9.8%
1990-1999	6,045	12.5%
1980-1989	13,327	27.6%
1970-1979	12,433	25.8%
1960-1969	6,206	12.9%
1950-1959	2,872	6.0%
1940-1949	646	1.3%
1939 or earlier	1,083	2.2%
Total	48,268	100.0%

Source: American Community Survey, 2014-2018.

Table 30: Substandard Units (2018)

	Number	Percentage
Lacking complete plumbing facilities	224	0.5%
Lacking complete kitchen facilities	387	0.8%
Total occupied substandard units	611	1.3%
Total occupied units:		46,338

Sources: American Community Survey, 2014-2018.

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

Because substandard housing can cause serious health and safety issues, physical defects should not be used as the only indicator of substandard housing. The Housing Division considers housing units in compliance with local building codes to be standard units. Any housing unit that does not meet these requirements is considered substandard. Common housing code violations make a unit unsafe and/or unsanitary, including problems with electrical wiring, plumbing, windows, roofs and exterior, and heating and air conditioning systems. Escondido's substandard units are all suitable for rehabilitation.

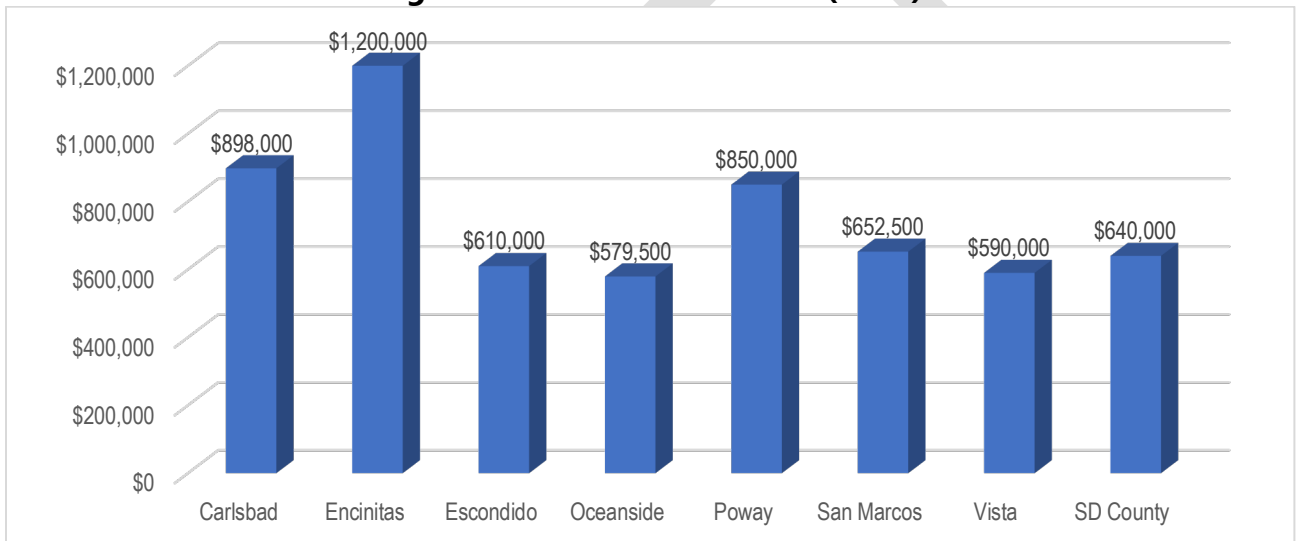
G. Housing Cost and Affordability

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

Homeownership Market

Median home prices in the North County areas of San Diego ranged from \$579,500 in Oceanside to \$1,200,000 in Encinitas (Figure 5). Median home sale prices in Escondido increased 13 percent between 2019 and 2020 (Table 31). All neighboring communities and the County, other than Encinitas, saw similar increases in median home sale prices.

Figure 5: Median Home Price (2020)



Source: Corelogic.com California Home Sale Activity by City, August 2020.

Table 31: Changes in Median Home Sale Prices (2020)

Jurisdiction	2020		Percent Change in Median Sale Price 2019-2020
	Number Sold	Price	
Carlsbad	237	\$898,000	10.9%
Encinitas	79	\$1,200,000	-7.3%
Escondido	230	\$610,000	13.0%
Oceanside	275	\$579,500	9.3%
Poway	53	\$850,000	21.4%
San Marcos	162	\$652,500	10.6%
Vista	144	\$590,000	13.2%
San Diego Region	4,122	\$640,000	9.4%

Source: Corelogic.com California Home Sale Activity by City, August 2020.

Rental Market

The primary source of information on rental costs in the San Diego region is the San Diego County Apartment Association (“SDCAA”). SDCAA conducts two surveys of rental properties per year. For the Spring 2019 survey, 6,000 surveys were sent out to rental property owners and managers throughout San Diego County. Responses were received for 23,000 units. Although this survey sampled a broad variety of rental housing, it was not a scientific sampling. Table 32Table 32: shows that in the Spring of 2019, average monthly rents in Escondido ranged from \$1,490 for a one-bedroom apartment to \$2,273 for a three-bedroom apartment. Apartment rents tend to be slightly lower in Escondido than those in the County of San Diego.

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Table 32: Average Monthly Rent (2019)

Zip Code	Unit Type	Spring 2019 Units/ Properties Surveyed	Spring 2019 Monthly Rent	Spring 2019 Rent/Sq. Foot	Fall 2018 Monthly Rent	Spring 2018 Monthly Rent
Carlsbad 92008, 92009, 92010, 92011	Studio	11/3	\$1,214	\$3.26	\$1,099	\$1,081
	1 BR	44/4	\$1,724	\$2.60	\$1,457	\$1,635
	2 BR	457/6	\$2,546	\$2.53	\$2,685	\$2,448
	3+ BR	14/2	\$2,937	\$2.36	--	\$2,561
Encinitas 92023, 92024	Studio	0/0	--	--	--	\$1,289
	1 BR	4/1	\$1,800	\$3.27	\$1,295	\$1,581
	2 BR	5/2	\$2,100	\$2.98	\$2,145	\$1,840
	3+ BR	1/1	\$1,350	\$0.96	\$2,150	\$2,150
Escondido 92025, 90026, 90027, 90029, 90030, 90033, 90046	Studio	0/0	--	--	--	--
	1 BR	168/4	\$1,490	\$2.17	\$1,462	\$1,138
	2 BR	322/7	\$1,901	\$1.82	\$1,728	\$1,701
	3+ BR	45/9	\$2,273	\$1.68	\$1,784	\$2,143
Oceanside 92049, 92050, 92051, 92052, 92054, 92056, 92057, 92058	Studio	43/4	\$1,298	\$3.02	\$1,620	\$1,123
	1 BR	257/9	\$1,420	\$2.46	\$1,503	\$1,529
	2 BR	184/11	\$1,817	\$2.03	\$1,774	\$1,844
	3+ BR	3/3	\$1,960	\$1.38	\$2,195	\$1,995
Poway 92064 92074	Studio	0/0	--	--	--	--
	1 BR	12/1	\$1,695	\$2.42	--	\$1,000
	2 BR	40/1	\$1,885	\$1.98	--	--
	3+ BR	0/0	--	--	\$2,350	--
San Marcos 92069 92073 92076-79	Studio	27/1	\$1,905	\$3.30	--	--
	1 BR	39/1	\$2,030	\$2.93	\$1,021	\$1,387
	2 BR	95/3	\$2,089	\$2.10	--	\$1,586
	3+ BR	40/2	\$2,297	\$2.06	\$1,650	\$1,500
Vista 92081 92083-85	Studio	140/3	\$1,278	\$2.65	\$1,313	\$1,247
	1 BR	614/5	\$1,580	\$2.15	\$1,636	\$1,595
	2 BR	679/8	\$1,775	\$1.89	\$1,863	\$1,799
	3+ BR	57/4	\$2,051	\$1.74	\$2,493	\$1,881
County of San Diego (including City of San Diego)	Studio	659/56	\$1,315	\$3.03	--	--
	1 BR	8265/221	\$1,684	\$2.48	--	--
	2 BR	12143/301	\$2,071	\$2.04	--	--
	3+ BR	1933/121	\$2,526	\$2.01	--	--

Source: San Diego County Apartment Association Survey, Spring 2019.

Housing Affordability by Income Level

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

Table 33 shows the maximum amount that a household can pay for housing each month without incurring a cost burden (over-payment). This amount can be compared to current housing asking prices (Table 31) and market rental rates (Table 32) to determine what types of housing opportunities a household can afford.

Extremely Low Income Households

Extremely low income households earn 30 percent or less of the County area median income – up to \$24,300 for a one-person household and up to \$34,650 for a five-person household in 2020. Extremely low income households cannot afford market-rate rental or ownership housing in Escondido without assuming a cost burden.

Very Low Income Households

Very low income households earn between 31 percent and 50 percent of the County area median income – up to \$40,450 for a one-person household and up to \$57,750 for a five-person household in 2020. Given the costs of ownership housing in Escondido, very low income households would not be able to afford a home in the City. Similarly, very low income renters could not afford appropriately-sized market-rate rental units in the City.

Low Income Households

Low income households earn between 51 percent and 80 percent of the County's area median income - up to \$64,700 for a one-person household and up to \$92,400 for a five-person household in 2020. Based on the asking prices of homes for sale in 2020 (Table 31), ownership housing would not be affordable to low income households. As of Spring 2019, most low income households in Escondido would not be able to find adequately sized affordable apartment units (Table 32).

Moderate income Households

Moderate income households earn between 81 percent and 120 percent of the County's Area Median Income – up to \$111,250 depending on household size in 2020. Moderate income households in Escondido would have trouble purchasing adequately-sized homes. Appropriately-sized market-rate rental housing is generally affordable to households in this income group.

Table 33: Affordable Housing Cost (2020)

Annual Income		Affordable Housing Cost	Utilities, Taxes, and Insurance		Affordable Price	
			Utilities	Taxes/Insurance	Sale	Rent
Extremely Low Income (30% of Area Median Income)						
1-Person	\$24,300	\$608	\$164	\$213	\$60,846	\$444
3-Person	\$27,750	\$694	\$198	\$243	\$66,792	\$496
4-Person	\$31,200	\$780	\$240	\$273	\$70,498	\$541
5-Person	\$34,650	\$866	\$283	\$303	\$73,809	\$583
Very Low Income (50% of Area Median Income)						
1-Person	\$40,450	\$1,011	\$164	\$354	\$130,009	\$847
3-Person	\$46,200	\$1,155	\$198	\$404	\$145,806	\$958
4-Person	\$52,000	\$1,300	\$240	\$455	\$159,576	\$1,061
5-Person	\$57,750	\$1,444	\$283	\$505	\$172,736	\$1,161
Low Income (80% of Area Median Income)						
1-Person	\$64,700	\$1,618	\$164	\$566	\$233,862	\$1,454
3-Person	\$73,950	\$1,849	\$198	\$647	\$264,647	\$1,651
4-Person	\$83,200	\$2,080	\$240	\$728	\$293,192	\$1,841
5-Person	\$92,400	\$2,310	\$283	\$809	\$321,128	\$2,027
Median Income (100% of Area Median Income)						
1-Person	\$64,900	\$1,623	\$164	\$568	\$234,719	\$1,459
3-Person	\$74,150	\$1,854	\$198	\$649	\$265,504	\$1,656
4-Person	\$83,450	\$2,086	\$240	\$730	\$294,263	\$1,847
5-Person	\$92,700	\$2,318	\$283	\$811	\$322,413	\$2,035
Moderate Income (120% of Area Median Income)						
1-Person	\$77,900	\$1,948	\$164	\$682	\$290,392	\$1,784
3-Person	\$89,000	\$2,225	\$198	\$779	\$329,100	\$2,028
4-Person	\$100,150	\$2,504	\$240	\$876	\$365,782	\$2,264
5-Person	\$111,250	\$2,751	\$283	\$973	\$401,855	\$2,498
Source: CA Dept. of Housing and Community Development (2020) and Veronica Tam & Associates Assumptions: 2020 HCD income limits; 30% gross household income as affordable housing cost; 35% of monthly affordable cost for taxes and insurance; 10% down payment; and 3% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on San Diego County Utility Allowance						

3. Affordable Housing

State law requires that the City identify, analyze, and propose programs to preserve existing multi-family rental units that are eligible to convert to non-low-income housing uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions during the next ten years. Thus, this at-risk housing analysis covers the period from June 30, 2020 through April 15, 2029. Consistent with State law, this section identifies publicly assisted housing units in Escondido, analyzes their potential to convert to market rate housing uses, and analyzes the cost to preserve or replace those units.

A. Publicly Assisted Housing

The City of Escondido has a large inventory of publicly assisted rental housing affordable to lower and moderate income households. Table 34 provides a summary listing of affordable projects in the City. Overall, 25 projects (totaling 1,659 rental housing units) include affordable units. Specifically, 1,642 units are set aside as housing for lower and moderate income households.

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Table 34: Inventory of Assisted Rental Housing Projects

Name of Project	Total Units	Assisted Units	Funding Source	Type ²	Earliest Conversion
15 th Avenue Cooperative 1500 Orange Place	32	32	T, H	Family	2037
Aster Street 518-524/526-532 Aster Street	8	8	R, H	Family	2034
Aster Street 557-563 Aster Street	4	4	H	Family	2072
Avocado Court 215 E El Norte Parkway	36	35	R, H, T	Family	2067
Cobblestone Village Apartments 360 E Washington Avenue	44	43	R, T, C	Family	2055
Daybreak Grove 1256 E Washington Avenue	13	13	R, T	Family	2054
Emerald Garden Townhomes 425 W 11 th Avenue	16	16	R, H, T	Family	2053
Escondido Garden Apartments 500 N Midway Drive	92	91	T	Seniors	10/31/2038
Eucalyptus View Coop 1805 S. Escondido Blvd	24	24	H, T	Family	2041
Juniper Senior Village 215 E Washington Avenue	61	60	R, T, H, C	Seniors	2076
Las Ventanas 1404 S Escondido Boulevard	80	80	R, T	Family	2063
Manzanita 260 N Midway Drive	200	198	H, T	Family	2070
Orange Place Apartments 1611 S Orange Place	15	15	R, H, T	Family	2068
Silvercrest Residence 1303 Las Villas Way	75	74	HUD 202	Rental	4/30/2021
Solutions Escondido 1560 E Escondido Boulevard	33	32	R, T	Family	2070
Sonoma Court 508 E Mission Avenue	61	60	R, H, T	Family	2054
Summit Rose Apartments 460 E Washington Avenue	91	89	T	Family	2070
Sunrise Place 1245 E Grand Avenue	8	8	R, T	Family	2054
The Crossings @ Escondido 735 Mission Grove Place	55	54	R, T	Family	2065
The Crossings @ Escondido Manor 1150-1166 N Escondido Boulevard	44	43	R, H, T	Family	2070
The Terraces 1301 Morning Dew Drive	190	190	R, T	Family	2051
Veterans Villas 1538-1540 S Escondido Blvd	54	53	R	Veteran	2075
Via Roble 1553 S Escondido Boulevard	72	71	R, T, C	Family	2068

Table 34: Inventory of Assisted Rental Housing Projects

Name of Project	Total Units	Assisted Units	Funding Source	Type ²	Earliest Conversion
Villa Escondido 511 E Grand Avenue	112	112	T	Senior	2041
Village Grove Apartments 600 N Quince Street	161	160	T	Family	2054
Windsor Gardens 1600 W Ninth Avenue	132	130	R, T	Seniors	2074

R = Redevelopment Funds; H = HOME; C = CDBG; T = Low Income Housing Tax Credit
Source: City of Escondido.

B. Preservation of At-Risk Housing

Within the 2021-2031 “at-risk” housing analysis period, only Silvercrest is at low risk of converting to market rate housing.

Preservation and Replacement Options

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

Transfer of Ownership

Transferring ownership of an at-risk project to a non-profit housing provider is generally one of the least costly ways to ensure that the at-risk units remain affordable for the long term. By transferring property ownership to a non-profit organization, low income restrictions can be secured and the project would become potentially eligible for a greater range of governmental assistance. However, Silvercrest is already a nonprofit-owned project; therefore, this option is not necessary. Specifically because Silvercrest is a nonprofit senior housing project, it is at low risk of converting to market-rate housing.

Rental Assistance

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

The 2021 FMR for a one-bedroom unit in Escondido is \$1,540. As shown in Table 33, a very low income one-person household can generally afford about \$850 in rent, leaving an affordability gap of about \$690 (\$51,060 month for the 74 units or \$612,720 annually).

Purchase of Affordability Covenants

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

Construction of Replacement Units

The construction of new low income housing units is a means of replacing the at-risk units should they be converted to market-rate units. The cost of developing housing depends upon a variety of factors, including density, size of the units (i.e., square footage and number of bedrooms), location, land costs, and type of construction. With an estimated construction/land cost of \$350,000 per unit, the 75-unit Silvercrest would cost \$26.3 million to replace.

Resources for Preservation

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

4. Housing Constraints

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

A. Market Influences

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

Land and Construction Costs

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

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

Availability of Financing

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

The disposition of loan applications submitted to financial institutions in 2017 for home purchase, refinance, and home improvement loans in Escondido is summarized in Table 35. Included is information on loan applications that were approved and originated, approved but not accepted by the applicant, denied, and withdrawn by the applicant or incomplete. Overall, home purchase financing is available but home improvement financing is more limited.

Table 35: Disposition of Home Loans (2017)

Loan Type	Total Applicants	Originated	Approved Not Accepted	Denied	Withdrawn/ Other
Conventional - Purchase	2,335	67.1%	4.1%	9.8%	19.0%
Government-Backed - Purchase	1,131	71.4%	3.8%	9.7%	15.1%
Home Improvement	545	52.3%	2.8%	27.0%	18.0%
Refinance	4,414	52.5%	2.6%	18.3%	26.6%
Total	8,426	59.0%	3.2%	15.3%	22.4%

Source: Lendingpattern.com
 "Percent Other" includes withdrawn or incomplete applications

Impacts of COVID-19

With the outbreak of the COVID-19 pandemic, over 26 million unemployment insurance claims were filed between March 15 and April 18 at the start of stay-at-home orders as reported by the US Department of Labor. In response Congress passed major relief bills including the \$2 trillion CARES Act, which includes benefits and expanded eligibility for unemployment insurance, forgivable small-business loans, economic relief payments sent directly to most US households, aid to state and local governments, and increased funding for housing assistance and other safety net programs.

The Census Bureau along with other governmental agencies partnered to design the Household Pulse Survey to publish data in as close to real time as possible during the COVID-19 pandemic. The survey provides vital insights on how American households are affected and coping during the pandemic. The Census Bureau expects to collect data for 90 days and release data weekly. One such way the Census Bureau is measuring household experiences during the coronavirus pandemic is through the Household Pulse Survey. Household Pulse Survey results have been reported for State and Metropolitan Area geographies but data for the San Diego Metropolitan Area only has not been reported. Results for the Week 23 Survey (Week of January 20 to February 1, 2021) showed that 56.3 percent (16.8 million) of adults in California reported that they or someone in their household had experienced a loss of employment income since March 13, 2020. About 10.3 million adult respondents (34.7 percent) also expected themselves or someone in their household to lose employment income in the next 4 weeks.

In the San Diego region, multiple reports have been completed by the SANDAG to show the impacts of COVID-19. On October 15, 2020 SANDAG published the "COVID-19 Impacts on The San Diego Regional Economy" report showing a six-month economic analysis since the Stay at Home Order. According to this report, an estimated 176,000 workers were unemployed due to COVID-19 in the San Diego region with lower income workers more likely to be out of work compared to middle and

high income workers. Pre-COVID, the region had just over 50,000 unemployed workers. The report also identified the Tourism, Retail, and Education sectors as disproportionately affected by COVID-19. These sectors lost an estimated 141,000 workers, representing 80 percent of those unemployed due to COVID-19 in the region. Females in the Education sector and Hispanic workers were also found to be more likely to lose their jobs in the Tourism sector during this period.

SANDAG also reported on June 16, 2020 that Black and Hispanic communities had been disproportionately impacted by COVID-19 throughout the County. These minorities account for a significant portion of essential workers who continued to go to work, and those who became unemployed in Tourism and “non-essential” Retail sectors due to the pandemic. Black and Hispanic populations were four times as likely to live in areas that had been impacted by COVID-19 and unemployment than White population and twice as likely when compared to the Asian population. Overall, the southern part of the County is also most affected by both the highest unemployment rates and highest percentage of COVID-19 cases in the region. Before the pandemic, areas in the southern region now most affected by the pandemic also reported household income of less than \$45,000 and a large share of families with children. The report classified ZIP codes with high unemployment rates and high percentages of COVID-19 cases as “hardest hit” areas.

As of June 1, 2020, Escondido was identified among the hardest hit ZIP codes of the ZIP codes reported, South Escondido ranked 16th in unemployment level and 24th in COVID-19 cases and East Escondido ranked 25th in unemployment level and 39th in COVID-19 cases. As of July 25, 2020 (the most recent data), Escondido remained among the hardest hit zip codes.

B. Governmental Constraints

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

Land Use Controls

The Land Use Element sets forth City policies for guiding local land use development. These policies, together with existing zoning regulations, establish the amount and distribution of land allocated for different uses. The City completed a comprehensive update to its General Plan in 2012. The General Plan update was focused around smart growth opportunities – adding new residential and employment capacity in areas well served by infrastructure and transit. The update also examined different land use policies and opportunities for growth, added a new high density residential category, and removed development constraints. Most future residential growth will continue to be focused in the Downtown Specific Plan and south Centre City Parkway Specific Plan areas. The General Plan also calls for the update of the East Valley Specific Plan (“EVSP”) for the area immediately adjacent to the downtown. In mid-2020, the City initiated the preparation of the EVSP, which is anticipated to

complete in summer 2021 and provide approximately 6,000 units that were not previously allocated in the General Plan.

Residential Land Use Designations

The land use policies of the City have a direct impact upon the provision of housing for all economic sectors of the community. The General Plan designates substantial areas of land for residential development, and the Zoning code permits a wide variety of residential uses, ranging from multi-family housing to large estates. Table 36 lists the residential land use designations in the General Plan. Higher-density multi-family designations were assigned minimum densities during the General Plan update.

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Table 36: Land Use Designations Permitting Residential Use

Land Use Category	Zoning District	Max. Density (du/acre)	Character
Rural I	R-A	1 unit/4, 8, 20 acres	To promote a rural living environment in areas of agricultural production, rugged terrain, and environmentally constrained lands that are remote from urban development.
Rural II	R-A	1 unit/2, 4, 20 acres	To promote a rural living environment in areas of agricultural production or rugged terrain that is relatively remote from urban development.
Estate I	R-E	1 unit/1, 2, 4, 20 acre	To promote a large lot, single-family development in areas bordering Rural lands. This classification is typified by development along Mary Lane, North Broadway and around Felicita Park.
Estate II	R-E	Up to 2.0	To promote single-family urban development on relatively large lots. This classification typified by development at Lomas Serenas, Rancho Verde, and along Citrus Avenue around San Pasqual Valley Road.
Suburban	R-1	Up to 3.3	This residential classification is characterized by single-family homes. The density is appropriate where the traditional neighborhood character of detached single-family units prevails. This classification is typified by development at Summercreek and areas southeast of Bear Valley Parkway along Citrus Avenue and along the south side of Avenida del Diablo.
Urban I	R-1	Up to 5.5	Detached single-family homes, characteristic of much of Escondido, constitute this medium density category. Typical R-1 development is found along Country Club Lane and between Ash and Citrus north of Washington.
Urban II	R-2	Up to 12	This residential classification allows living accommodations, ranging from conventional single-family units to mobile homes. Development at this level of intensity normally would be semidetached or attached units, and include duplexes, triplexes, and fourplexes. Typical Urban II development is found on North Broadway between Lincoln and Sheridan Avenues, and Citrus Avenue between Valley Parkway and the Flood Control Channel.
Urban III	R-3	Up to 18	This residential category is typified by low-rise townhouses and apartment buildings. Typical projects at this density can be found near Centre City Parkway at El Norte, east Grand Avenue, and near Washington and Fig.
Urban IV	R-4	Up to 24	This residential category is predominantly characterized by apartment buildings about three stories in height. Representative development at this density is found south of 9th Avenue west of I15.
Urban V	R-5	Up to 30	This residential category is characterized by high-density, multi-family developments.

Source: Land Use Element, City of Escondido General Plan

Specific Plans

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

- Downtown Specific Plan (Revised February 10, 2021)
- South Centre City Area Plan (April 4, 2018)
- East Valley Specific Plan (Revised September 22, 2004, and 2021)

Downtown Area Specific Plan

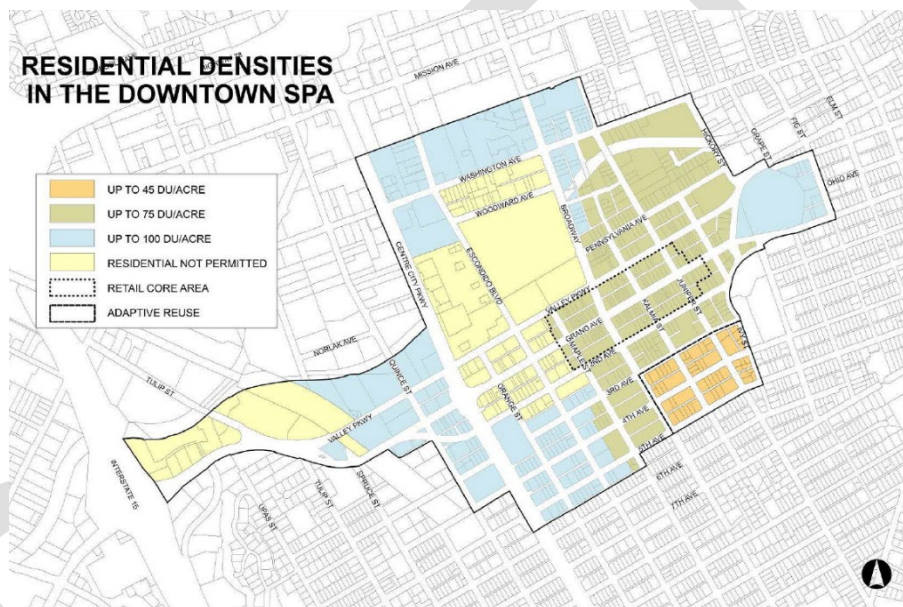
The Downtown Specific Plan area encompasses approximately 460 acres extending from I-15 and West Valley Parkway to Palomar Hospital, between Washington and Fifth Avenues. The Specific Plan Area includes the City's urban core along Grand Avenue where Escondido was incorporated in 1888. The Downtown Specific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

- An economically viable Downtown with an appropriate mix of retail, office, residential, entertainment and cultural uses.
- A local and regional destination for specialty shopping, dining, nightlife, employment, culture, and the arts.
- A vibrant and exciting environment with land uses that foster an "18-hour" atmosphere, in addition to areas that provide mixed-use, office employment and high-density residential opportunities.
- Development and signage that strengthen the character of Down-town and are architecturally compatible with the existing urban fabric.
- Street-level and human-scale design elements in new and remodeled developments that improve pedestrian orientation.
- Preserved historically significant sites and structures that enhance the character of Downtown.
- Pedestrian-oriented, ground-floor, specialty retail and restaurant uses on Grand Avenue that reinforce and expand its unique character.
- Higher residential densities in key locations that support Downtown non-residential uses. A pedestrian environment that provides connections, convenient access and opportunities for alternative modes of transportation.
- Embellished landscaping, public art, comfortable street furniture and décor that improves walkability and pedestrian connections.
- Maximized parking opportunities.

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

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

Figure 6: Downtown Escondido Specific Plan – Residential Densities



Residential development above 45 units per acre can be accommodated in most of the Downtown Specific Plan area, with a substantial area allowing up to 75 units per acre and 100 units per acre. There are some areas where residential is not allowed and others where a ground-floor commercial or office component is required.

In 2019, the City adopted a “Downtown Density Transfer Program,” which allows for the transfer of residential density from underutilized properties to properties that are being redeveloped. This program allows property owners to re-assign or transfer units to other properties via a city-administered density credit pool. The City holds the density credits until a redeveloping property acquires the density. In effect, the density transfer program prevents the loss of potential units when a property is redeveloped in support of achieving a full-build out in the Downtown area.

The Downtown Specific Plan also establishes development standards that differ from the rest of the City. Table 37 summarizes the standards specific to the City’s downtown area.

Table 37: Downtown Specific Plan Residential Development Standards

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

South Centre City Specific Plan

The South Centre City Specific Plan was adopted in 2018 to implement policy direction from the 2012 General Plan update that focused on implementing smart growth goals into four target growth areas. The plan contains eight districts, each with different development regulations and standards.

For residential land use, the plan seeks to maximize affordable housing opportunities and provide opportunities for a balanced mix of housing types through a variety of incentives and programs. The Plan provides for a Mixed-Use (MU) designation that permits the integration of residential, commercial, and professional office uses in a single project.

The plan allows for high density residential of up to 24 units per acre in the 9th Avenue Overlay, and up to 30 dwelling units per acre in the Escondido Boulevard Mixed-Use Overlay and the Southern Entry Mixed-Use Overlay zones.

East Valley Specific Plan

The East Valley Specific Plan (“EVSP”) covers areas along East Valley Parkway. The existing land use pattern is a reflection of prior decisions and uses along East Valley Boulevard are almost exclusively commercial in nature; there is no existing housing within the commercial area. The 2012 General Plan Update calls for the amendment of the area plan to re-assess the land use plan, in particular to introduce high-density housing to the area. The EVSP is expected to be adopted concurrent with the Housing Element. Table 38 provides a summary of the land use designations in the proposed EVSP.

Table 38: East Valley Specific Plan Land Use Designations

Land Use	Applicable Zoning	Description	Min. Density/ FAR	Max. Density/ FAR	Target Production Point	Appr. Yield
Urban IV/V	R-5-30	Assumes 24 du/ac. Multi-family residential units, townhomes, apartments, flats, and condominiums. 15,000 sf/ac retail and office uses are permitted	21 du/ac	30 du/ac	25 du/ac	1,495 units 453,789 sf of commercial
General Commercial	C-G	Local-serving commercial, automobile service, eating/drinking establishments, entertainment facilities, retail, office, service establishments, etc. Intended for other commercial uses not suitable for residential zones.	0.25 FAR	1.0 FAR	0.5 FAR	0 units 59,014 sf of commercial
Mixed-Use	M-U	Vertical or horizontal mixed-use. Multi-family residential units, appropriate along major thoroughfares, proximate to shopping centers, entertainment, community facilities and employment opportunities.	20 du/ac 1.5 FAR	80 du/ac 3.0 FAR	45 du/ac	4,669 units 703,338 sf of commercial
Park Overlay Zone	POZ	Active and passive parks as well as land to protect, maintain, and enhance the community's natural resources and include detention basins and creek corridors. Development Impact Fees contribute to park space in these areas.	---	---	---	10 acres minimum of parkland and open space

Growth Management Controls

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

- *Ordinance 94-16*
- *Proposition S*

Ordinance 94-16

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

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

Proposition S

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

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

In the short term, Proposition S does not present a constraint to housing development in the City. The City may amend the existing EVSP without a vote of the public and can therefore accommodate additional units within the East Valley Area for the 2021-2029 RHNA planning period. Outside of the East Valley Area, this Housing Element examines the residential development capacity under the existing General Plan, zoning, and specific plans, and has demonstrated adequate capacity to accommodate the City’s RHNA for the sixth cycle Housing Element planning period.

The City recognizes that Proposition S may serve to constrain housing development in the long term, beyond 2028. Therefore, the City initiated a comprehensive General Plan update in 2008 to address land use distribution, preservation of neighborhoods, and identification of appropriate growth centers within the community. The updated General Plan was approved by the City Council on May 23, 2012. Portions of the updated General Plan were placed on the November 2012 ballot and approved by Escondido residents.

The General Plan update preserved most existing land use policies in much of the City’s residential neighborhoods, but did provide opportunities for employment and residential intensification. The maximum allowed density of a mixed-use development along South Escondido Boulevard was increased from 24 to 30 units per acre, which resulted in increased capacity in the City.

The approval of the General Plan update by the voters increased the City’s capacity for residential growth over the long term. Recognizing Proposition S as a potential constraint, the Housing Element includes a program to monitor the impact of this growth management measure.

Overlay Zones and Other Districts

Mixed Use Overlay Zone

As part of the 2012 General Plan update, new areas for mixed-use development were designated in areas with high potential for commercial and residential development.

Flood Plain Overlay Zone

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

Planned Development (P-D) Zone

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

For planned developments in which residential uses are proposed on parcels of land in the R-3, R-4, and R-5 zones, area plans, and in specific plan areas with a maximum specified multifamily residential density, no planned development will be approved at a density below 70 percent of the maximum permitted density of the underlying multifamily zone, area plan or specific plan multi-family designation. Residential planned developments in this zone are also encouraged to depart from standard subdivision and housing design by providing a variety of lot sizes and housing types, provided that the overall residential density yield conforms with the City's policies.

Old Escondido Neighborhood Historic District

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

Density Bonus and Residential Incentive Ordinance

Government Code section 65915 et. seq. requires an agency to provide developers with a density bonus and other incentives or concessions for the production of lower income housing units or for the donation of land within the development if the developer agrees to construct a specified percentage of units for very low, low, and/or moderate income households or qualifying residents. Density bonus is a California state requirement and as such not subject to the discretion of local governance bodies – land use development requests that meet the law's requirements are entitled to the Density Bonus, as of right. The City adopted its Density Bonus and Residential Incentive Ordinance in the 1990s. In 2018, the California Legislature approved four bills that expanded the density bonus to a wider range of housing projects and strengthened procedures to make the density bonus more workable for developers. The current ordinance (Chapter 33, Article 67), last updated May 2020, allows a minimum density bonus and deviations from the Zoning Code for affordable or senior housing in accordance with the State Density Bonus Law (California Government Code Sections 65915 – 65918) and reflects the State Legislature's commitment to incentivizing housing development in California. Since parking and setbacks can be reduced, a developer could feasibly increase the number of units or bedrooms without increasing the size of the site. The City's Density Bonus and Residential Incentive Ordinance is useful in the acquisition and rehabilitation of developments made affordable to low income residents in the higher multi-family zones. For example, the ordinance was utilized to increase the number of bedrooms in the acquisition and rehabilitation of the 15th Avenue Cooperative and Sonoma Court, affordable housing projects. Furthermore, the South Centre City Specific Plan has an added provision to allow three or more units to be a qualifying project under Density Bonus Law.

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

- At least 5 percent of the housing units are restricted to very low income residents.
- At least 10 percent of the housing units are restricted to lower income residents.
- At least 10 percent of the housing units in a for-sale common interest development are restricted to moderate income residents.
- 100 percent of the housing units (other than manager's units) are restricted to very low, lower and moderate income residents (with a maximum of 20% moderate).
- At least 10 percent of the housing units are for transitional foster youth, disabled veterans or homeless persons, with rents restricted at the very low income level.
- At least 20 percent of the housing units are for low income college students in housing dedicated for full-time students at accredited colleges.

- The project donates at least one acre of land to the city or county for very low income units, and the land has the appropriate general plan designation, zoning, permits and approvals, and access to public facilities needed for such housing.
- The project is a senior citizen housing development (no affordable units required).
- The project is a mobile home park age-restricted to senior citizens (no affordable units required).

AB 2345 was passed in September 2020, amending the Density Bonus Law to increase the maximum density bonus from 35 percent to 50 percent. To be eligible for the maximum bonus, a project must set aside at least (i) 15 percent of total units for very low income households, (ii) 24 percent of total units for low income households, or (iii) 44 percent of for-sale units for moderate income households. Levels of bonus density between 35 percent and 50 percent are granted on a sliding scale. Cities must update their density bonus ordinances to codify these new bonus requirements. This Housing Element includes a program to update the City's Density Bonus provisions to be consistent with the most recent changes in State Density Bonus Law.

The Density Bonus and Residential Incentives Ordinance encourages development of housing for lower income and senior households. Other processes in the Zoning Ordinance help in the development of housing for the higher income households as well as the lower income households. Escondido has an income distribution that skews toward the lower income compared to the region. As a means to diversify the City's socioeconomic profile, the City retains certain amount of large-lot zoning to accommodate the housing needs and preferences of moderate and higher income households. This strategy is aimed at satisfying high-tech businesses desiring to locate in Escondido. Planned Developments, Specific Plans and Administrative Adjustments are also available to assist in the development and rehabilitation of housing for all economic sectors of the community.

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

Residential Development Standards

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

- *Residential Agricultural (R-A) – 1 unit per 5 to 10 acres:* This zone is designed to protect agricultural uses from encroachment by urban uses until residential, commercial or industrial uses in such areas become necessary or desired. The densities in this zone are based on the minimum lot sizes of 5 to 10 acres.

- *Residential Estates (R-E) – 0.2 to 2 units per acre:* This zone is to provide an area exclusively for single-family dwellings in a rural setting. Provisions are made for the maintenance of limited agricultural pursuits as well as those uses necessary and incidental to single family living. The densities in this zone are based on the minimum lot sizes of 20,000 square feet to 210,000 square feet.
- *Single-Family Residential (R-1) – 1.74 to 7.26 units per acre:* This zone is to encourage and promote a suitable environment for family life by providing a district for the establishment of one-family, detached dwellings, exclusively. The densities in this zone are based on the minimum lot sizes of 6,000 square feet to 25,000 square feet.
- *Mobile Home Residential (R-T):* This zone is established to encourage and promote a suitable environment for family life by providing a district for one-family detached mobile homes.
- *Light Multiple Residential (R-2) – 12 units per acre:* This zone is established to provide low height, low density residential areas in close proximity to single-family residential neighborhoods.
- *Medium Multiple Residential (R-3) – 18 units per acre:* This zone, is established to provide medium density, low-height residential areas for two, three and multifamily dwelling units.
- *Heavy Multiple Residential (R-4) – 24 units per acre:* This zone is established to provide an area for a suitable environment for family life for those wishing to live in apartments near the city’s center.
- *Very High Multi-Family Residential (R-5) - 30 units per acre:* This zone is established to provide a multi-family setting for family life in higher-height, very high density dwelling units in close proximity to other multi-family neighborhoods and near the city’s center.

Development standards specific to each zone district are designed to protect and promote the health, safety, and general welfare of residents as well as implement the policies of the General Plan. These standards also serve to preserve the character and integrity of existing neighborhoods. Specific residential development standards are summarized in Table 39.

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

Table 39: Residential Development Standards

Zoning District	Maximum Building Height (ft.)	Minimum Net Lot Area (sq. ft.)	Minimum Lot Width (ft.)	Setbacks (ft.)			Maximum Lot Coverage	Floor Area Ratio
				Front	Rear	Side		
R-A	35	217,800	150	25	20	10	20%	0.3
R-E	35	20,000	100	25	20	10	30%	0.4
R-1	35	6,000	60	15	20	5	40%	0.5
R-T	--	4,500	55	15	5	5	60%	--
R-2	25	6,000	60	15	15	5	--	0.6
R-3	35	6,000	60	15	10	5	--	0.7
R-4	75	6,000	50	15	10	5	--	0.8
R-5	75	6,000	50	15	10	5	--	0.9

Source: City of Escondido Zoning Ordinance, 2020.

Setback Requirements

Setback requirements can encourage or discourage development. As seen on Table 39, the City's residential setback requirements are minimal. The City also offers adjustments to requirements (up to 25 percent) with the approval of the Community Development director. Even further reductions to setback requirements for landscaping and parking are available to affordable or senior housing proposals, pursuant to the Residential Incentive Ordinance.

Building and Parcel Requirements

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

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

Zone Changes and General Plan Amendments

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

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

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

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

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

Parking Standards

High numbers of parking spaces required per dwelling unit can negatively impact the feasibility of providing affordable housing by reducing the achievable number of dwelling units per acre and increasing development costs. The cost and amount of required parking has a high impact on the cost of housing. Typically, the concern for high parking standards relates mostly to multi-family, affordable, or senior housing. Escondido's requirements for single-family and multi-family residential are summarized in Table 40. In some instances, tandem spaces are permitted and in others, guest parking may be provided on-street.

Table 40: Escondido Residential Parking Requirements

Type of Residential Development	Required Parking Spaces Per Unit
Single-Family or Two-Family Residence	Two (2) car garage or carport spaces
Accessory Dwelling Unit	Zero (0) parking spaces
Multiple-Family Dwelling*	
Efficiency Unit	One (1) parking space
One-Bedroom Unit	One and one-half (1.5) parking space
Two-Bedroom Unit	One and three-quarter (1.75) parking space
Three or More Bedrooms	Two (2) parking spaces
Senior housing	Two (2) plus three (3) for every four (4) efficiency units or one bedroom units. Units with two (2) or more bedrooms require one and one-half (1.5) spaces per unit.
Source: City of Escondido Zoning Ordinance, 2020	
* One space is required for each four (4) units required for guest parking	

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

Provision for a Variety of Housing Opportunities

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of housing types for all economic segments of the population. This includes single-family homes, multi-family housing, second units, mobile homes, emergency shelters, and housing for persons with disabilities. Table 41 below summarizes the various housing types permitted within the City’s zoning districts.

Table 41: Use Regulations for Residential Zones

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

P = Permitted Use
C = Conditional Use
Source: City of Escondido Zoning Code, 2020

Single-Family Dwelling

“Single-family dwellings” are defined in the Zoning Code as detached or semi-detached buildings. Single-family dwellings are permitted in all residential zones, except the R-T zone. As part of the General Plan update, the City established a 70 percent minimum density for R-3, R-4, and R-5 zoning districts, effectively discouraging single-family homes to be developed on properties designated for multi-family uses. This change promotes the efficient use of the City’s residential land and mitigates neighborhood compatibility issues.

Accessory Dwelling Units

Accessory dwelling units (“ADUs”) and junior accessory dwelling units (“JADUs”) are attached or detached dwelling units that provide complete independent living facilities for one or more persons including permanent provisions for living, sleeping, cooking and sanitation. ADUs may be alternative source of affordable housing for lower-income households and seniors. Recent state laws, including AB 68, AB 587, AB 670, AB 881, AB 671 and SB 13 in 2019 and AB 3182 in 2020, require cities to use a ministerial process to consider accessory dwelling units in an effort to facilitate the production of affordable housing state-wide. Accessory units must be permitted in all residential and mixed-use zones where a residential unit already exists.

Recent ordinances by the City of Escondido have updated the zoning provisions related to ADUs and JADUs. In 2020, the City amended the Zoning Code to comply with AB 68, AB 587, AB 670, AB 671, AB 881, AB 3182 and SB 13 to reflect changes to Government Code section 65852.2 and section 65852.22. The City of Escondido permits ADUs and JADUs in area zoned to allow single-family or multi-

family residential use, subject to the approval of an ADU permit. ADUs must also comply with the development standards of the underlying zone, except where precluded by state law. Other requirements for accessory dwelling units include:

- The owner of the property must reside on the parcel on which a JADU is located.
- A limit on the number of bedrooms based on the size of the ADU.
- A setback requirement of not more than four feet for detached accessory dwelling units.
- For lots less than 20,000 square feet, accessory dwelling units may not exceed 850 square feet. For lots greater than 20,000 square feet, accessory dwelling units may not exceed 1,000 square feet.
- The accessory unit shall respect the residential scale and design character of existing homes.

Additionally, the zoning code has a provision that states that the section “shall be interpreted liberally in favor of accessory dwelling unit construction,” which further removes constraints on ADU production in case of ambiguities in the standards. The City does not require any parking for ADUs or JADUs. Copies of Ordinance No. 2020-31R was transmitted to HCD in accordance with Government Code 65852.2(h)(1).

Multi-Family Dwelling

According to the State Department of Finance, multiple-family housing makes up approximately 36 percent of the 2020 housing stock in Escondido (Table 25). The Zoning Code provides for multi-family developments in the higher density residential zones (R-2, R-3, and R-4, R-5) and in specific plans. The maximum density for the R-5 zone is 30 units per acre.

Mobile Home Parks and Manufactured Housing

Manufactured housing and mobile homes can be an affordable housing option for low and moderate income households. Mobile homes represent about eight percent of the City’s housing stock as of January 2020. A mobile home built after June 15, 1976, certified under the National Manufactured Home Construction and Safety Act of 1974, and built on a permanent foundation may be located in any residential zone where a conventional single-family detached dwelling is permitted subject to the same restrictions on density and to the same property development regulations. Manufactured/mobile homes are permitted in all of the City’s lower density residential zones (R-A, R-E, R-1 and R-T). The City also continues to explore ways to expand opportunities for manufactured housing to serve a wide range of income groups.

Residential Care Facilities

Residential care facilities licensed or supervised by a Federal, State, or local health/welfare agency provide 24-hour non-medical care of unrelated persons who are handicapped and in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment. The Community Care Facilities Act (California Health and Safety Code) and Lanterman Developmental Disabilities Services Act (California Welfare and Institution Code) require that State-licensed residential care facilities serving six or fewer persons (including foster care) be treated as a regular residential use and therefore must be permitted by right

in all residential zones allowing residential uses. These facilities cannot be subject to more stringent development standards, fees, or other standards than the same type of housing single-family homes in the same district.

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

Emergency Shelters

Senate Bill 2, enacted in October 2007, requires local governments to identify one or more zoning categories that allow emergency shelters (year-round shelters for the homeless) without discretionary review. The statute permits the City to apply limited conditions to the approval of ministerial permits for emergency shelters. The identified zone must have sufficient capacity to accommodate at least one year-round shelter and accommodate the City’s share of the regional unsheltered homeless population. The San Diego Regional Task Force on the Homeless “We All Count 2020” found that Escondido’s homeless population is estimated to be 429 individuals, 264 of those individuals are unsheltered.

In 2013, the City amended its zoning code to add an Emergency Shelter Overlay Zone. The zone allows for year-round emergency shelters and can accommodate the City’s unsheltered homeless population. Emergency shelters are allowed without discretionary approval in the overlay zone. The zone is approximately 69 acres and encompasses 64 parcels zoned for M-1 and M-2 (light industrial), which are currently occupied by mostly light industrial, commercial, and warehousing uses. Some buildings in the area are antiquated, with deferred maintenance issues, and were developed below the allowable intensity. Therefore, development of emergency shelters in this area can occur either as new construction on one of the underutilized properties, or as adaptive reuse of an existing vacant building (or just a portion of the building). The overlay zone is appropriate for emergency shelters since it contains underutilized properties and is located near the Nordahl Road transit station and the new Palomar Hospital.

In 2020, the City amended the Zoning Code to comply with AB 139, which sets parking standards based on staffing level only. Ordinance 2020-31R amended the Zoning Code to require two spaces per facility plus one space for each employee.

Transitional and Supportive Housing

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

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

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

Escondido’s Zoning Code makes provisions for transitional and permanent supportive housing. Transitional and supportive housing that is operated as regular housing developments (i.e. no state care license) is permitted by-right in all residential zones, regardless of size or on-site services. Transitional and supportive housing that is operated as group quarters with six or fewer persons is permitted by right in all residential zones. Transitional and supportive housing that is operated as a group quarters with seven or more persons is conditionally allowed in all residential zones except the R-T zone (Mobile Home Park Zone). Potential conditions for approval of large residential care facilities (for more than six persons) as transitional/supportive housing may include hours of operation, security, loading requirements, noise regulations, and restrictions on loitering. Conditions would be similar to those for other similar uses and would not serve to constrain the development of such facilities.

Pursuant to AB 2162, supportive housing meeting certain criteria must be permitted by right where residential uses are permitted, including mixed-use and nonresidential zones. Escondido’s Zoning Code does not permit mixed-use development outside of specific plan areas; these plans do not explicitly identify transitional and supportive housing as separate from residential uses. The City will review AB 2162 and ensure compliance.

Senior Housing

The Zoning Code permits senior housing (for persons aged 55 or over) as regular housing across the City. Senior Housing is allowed by right in all residential zones.

Single Room Occupancy Units (SROs)

Single Room Occupancy (“SRO”) units are one-room units intended for occupancy by a single individual. They are distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other and could be equivalent to an efficiency unit. The zoning code officially classifies SROs as “rooming house, boarding house, mini-dorms, etc. with central kitchen, interior access to sleeping rooms). The City conditionally allows these uses in the R-2, R-3, R-4, and R-5 zones, and in some districts of the South Centre City Specific Plan.

Farm Worker Housing

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

The City’s Zoning Code allows, as a permitted use in agricultural and estate residential zones (R-A and R-E), living quarters for persons employed on the premises in conjunction with authorized agricultural uses. The City will review the Zoning Code to ensure compliance with the Employee Housing Act.

Low Barrier Navigation Centers

Low Barrier Navigation Centers (“LBNC”s) are service-enriched shelters that are focused on moving individuals into more permanent housing. Low Barrier Navigation Centers provide temporary housing while case managers connect individuals experiencing homelessness to shelter, public benefits, and health services. Under the Housing for Homeless Act (2019), local governments are required to allow Low Barrier Navigation Centers by right in areas zoned for mixed-uses and nonresidential zones that permit multi-family uses.

The City amended the Zoning Code with Ordinance 2020-31R to address the provision of LBNC in CG, CN and CP zones where there are mixed-use overlay areas that are zoned for mixed-use and nonresidential zones permitting multi-family uses.

Housing for Persons with Disabilities

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

Land Use Controls

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

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

Definition of Family

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

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

Building Codes

The Building and Safety Division actively enforces the California Building Code provisions that regulate the access and adaptability of buildings to accommodate persons with disabilities. No unique restrictions are in place that would constrain the development of housing for persons with disabilities. Government Code Section 12955.1 requires that 10 percent of the total dwelling units in multi-family buildings without

elevators consisting of three or more rental units or four or more condominium units subject to the following building standards for persons with disabilities:

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

Reasonable Accommodation

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

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

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

- Whether the housing which is the subject of the request for reasonable accommodation will be used by an individual protected under the Acts;
- Whether fulfillment of the request is necessary to make specific housing available to an individual protected under the Acts;
- Whether the accommodation will impose an unreasonable financial or administrative burden on the City;
- Whether the accommodation will require a fundamental alteration of the zoning or building laws, policies and/or procedures of the City;

- Whether the accommodation will have any potential impact on surrounding uses;
- Physical attributes of the property and structures; and
- Any other factor deemed relevant to the determination according to the Acts, as amended.

Permits and Processing

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

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

Development Conditions and Fees

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

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

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

Table 42 summarizes the most common planning and development impact fees for the City of Escondido and other North County cities. In general, the City's fees are comparable to developments in other North San Diego communities. Table 43 compares the estimated total fees for typical projects

based on a fee survey conducted by the Building Industry Association of San Diego. As shown, fees in Escondido fall within the middle to low end of the spectrum compared to other communities in the region. The fee amounts reported below for the City of Escondido include inflationary adjustments, adopted pursuant to R2020-125 on October 28, 2020, effective on February 22, 2021.

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

Table 42: Planning and Development Fees Regional Comparison (2020)

	Escondido Single Family Residential	Escondido Multi-family Residential (cost per unit)	Carlsbad Single Family	Carlsbad Multi-family	Oceanside Single Family	Oceanside Multi- family
Planning Fees						
Design Review/ Development Review	\$524.97 - \$846.97		varies		\$7,000 - \$10,000	
Major Use Permit/ Conditional Use Permit	\$6,972.97		\$4,913		\$5,000	
Tentative Parcel Map	\$3,970.97		\$3,678 - \$4,169		\$3,000	
Tentative Subdivision Map	\$6,128.87 - \$12,652.57		\$8,193		\$8,000	
Environmental Review- Initial Study/Addendum	\$2,565.00		\$2,753+		\$5,000	
General Plan Amendment	\$5,968.18 - \$6,954.45		\$4,677 - \$6,747		\$10,000 - \$15,000	
Impact/Capacity Fees						
Facilities Fee	\$4,969	\$4,969	\$15,423	\$9,039	\$2,621	\$2,621
Parks Fee	\$6,986	\$6,663	\$7,649	\$6,190	\$4,431	\$4,431
Traffic Impact Fee	\$4,191	\$2,095	\$7,500	\$6,000	\$1,032	\$582
Drainage Fee	\$1,136	\$469	\$2,054	\$3,589	\$2,054	\$976
Other Fees	\$15,430	\$9,148	\$16,324	\$12,398	\$46,330	\$8,718
Total per Unit	\$32,712	\$23,344	\$49,243	\$33,986	\$56,468	\$17,328
Source: City of Escondido (Updated February 23, 2021), City of Carlsbad, City of Oceanside.						

Table 43: Total Fee Comparisons (2019-2020)

Jurisdictions	Per Unit Permit and Impact Fees			
	Single Family	Townhome (Type V Construction)	Condominium (Type III Construction)	Apartment (Type V Construction)
Carlsbad	\$42,616.78	\$23,012.02	\$17,086.21	\$16,762.04
Chula Vista	\$57,167.97	\$42,481.32	\$38,577.18	\$38,596.86
Encinitas	\$22,932.15	\$15,984.48	---	\$15,233.65
Escondido	\$37,044.15	\$31,185.86	\$29,360.35	\$29,360.35
Imperial Beach	\$15,161.22	\$11,262.71	\$9,832.14	\$21,010.37
La Mesa	\$27,442.49	\$19,242.63	\$14,248.72	\$12,906.75
Lemon Grove	\$13,563.65	\$6,259.63	\$4,870.52	\$5,106.55
National City	\$15,025.99	\$5,655.93	\$4,175.54	\$4,175.54
Oceanside	\$68,235.30	\$25,089.74	\$17,254.33	\$17,178.01
Poway	\$26,528.05	\$21,194.22	\$2,059.13	\$20,898.17
San Diego	\$155,367.00	\$103,121.73	\$95,731.81	\$97,461.70
San Marcos	\$30,761.34	\$25,588.10	\$23,410.80	\$14,184.14
Santee	\$78,142.00	\$67,667.00	\$64,247.00	\$57,827.00
San Diego County	\$21,797.00	\$12,793.00	\$10,900.00	\$11,156.00
Vista	\$27,546.37	\$20,804.79	\$23,176.90	\$18,608.86

Source: BIA 2019-2020 Fees Study for San Diego County; City of Santee Fee Schedule FY2020-21; Padre Dam Municipal Water District Sewer and Water Capacity Fee Schedule 2021; Santee Elementary School District Developer Fees 2021; Grossmont Union High School District Developer Fees 2021

In 2020, the City conducted a Fiscal Impact Assessment that determined that the cost to serve new residential development exceeds the revenue generated from that development. In order to ensure that new residents within the city continue to receive the services at their current level, a Community Facilities District (“CFD”) has been created to fund municipal services associated with new residential development. A CFD is special tax levied annually on the property tax bill. Also known as a Mello-Roos, this tax can be used to fund improvements required to support the development of new homes or the ongoing costs to serve new development. In accordance with Resolution No. 2020-44, adopted on May 13, 2020; Ordinance No, 2020-10, adopted on June 3, 2020; and Ordinance No. 2020-24, adopted on October 21, 2020; new residential development must fund all on-going operational costs of providing municipal services required for the project. Such funding shall occur through either an agreement to form or annex into a CFD or the establishment of another lawful funding mechanism to offset the impacts to public services associated with the project. For new residential units within the City limits, the FY20/21 adopted special tax rates range from \$536 to \$783 per dwelling unit.

Although Resolution No. 2020-44, Ordinance No, 2020-10, and Ordinance No. 2020-24 were enacted to protect the health and safety of citizens and further the general welfare, the City will periodically re-examine the aforementioned policies to determine whether, under certain conditions, if they directly or indirectly constitute a barrier to the maintenance, improvement, or development of housing for all income levels. As previously mentioned, this 2021-2029 Housing Element was

prepared under the cover of a Housing and Community Investment Study, which among other things identifies all relevant land use controls and their impacts on the cost and supply of housing, including the CFD policies. A Sector Feasibility Study was prepared and shows that the cumulative impacts of standards and policies, including the policy that requires new residential development to fund a fair share of all on-going operational costs of providing municipal services, does not impede the ability to achieve maximum allowable densities. Such an examination may reveal that certain policies have a disproportionate or negative impact on the development of particular housing types (e.g., multi-family) or on housing developed for low or moderate income households. However, affordable housing projects and other organizations that meet the requirements of Revenue and Taxation Code section 214 can qualify for a Property Tax Welfare Exemption.

The City will continue to monitor whether ordinances, policies, or practices related to development conditions and fees, such as those covered in this section or news ones to be contemplated during this housing element cycle, have the effect of unduly constraining the maintenance, improvement, or development of housing, including but not limited to excluding housing affordable to low- and moderate-income households.

On- and Off-Site Improvements

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

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

Requirements for on- and off-site improvements vary depending on the presence of existing improvements, as well as the size and nature of the proposed development. In general, the City requires the following improvements and facilities for new developments:

- *Grade Improvements:* The City requires developers to grade and improve all land dedicated or to be dedicated for streets or easements, bicycle ways and all private streets and private easements involved in a Final Map or Parcel Map in such manner and with such improvements as are necessary in accordance with the Escondido City standards.
- *Sewers:* The City requires developers to install sewers or sewage disposal systems in accordance with the Private Sewage Disposal Systems ordinance.
- *Water Supply:* The City requires developers to provide proof satisfactory to the City Engineer that there exists an adequate potable water supply available to each lot or parcel and that the developer will install or agree to install water supply facilities to the satisfaction of the City Engineer provided that the City Engineer may require such other system or size of water supply pipe as recommended by the water facility serving the project.

- *Fire hydrants:* The City requires developers to install as required by the City Engineer, fire hydrants and connections, which hydrants and connections shall be of a type approved by the Escondido Fire Chief.
- *Public Sewer system:* When the City Engineer determines that, by reason of the size and shape of the proposed lots, the nature of the terrain to be subdivided, the soil condition of the lots and the development of the area in the vicinity of the proposed subdivision, a public sewer system serving the lots will be required to preserve the public health, or if there is a public sewer main within two hundred (200) feet of the property boundary, the developer shall be required to install or agree to install a public sewer system serving said lots as a condition precedent to the approval of any Final or Parcel Map.
- *Undergrounding Utilities:* All new and existing utilities distribution facilities, including cable television lines and other communication facilities within the boundaries of any new subdivision or within any property abutting a proposed new subdivision, shall be placed underground pursuant to the requirements of Escondido Municipal Code.
- *Flood Control:* The developer is required to install all flood control and drainage improvements in conformance with the drainage policies of the General Plan, the Drainage Master Plan, the Engineering Division Policy for Drainage Studies, and City design standards.
- *Street Trees:* The developer is required to install street trees as required by Escondido City standards pursuant to the landscape standards of the Zoning Code.
- *Traffic Control Signals:* The developer is required to install such traffic control signals as may be required by the City Engineer, Planning Commission or City Council.

Building Codes and Enforcement

The City of Escondido has adopted the 2019 California Building Code. The City has also adopted the 2019 Green Building Standards Code. No amendments have been made that diminish the ability to accommodate persons with disabilities. There are no locally amended universal design elements; the universal design provisions of the California Building Code are enforced. Exceptions or methods of alternative compliance to the requirements of the California Building Code are contained in the code. The City has no local ability to waive the provisions of the State building codes. However, a mechanism within the building code allows for an appeal process to challenge interpretations of the building code requirements.

Permits and Processing Times

Government Code section 65943 states that local governments have 30 days after an application for a housing development project is submitted to inform the applicant whether or not the application is complete. If the local government does not inform the applicant of any deficiencies within that 30-day period, the application will be "deemed complete", even if it is deficient. If the application is determined to be incomplete, the local government shall provide the applicant with an exhaustive list of items that were not complete pursuant to the local government's submittal requirement checklist. Information not included in the initial list of deficiencies in the application cannot be requested in subsequent reviews of the application.

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

The Community Development Department is currently preparing a development processing guide with the newcomer to the permit process in mind. It details the steps involved in obtaining a zoning or building permit(s) – from preliminary review through final approval. This information will help people who have had little or no experience with the building permit process. Experienced building professionals will also find information about the required amount of processing time useful for their scheduling and/or seek streamlining opportunities.

Processing Times

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

Certainty and consistency in permit processing procedures and reasonable processing times is important to ensure that the development review/approval process does not discourage developers of housing or add excessive costs (including carrying costs on property) that would make the project economically infeasible. The City is committed to maintaining comparatively short processing times. Total processing times vary by project, but most residential projects are approved in six months. Table 44 provides a detailed summary of the typical processing procedures and timelines of various types of projects in the City.

Table 44: Processing Time by Development Type				
Project Type	Reviewing Body	Public Hearing Required	Appeal Body (if any)	Estimated Total Processing Time
Single-Family Subdivision	Planning Commission	Yes	City Council	3-6 months
Multiple-Family	Staff/ Administrative	No	Planning Commission	12-20 weeks
Multiple-Family (with subdivisions)	Planning Commission and City Council	Yes	None	4-6 months
Mixed Use	Planning Commission and City Council	Yes	None	4-6 months

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

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

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

Administrative Approval

Staff review – up to 10 weeks:

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

Planning Commission Approval

Public hearing – up to 16 weeks including environmental review:

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

City Council Approval/with Planning Commission Recommendation

Public hearing – up to 26 weeks including environmental review:

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

City Council Approval/with Planning Commission Recommendation

The processing time for the most common residential development applications are summarized in Table 45. These applications are often processed concurrently. The City continues to explore ways to streamline the processing of applications and reduce fees for redevelopment/ rehabilitation of affordable, fair market and mixed-use housing. The City also explores ways to encourage development of housing for middle- and high-income households in order to promote a balanced community. The City conducted an evaluation to streamline processes and processing times. Specifically, the City consolidated the Design Review Board into the Planning Commission. In so doing, the City eliminated one step in the review process, thereby shortening the timeframe of review.

Process/Application	Time
Conditional Use Permit	3-6 months
Design Review	0 weeks (concurrent review)
General Plan Amendment	4-6 months if no public vote is needed
Environmental Impact Reports	9-12 months
Plan Check/ Building Permits	15-20 working days for plan check, or longer depending on resubmitted plan checks and how fast architect responds to corrections
Variance	3-6 months
Zone Change	4-6 months
Source: City of Escondido Planning Department, 2020.	

Design Review Process

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

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

- The proposed site plan has been designed in a manner which is compatible with the natural and urban characteristics of the site and the surrounding neighborhood.
- The bulk, scale, and architectural design of the proposed structure is compatible with the character of the surrounding neighborhood.

- The project incorporates landscaping, irrigation and screening which is drought tolerant, appropriate for the site, and in compliance with the landscape standards established by the city.
- All grading related to the project conforms to design standards set by Article 55 (grading and erosion control).
- The project incorporates applicable design review standards contained in the Zoning Code and other applicable ordinances into the site layout and building design.
- The project is consistent with the goals and objectives on the General Plan.

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

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

Conditional Use Permit

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

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

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

C. Environmental and Infrastructure Constraints

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

Soil, Steep Slopes, and Seismic Safety

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

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

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

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

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

Borrego, and Jacumba. Portions of all of the roads to the east would probably be temporarily closed by landslides.

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

Flood Hazards

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

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

Hazardous Materials

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

Ridgeline and Hillside Conservation

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

Water Supply

Water supply for the City stems primarily from two sources: local water, derived from precipitation, and stored in Lakes Henshaw and Wohlford, and imported water transmitted by the San Diego County Water Authority. A master plan, administered by the City ensures the adequacy of these facilities to meet the demands imposed by development projected over the General Plan horizon. Continued

urban development will place increasing demands on these supplies. Potential limitations on the availability of supplies require the need to combine long-term planning for water supply with long-term planning for community development in Escondido.

The Escondido Water and Wastewater Division (“EWWD”) recently updated its urban water management plan to ensure adequate water supply to serve the City’s projected buildout population. The plan describes a number of capital improvement projects over the next thirty years, including water recycling, demand management measures, and conservation rebates to ensure the availability of water to meet the City’s projected build-out.

Much of the new housing growth is expected to occur within the EVSP area. Adequate water service is available to accommodate the City’s projected housing needs.

Wastewater Capacity

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

The Environmental Impact Report (“EIR”) for General Plan Update concludes that existing wastewater treatment capacity is not adequate to accommodate the growth anticipated under the General Plan Update, which would add over 9,400 units by 2035. The Escondido Water and Wastewater Division (EWWD) updated its sewer master plan to ensure adequate sewage treatment capacity to serve the projected buildout population of the updated General Plan. Adequate sewage treatment capacity is projected to accommodate the growth allowed under the current General Plan and Sixth Cycle Housing Element.

Much of the new housing growth is expected to occur within the EVSP area. Adequate sewer service is available to accommodate the City’s projected housing needs.

5. Housing Resources

A. Regional Housing Needs Assessment

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

The San Diego Association of Governments (“SANDAG”) adopted its RHNA in July 2020 for the 6th Cycle Housing Element, which covers an eight-year planning period (April 2021 through April 2029) and addresses housing issues that are related to future growth in the region. The housing allocation targets are not building requirements, but goals for each community to accommodate through appropriate planning policies and land use regulations. Allocation targets are intended to ensure that adequate sites and zoning are made available to address anticipated housing demand during the planning period.

Escondido’s share of regional future housing needs is a total of 9,607 new units for the period of April 15, 2021, to April 15, 2029; it is the third highest allocation in the SANDAG region. This allocation is divided into various income categories, as shown in Table 46. The RHNA was distributed to jurisdictions in the region using a formula that accounted for access to public transit and employment. The RHNA also includes a fair share adjustment, which allocates future need by each income category in a way that meets the State mandate to reduce the overconcentration of lower-income households in one community.

Above Moderate	Moderate	Low	Very Low	Total
4,967	1,527	1,249	1,864	9,607

Note: The City has a RHNA allocation of 1,864 very low income units (inclusive of extremely low income units). Pursuant to State law (AB 2634), the City must project the number of extremely low income housing needs based on Census income distribution or assume 50 percent of the very low income units as extremely low. Therefore, the City’s very low income RHNA is split into 932 extremely low and 932 very low income units. However, for the purpose of identifying adequate sites for the RHNA, no separating accounting is required.

B. Credits Toward RHNA

Housing units that are approved, under construction, or developed with building permits issued after June 30, 2020, can be credited toward this 6th Cycle RHNA. Table 47 summarizes these particular units. Many of these units were achieved through recycling of existing lower-intensity uses in the Downtown and South Centre City Specific Plan areas; some are in single-family subdivisions in more suburban/rural areas of the City.

Table 47: Credits Toward RHNA			
Credits toward RHNA	Above Moderate	Low Income	Total
Approved	1,002	245	1,247
Entitled or Under Construction (permitted after July 1, 2020)	355	0	355
Projects in Review	649	371	1,020
Total	2,006	616	2,622

Entitled Units

A project converting a vacant golf course began construction prior to July 1, 2020. The project is entitled for 380 total units, and in May 2020 received building permits for 25 units, including model homes. A total of entitled 355 units remain unpermitted as of July 1, 2020, but have since obtained permits or will obtain permits and will begin construction during the 6th Cycle RHNA planning period. All of these units are expected to be affordable to above moderate-income households (see Table A-1 in Appendix A).

Approved Units

Projects that were approved but had not been issued building permits prior to July 1, 2020, are included in the RHNA as credits. The list of approved projects is included in Table A-2 in Appendix A: RHNA Credits. In total, the City has approved 1,247 units (1,002 above moderate units and 245 low income units) units, which are expected to be constructed during the 6th Cycle planning period.

Units Undergoing Entitlement

In addition to projects that have already been approved, the City is currently processing entitlements for another 1,020 units, including 371 units expected to be affordable for low income households. The City anticipates that these units will be approved and constructed during the 6th Cycle planning period. The list of projects undergoing review is included in Table A-3 in Appendix A: RHNA Credits. Regardless of planned densities, these projects are counted toward the RHNA based on the income/affordability levels proposed by the projects.

C. Development Trends, Yields, and Realistic Capacity for Housing

Much of the future development in Escondido is expected to occur with Downtown Escondido and in the East Valley areas. The Downtown, South Centre City, and East Valley areas of Escondido are characterized by a variety of underutilized commercial development and lower-intensity residential uses. Recognizing the need for additional housing and commercial employment opportunities, the City Council has adopted or is preparing specific plans for each of these areas to attract investment and encourage the production of housing for all income levels. Recently constructed or approved projects demonstrate the potential and likelihood that these areas will continue to see increased levels of housing production at and, with density bonuses for inclusion of affordable housing, above the maximum density allowed under zoning.

Very High Density (75-100 du/ac)

Escondido's Downtown Specific Plan was amended in 2012 to allow for residential densities of up to 75 and 100 dwellings per acre (du/ac) through a majority of the planning area. In recent years, developers have pursued various projects in very high-density areas, including projects that incorporated commercial/mixed use components as well as affordable and market-rate housing. A review of 14 recent projects found that developments in areas allowing 75 and 100 du/ac had an average residential yield of 80 percent of the maximum allowed. These trends clearly illustrate that the very high-density residential and mixed use zoning in Escondido's Downtown are actively incentivizing residential production at a variety of income levels.

Medium-High Density (12-45 du/ac)

The City allows for housing at 12 to 45 du/ac throughout most of the South Centre City Specific Plan, portions of the Downtown Specific Plan, and in R-2 through R-5 zones throughout the City. Developments at these densities have consisted of mixed use apartment complexes, affordable housing, and compact townhomes. A review of 15 recent and proposed projects illustrates that many developments are taking advantage of density bonuses and are achieving densities greater than the maximum permitted by the underlying zoning. On average, projects in this density range have been built close to or above the maximum allowed.

Lower Density Residential (0-11 du/ac)

The City has approved or is processing a number of lower-density, single-family subdivisions. A review of 24 of these projects found that these properties are developing at approximately 79 percent of the maximum allowable densities.

Affordable Housing Development

Escondido has seen substantial growth in the affordable housing stock of its Downtown area in recent years, with multiple developments taking advantage of density bonuses to construct additional lower income housing. A review of the recent and proposed affordable housing projects shows that affordable housing developments average approximately 114 percent of the maximum units allowed by the underlying zoning. This average is skewed down by a single, low-density suburban development that is affordable to seniors, which yielded only 62 percent of the maximum allowed. Multi-family projects with affordable housing have an average yield of 124 percent of the maximum allowed by zoning, and have been constructed in zones allowing between 12 and 100 du/ac. Furthermore, affordable housing has been constructed on non-vacant lands, with previous uses including warehouses, small medical facilities, single-family homes, and arterial commercial centers.

Based on recent affordable housing development in the City, it is reasonably expected that new affordable housing will continue to utilize density bonuses and construct more units than the base zone would otherwise permit.

Table 48: Affordable Housing Yields

Project	Description	Size (Acres)	Zoning Density	Yield %
SUB 20-0002 - Habitat for Humanity	10 condos at 245 E. El Norte	0.57	12	147%
ADM 20-0136 - 664 N. Fig Street	15 apartment units	0.59	18	140%
PHG 15-0009 - Solutions for Change Housing	33 affordable units & 1,120 SF commercial	0.79	30	140%
PHG 14-0020 - Veterans Village	48 new units (54 total) + 1,500 SF commercial on 1.8 ac.	1.76	30	91%
ADM 20-0070 - 337 E. Valley Pkwy	50-unit affordable housing	0.57	75	118%
Touchstone - Ivy	4 story, 95 new units	1.04	75	122%
PHG13-0010 - Meadowbrook	66-unit senior units	24.38	4.36	62%
PHG 17-0028 - Quince Senior Housing	145-unit affordable senior housing	1.48	100	98%

Source: Escondido Major Development Project Processing List, August 2020.

Small Lot Development

State law requires that sites used to accommodate lower incomes be between 0.5 and 10 acres. Escondido’s Downtown core generally consists of smaller lots that do not meet the 0.5-acre minimum. Many of the smaller lots meet the intent of the HCD eligibility guidelines. The density allows projects of 15 or more units on each site, which enables incorporation of affordable housing. The very high densities also create a strong incentive to consolidate smaller parcels. The City has seen multiple examples of developers assembling and consolidating smaller lots to create a larger overall project site. The Touchstone - Ivy project, which is being developed for fully affordable housing, involved the assemblage of six different parcels that were previously developed for medical office uses. Another project at 322 South Escondido Boulevard involves the consolidation of seven lots with different ownership to construct a 172-unit apartment complex on a total of 1.28 acres. The existing lots are between 0.16 acres and 0.32 acres, with previous uses including used car sales, single-family homes, and small medical offices. Another project at 829 South Escondido Boulevard involves three lots, with sizes ranging from 0.16 acres to 0.32 acres, being consolidated to allow for a 70-unit apartment complex on 0.66 acres, with half of the units reserved for lower income housing. These recent and proposed projects provide direct evidence that parcels below 0.5 acres can be developed for high-density, affordable housing.

Realistic Capacity and Development Likelihood Calculations

Based on the recent Specific Plan Amendments spurring housing development in the Downtown, South Centre City, and semi-rural areas, there is a strong likelihood that developers will continue to invest in Escondido during the 6th Cycle planning period. While recent project trends demonstrate the feasibility and likelihood that developers will continue to build at and above the allowed density, the City recognizes that some projects may not be constructed to their maximum potential, or otherwise may not be constructed during the planning period. In response, the City has adjusted its assumptions with respect to the realistic and expected development potential. As explained below, the methodology for projecting the development potential and likely project yields for the proposed

East Valley Specific Plan (“EVSP”) differ from those used for the South Centre City and Downtown Specific Plan areas.

East Valley Specific Plan

The EVSP contains mechanisms to ensure that developers build close to the site’s maximum potential. For the mixed use and urban residential districts, the plan sets both minimum densities and a target production point (“TPP”). Applicants are encouraged to meet and exceed the TPP; in cases where they develop below the TPP, the applicant is required to pay an in-lieu fee. Based on the EVSP’s strong incentives for developing at and above the TPP, the TPP densities shown in Table 49 were utilized when calculating residential potential in the East Valley plan area.

It is important to note that the EVSP also is establishing a Density Transfer Program (“DTP”) to enable the City to transfer densities from undeveloped or underutilized properties (i.e. sending areas) within the EVSP to developing properties (i.e. receiving areas). The program would increase the probability that the anticipated number of dwelling units in the EVSP area could actually be achieved by allowing a developing property to increase its density beyond what current zoning would permit when other properties have underdeveloped to less than the maximum density. The transfer density would be held in a Density Credit Pool until assigned to a particular development project. The EVSP DTP establishes a creative land use strategy reflective of changing needs, resources, and conditions to maintain flexible land use management and to encourage the full build-out of the East Valley area. The EVSP DTP is an optional program - and would allow property owners to re-assign or transfer units only if they wanted to. That is, if a property owner chooses to not maximize their development rights and build-out their site to its full potential, the EVSP DTP allows for the transfer or remaining and unused housing density to another, future project in the EVSP area.

Table 49: Site Capacity Estimation (EVSP)

Land Use Designation	Applicable Zoning	Minimum Density (du/ac)	Maximum Density (du/ac)	Target Production Point
Urban IV/V	R-5-30	21	30	25
Mixed Use	M-U	20	80	45

Note: Nonresidential zones of the EVSP were not considered for housing production.
Source: EVSP Draft Land-Use Scenarios

Areas Outside of the East Valley Specific Plan

RHNA sites located outside the EVSP area are not subject to a TPP, so an alternative method of determining site capacity and development likelihood was used. As noted above, project trends generally indicate that housing throughout the City is being built near the maximum allowed density, and for affordable projects, above the maximum allowed density. While recent production trends indicate that site capacity could reasonably be estimated at the maximum density allowed by zoning, some developments will likely be built at lower densities. Additionally, some of the identified sites may not be developed during the 6th Cycle planning period, further necessitating a downward adjustment for the realistic capacity. Due to these considerations, the City is estimating that properties with densities of 0 to 45 du/ac will be built to 75 percent of their maximum allowed, while properties

with densities between 46 and 100 du/ac may achieve 50 percent of the maximum allowed by the underlying regulations.

Table 50: Site Capacity Estimation (Non EVSP)	
Density Range (du/ac)	Assumed Capacity Factor
0-45	75%
46-100	50%

Property Yield Calculation

The acreage of the property is multiplied by the allowed density and the yield factor to establish the likely number of units that the site could accommodate. This “estimated yield” was then rounded to the nearest integer. The number of existing units (based on 2020 Assessor data) is subtracted from the likely yield to get the number of “net new units” per parcel.

$$\text{Estimated Yield} = \text{size (acreage)} * \text{density} \left(\frac{\text{du}}{\text{ac}} \right) * \text{Assumed Capacity Factor}$$

$$\text{Rounded Yield} = \text{Estimated Yield rounded to nearest whole number}$$

$$\text{Net Units} = \text{Rounded Yield} - \text{Existing Units}$$

D. Density and Affordability Levels

State law (Assembly Bill 2342/Government Code 65583.2) uses allowed density as a proxy for income/affordability for the sites inventory. Depending on the size and urbanization of the jurisdiction, different default densities are presumed to support lower-income units. Escondido is classified as a “jurisdiction in a metropolitan county,” which has a default density threshold of 30 du/ac for lower-income units.

Generally, single-family homes (0-11 du/ac) are presumed to be affordable to above moderate income households, while townhomes and garden-style apartments (12-29 du/ac) are presumed to be affordable to moderate income households. Properties with densities at 30 du/ac or greater are presumed to be suitable for both low and very low income units per AB 2342. Higher-density properties are also anticipated to be able to support both moderate- and above moderate-income households.

Table 51: Affordability by Density	
Income	Density Range (du/ac)
Above Moderate	0-11
Moderate	12-29
Low	30+
Very Low	30+

E. Methodology for Identifying Sites to Accommodate the RHNA

The City of Escondido has few vacant parcels suitable for residential development, particularly in areas proposed for higher-density housing. The City's comprehensive General Plan update in 2012, along with updates to the Downtown and South Centre City Specific Plans, focus new residential growth into Escondido's downtown and urbanized core, an area with excellent access to transit, services, employment, and amenities. Due to the complexity of assessing the City's thousands of parcels for redevelopment suitability and likelihood, a comprehensive GIS-based analysis was used to identify underutilized sites across the City that are considered likely to redevelop within the 6th Cycle. Sites that were included are generally free of environmental constraints and have existing structures and uses that will likely be replaced and redeveloped for housing. Such conditions include large parking areas, older buildings, marginally operating businesses, nonconforming uses, and a capacity for a substantial increase in dwelling units.

General Assumptions

Constraints

Properties with constraints that may preclude development, such as on-site historic structures or being on conserved lands or agricultural preserves, were removed from consideration for the sites inventory.

Major Developments and Building Permits

Any parcels that are/were part of a major development or had new commercial or residential building permits issued since 2013 were removed from consideration, as the recent construction would be presumed to be a constraint on near-term redevelopment.

Existing Land Use

The existing use of a property can create a significant constraint for redevelopment. The City used SANDAG Series 14 Land-Use information to determine the existing use of a property. Sites with the following existing land uses were removed from consideration for the sites inventory:

- Cemetery
- Elementary Schools
- Police/Fire Station
- Jr. College
- Jr. High School
- Dumps/Landfills
- Lakes/Reservoir/Large Pond
- Landscape Open Space (often HOA Lots)
- Mobile Home Park
- Other Group Quarter Facilities (Congregate Homes/Dorms/etc.)
- Other Transportation Features
- Other University/College
- Railroad Right of Way
- Residential Under Construction
- Road Right of Way
- School Under Construction
- Senior High School

- Multi-Family Residential
- Open-Space Parks/Preserves

Methods for Identifying Suitable Underutilized/Non-Vacant Sites

The vast majority of the sites with General Plan land use designations and zoning for high-density residential development are in older, urbanized areas that are largely developed or used to some degree. There are very few vacant sites in such areas. The following section summarizes the methods used for identifying suitable underutilized, or non-vacant, sites.

Land to Improvement Value Ratio

Based on County Assessor provided data, the land to improvement ratio for each parcel was calculated by dividing the assessed land value by the assessed improvement value. A high ratio (1.0 or above) illustrates that the land is more valuable than the improvements on the land, and that the site is likely appropriate for redevelopment due to the low relative value of existing structures. Properties with land to improvement ratios above 1.0 were presumed to have improvements that would not constrain the site for the redevelopment of housing and were included in the inventory.

In many instances, the land to improvement value of a property does not fully capture the site conditions indicating suitability for redevelopment. Therefore, the sites inventory also includes properties with land to improvement values below 1.0, provided that both of the following conditions are met:

- Existing structures are more than 31 years old; and
- The assumed project yield (after deductions of 50% or 75%) are at least five times the number of existing units on the site.

Properties that had no residential units and land to improvement ratios less than 1.0 were included provided the structures were more than 31 years old, based on the assumption that the permitted residential density will continue to provide a strong incentive for redevelopment. These requirements are described further below.

Building Age

County Assessor data was used to identify the age of structures throughout the City. For sites with land to improvement ratios below 1.0 (indicating that the improvement is more valuable than the land), the existing improvements must be at least 31 years old, an age which indicates that they may be suitable for redevelopment as the natural lifespan of the building ends.

Net New Units Ratio

Only properties that could potentially add five or more times the existing units were considered for properties with land to improvement ratios below 1.0. Properties with no residential units (commercial, mixed-use, industrial) were also included due to high demand for residential and the

potential for recycling existing commercial uses. The underlying potential of these prospective new units is anticipated to act as a catalyst for housing development.

Adjacent Parcels

Individually, some specific parcels may not be considered underutilized or likely to redevelop in the near future. However, contiguous parcels that are considered together may present a stronger redevelopment potential; these may include individual parcels that contain viable uses but serve to connect the vacant and underutilized properties. Several projects have been proposed or approved for small, contiguous lots in the Downtown and South Centre City areas. For this reason, some adjacent properties that may not individually meet the criteria listed above were included in the sites inventory.

Infrastructure

The City of Escondido operates water and wastewater utilities throughout the City, except for a few areas that are served by Rincon del Diablo Municipal Water District. The City actively participates in regional water management and maintains active capital improvement programs to improve water and wastewater infrastructure throughout the City.

The sites selected all have access to existing water and sewer infrastructure. In some areas, the City's existing infrastructure may need to be upgraded to accommodate the projected housing units specified in the sites inventory. The City will continue to update and evaluate infrastructure needs and include the appropriate infrastructure programs in the relevant capital improvement plan.

The City is served by San Diego Gas & Electric ("SDG&E") and a variety of telecom providers. SDG&E service and broadband internet access is available across the City and for all sites identified in the inventory.

Ownership

Properties that are owned by the common interests (e.g., homeowners associations) were removed based on the "Owner Name" assessor's data. Parcels owned by the City of Escondido, special districts, and SDG&E were also removed from consideration.⁵

⁵ Vacant parcel 230-141-01-00 owned by the City of Escondido is included.

F. Sites Inventory and Residential Development Potential

Downtown Specific Plan Area

In 1992, the City identified Downtown Escondido as an area in need of concentrated revitalization efforts and adopted the Downtown Revitalization Area Specific Plan. The plan has undergone several revisions and was last updated in 2012. The 2012 amendment rezoned a majority of Escondido's Downtown to accommodate high-density residential and mixed-uses. While some properties in downtown Escondido are reserved for commercial development, residential and mixed-use development at densities of 45 to 100 du/ac are allowed throughout most of the specific planning area.

Through the incentives and flexibility offered by the Downtown Specific Plan, the City has experienced a steady pace of redevelopment activities in the area, such as aging commercial developments, older single-family or small multifamily homes, or parking lots being recycled into higher intensity developments. These projects are frequently built to the maximum allowable density, demonstrating the feasibility of achieving the substantial residential production envisioned by the City.

Overall, vacant and underutilized properties in the Downtown Area can accommodate 3,939 new units. This estimate is based on the highly conservative yield adjustments (e.g., 50% to 75% of the maximum) shown in Table 50.

South Centre City Specific Plan Area

The South Centre City Parkway Specific Plan covers a length of approximately 2.25 miles between 5th Avenue and Centre City Parkway and Verda Avenue. South Centre City is characterized by a variety of aging, underutilized, and small-scale commercial development, interspersed with older single-family residential uses. As a part of the City's comprehensive General Plan update in 2012, four smart growth "target areas" were identified in the South Centre City region: the South Quince Street Area, South Escondido Boulevard Area, Felicita Avenue Area, and Centre City Parkway Area. These target areas were aggregated in the 2018 South Centre City Parkway Specific Plan, which established a comprehensive planning vision for the district. The plan established many districts and subareas suitable for higher-density residential and mixed-uses. Since the adoption of the plan, the City has seen multiple residential projects from duplexes and small garden-style apartments to high-density, mixed-income projects proposed and constructed along this corridor—evidence that the recently up-zoned land has catalyzed residential development as planned.

The City identified a number of properties within the South Centre City Parkway Specific Plan area where the conditions of existing uses are conducive to future redevelopment. Such conditions include large parking areas, older buildings, marginally operating businesses, nonconforming uses, and capacity for additional units. Overall, the properties in South Centre City Parkway Specific Plan area are projected to accommodate 1,038 new units.

East Valley Specific Plan Area

The East Valley area of Escondido is directly east of downtown, centered on Valley Boulevard, and generally bounded by Escondido Creek to the north, Harding Street to the east, East Grand and East 2nd Street to the south, and North Hickory, South Hickory, and North Fig Street to the west. Due to previous zoning that largely precluded residential uses, existing uses consist primarily of strip commercial, big box retailers, and small medical and professional office uses.

The EVSP is a policy and regulatory document being prepared to identify the future vision, goals, and policies and establish area-specific regulations to facilitate, guide, and incentivize the fulfillment of that vision. The overall purpose of the EVSP is to guide redevelopment of the underutilized residential and commercial land of low-intensity general retail, office, restaurants, and small-scale service businesses into a new neighborhood with a mix of residential, commercial, public, and open space uses. It would accommodate increased housing density along with other transit-supportive uses and improvements.

Through the plan, the City will redesignate and rezone most of the 191-acre area (127 acres excluding rights-of-way) from commercial and office currently to mixed-use and high-density residential.

The Draft EVSP Land Use Plan shows limited and targeted areas for general commercial and mixed-use along both side of the East Valley Parkway, and urban residential areas to the north and south of the mixed-use corridor. Two park overlay zones are proposed over the urban residential zones on the eastern half of the EVSP area. The development program includes:

1. General Commercial - approximately 7 acres and 60,000 square feet of exclusively commercial uses, including local-serving commercial, automobile service, eating/drinking establishments, entertainment facilities, retail, office, service establishments, etc. Intended for other commercial uses not suitable for residential zones.
2. Mixed-Use - approximately 70 acres with residential densities between 20 and 80 du/ac, averaging 45 du/ac for an estimated 4,600 units, and an estimated 700,000 square feet of retail, office and medical office space. Multifamily residential units, appropriate along major thoroughfares, would be proximate to shopping centers and commercial (retail/entertainment, community facilities and employment office/medical office) opportunities.
3. Urban Residential - approximately 50 acres of residential and mixed-use yielding approximately 1,500 dwelling units (multifamily residential units, town homes, apartments, flats and condominiums) between 21 and 30 du/ac and averaging 25 du/ac. This area is also projected to contain approximately 450,000 square feet of retail, office and medical office space at 15,000 square feet/acre.
4. Park Overlay Zone - two overlay zones over portions of the Urban Residential and Mixed-Use areas are intended to yield a minimum of 10 acres of active and passive parks as well as land to protect, maintain, and enhance the community's natural resources and include detention basins and creek corridors.

Overall, the City is anticipating approximately 6,100 residential units once the planning area is built out. Recognizing that not all of the upzoned properties are underutilized or likely to develop within the planning period, only 2,226 units are being counted towards the 6th Cycle sites inventory. However, even though this analysis supports a realistic, residential-capacity assumption for the 2021-2029 Housing Element cycle, the City will proactively monitor housing production in the planning area and determine to the extent that the EVSP inventory can accommodate a larger portion of its share of the regional housing need by income level during future planning periods, pursuant to Government Code section 65584. Furthermore, future inventories will consider the impact of the TPP and EVSP DTP on development yields when calculating realistic development capacity.

Lower Density Residential Areas

Other parts of the City can accommodate units for moderate-income and above moderate-income households. Most of these potential units are located on underutilized single-family and agricultural uses. About 1,306 units are anticipated for these lower-density regions of the City.

Accessory Dwelling Units

Since recent changes to state accessory dwelling unit (“ADU”) law, Escondido has seen a large increase in the number of ADUs constructed each year. Since 2017, the City has also tracked ADU rental prices based on information provided on applications, allowing for ADUs to be projected by income for the 6th Cycle based on the average production. The City permitted 25 ADUs in 2018 and 25 ADUs in 2019. During 2020, the City approved 70 ADUs. Based on the significant upward trend in ADU production since 2017, the City anticipates the continued growth in ADUs in the 6th planning cycle. Based on the 2020 production and recent trends, a conservative production rate of 80 units a year was projected for the eight years in the 6th Cycle, yielding a total of 640 ADUs that can be counted toward the RHNA. As the City is considering adopting other incentives to encourage and promote ADUs, including allowing ADUs on religious properties, it can be reasonably expected that the City would permit more than 80 ADUs per year during the 6th Cycle.

The City surveyed the applicants for the intended use and estimated rent levels for the ADU applications. Based on this survey results, the City was able to determine the income/affordability levels of the ADUs.

Table 52: ADU Affordability Level (2018-2020)

Year	Total ADUs	Very Low	Low	Moderate	Above Moderate	% Very Low	% Low	% Moderate	% Above Moderate
2018	23	4	5	14	0	17%	22%	61%	0%
2019	40	9	3	18	10	23%	8%	45%	25%
2020	74 ¹	14	13	13	44	19%	17%	17%	47%

1. Affordability percentages calculated for ADU applications.

Table 53: Average ADU Affordability Level (2018-2020)

Income Category	Average Production
Very Low	19.7%
Low	15.4%
Moderate	41.0%
Above Moderate	23.9%

Table 54: Estimated Sixth Cycle ADU Production

Title	Units
Units per year	80
Total Units (8 Year Cycle)	640
Very Low Income Units	126
Low Income Units	99
Moderate Income	262
Above Moderate Income	153

G. No Net Loss

It is recommended that the EVSP also include capacity to accommodate additional units above the RHNA requirement, pursuant to Senate Bill 166, also known as “No Net Loss.” No net loss states that cities may not reduce potential housing capacity below the remaining RHNA requirements (RHNA – units built) through the planning period. To ensure that the City maintains adequate sites through the 6th Cycle, it is generally recommended that cities include additional units above the RHNA. Table 55 illustrates the RHNA requirement with a 10 percent buffer above the RHNA.

Table 55: No Net Loss Buffer Estimate

	Above Moderate	Moderate	Low	Very Low	Totals
RHNA Allocation	4,967	1,527		3,113	9,607
10% No Net Loss Buffer	497	153		311	961
Total Required Units (RHNA + No Net Loss Buffer)	5,464	1,680		3,424	10,568

Density Transfer Programs

The City maintains density transfer programs within the Downtown and East Valley Specific Plans. The programs allow the transfer of residential density from properties that are not built to their maximum density or are unlikely to develop to properties with development proposals. The City maintains an active inventory of unused density "credits" that can be transferred to other properties for no charge or cost if requested by a developer. The City's density transfer program could be used in tandem with state density bonus laws to further increase 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.

Low Assumed Yields

As documented, most recent developments in the City achieve the maximum density allowed by the zoning. Despite the promising project trends, the City intentionally estimated the potential of units at 50 percent and 75 percent of the maximum allowed. This deduction further protects the City against net loss requirements.

H. Ability to Meet RHNA

Overall, the City has the ability to accommodate at least 8,661 units on vacant and underutilized sites across the City. Of that total, 7,268 units are located in zones that allow at least 30 du/ac, indicating that they may accommodate lower-income units. Additionally, 4,096 of these high-density units are located on sites between 0.5 and 10 acres in size, indicating that they may be counted toward lower income units. Additionally, 504 units can be accommodated on smaller sites that have the potential to yield at least 15 units, which through the City demonstrated trend on developing on small sites with high density yields, would make these small sites being feasible for lower income RHNA.

Based on the City’s currently available residential and mixed-use sites, adequate residential capacity is available to meet the City’s RHNA for all income groups. Table 56 summarizes the City’s RHNA status. While the summary table indicates that the City may have a shortfall in the above moderate and moderate income household categories, excess capacity on lower income sites can accommodate the remaining balance.

Site Category	Above Moderate	Moderate	Low	Very Low	Total
RHNA	4,967	1,527	1,249	1,864	9,607
Units on Identified Sites	1,005	388	0	7,268	8,661
Approved and Under Construction Projects	1,357	0	245	0	1,602
Projects Undergoing Entitlement	649	0	371	0	1,020
Accessory Dwelling Units	153	262	99	126	640
Total Identified Capacity	3,164	650	715	7,394	11,923

I. Affirmatively Furthering Fair Housing

In January 2019, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (“AFFH”) into California state law. AB 686 defined “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. The Bill added an assessment of fair housing to the Housing Element which includes the following components: a summary of fair housing issues and assessment of the City’s fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, and an identification of fair housing goals and actions.

Fair Housing Issues

The Legal Aid Society San Diego (“LASSD”) provides fair housing services to guarantee equal housing opportunity to Escondido residents. The LASSD provides the following fair housing related services:

- Tenant-Landlord mediation
- Fair housing counseling and dispute mediation
- Educational fair housing seminars for tenants and landlords (English and Spanish and other languages upon request)
- Services to tenants, landlords and apartment managers
- Real estate and rental practice discrimination audits
- Legal services and advocacy
- Enforcement of fair housing laws through conciliation, litigation, or administration referrals.

Between FY 2014 and FY 2020, LASSD served 861 Escondido residents. LASSD also provided the results of Fair Housing Tests during this period. Escondido tested for discrimination based on disability, familial status, sexual orientation, and race at 53 sites and showed disparate treatment (discrimination) at eight sites. Five showed unequal treatment when testing for disability (reasonable accommodation) and three showed unequal treatment on the basis of sexual orientation.

The U.S. Department of Housing and Urban Development (“HUD”) maintains a record of all housing discrimination complaints filed in local jurisdictions. These grievances can be filed on the basis of race, color, national origin, sex, disability, religion, familial status and retaliation. From October 1, 2014 to September 30, 2019, 15 fair housing complaints in Escondido were filed with HUD. Overall, disability-related discrimination was the most commonly reported—reported in nine cases. Complaints concerning national origin (one complaint), race (three complaints), and retaliation (two complaints) were also reported.

Disproportionate Needs

HUD provides housing data based on the 2013-2017 ACS. Table 57 breaks down households by race or ethnicity and presence of housing problems including cost burden. The following conditions are considered housing problems according to HUD CHAS data:

- Incomplete kitchen facilities
- Incomplete plumbing facilities
- More than 1 person per room
- Cost burden greater than 30 percent

Table 57: Housing Problems by Race and Ethnicity

	Cost Burden >30%		With 1 or More Housing Problem		Total Households
	Total	Percent	Total	Percent	
White, non-Hispanic	8,850	38.93%	9,205	40.49%	22,735
Black or African America, non-Hispanic	555	44.58%	560	44.98%	1,245
Asian, non-Hispanic	1,035	35.69%	1250	43.10%	2,900
American Indian or Alaska Native, non-Hispanic	69	44.52%	69	44.52%	155
Pacific Islander, non-Hispanic	35	36.84%	35	36.84%	95
Hispanic, any race	9,260	53.88%	11,490	66.86%	17,185
Other (including 2 or more races), non-Hispanic	420	49.41%	425	50.00%	850
Total	20,224	44.78%	23,025	50.98%	45,165

Source: HUD CHAS Data (2013-2017 ACS), August 2020.

Housing problems, including cost burden, were most prevalent amongst Hispanic households. Pacific Islander, non-Hispanic households were least likely to have a housing problem, while Asian, non-Hispanic households were least likely to experience cost burden. Approximately 67 percent of Hispanic households had one or more housing problem, including 54 percent spending over 30 percent of their household income on housing. In comparison, only 51 percent of all households experienced one or more housing problem, including cost burden.

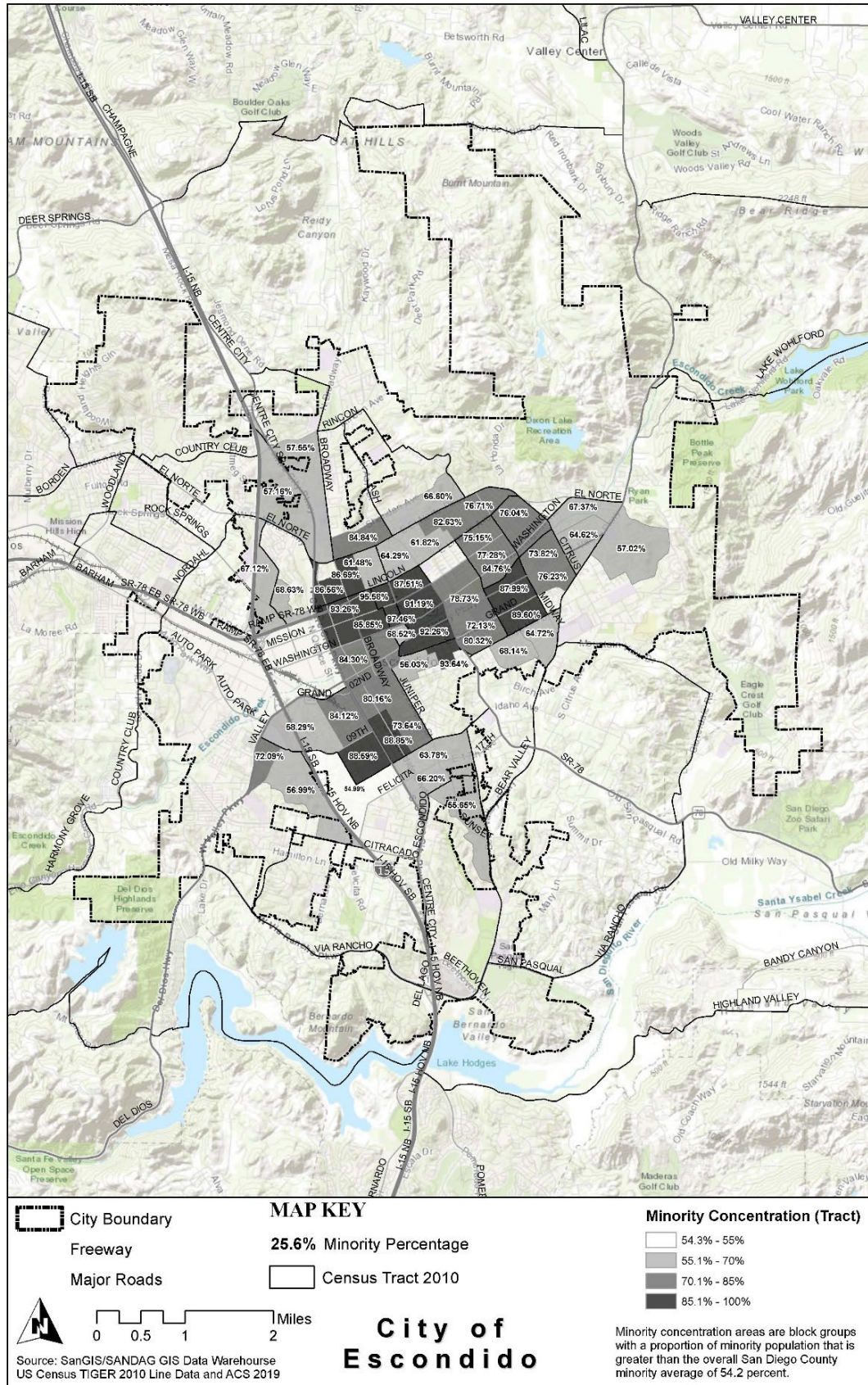
Patterns of Segregation and Minority Concentrations

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences and mobility. According to the California Fair Housing Task Force's opportunity maps, there are two areas of poverty and racial segregation in Escondido. A majority of the City is designated as low resources areas.

The 2020 Regional Analysis of Impediments to Fair Housing Choice used a different definition for minority concentrations where a block group with a proportion of minority households that is greater than the overall San Diego County minority average of 54.2 percent. **Figure HE-7** shows that the highest concentration of minorities in Escondido is found in the center of the City. Most of the block groups on the outskirts of the City have minority concentrations below 54.2 percent. An important note on the mapping of racial/ethnic concentrations is that concentration is defined by the proportion of a racial/ethnic group in the total population of a census block group. If a census block group has low population, the proportion of a racial/ethnic group may appear high even though the number of residents in that group may be limited.

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Figure 7: Areas of Minority Concentration in Escondido (2018)



Access to Opportunities

HUD developed an index for assessing fair housing by informing communities about disparities in access to opportunity. The index was included in the 2020 San Diego Regional Analysis of Impediments to Fair Housing Choice (“AI”). Table 58 shows index scores for the following opportunity indicator indices (values range from 0 to 100):

- **Low Poverty Index:** The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** The higher the score, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The higher the score, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** The higher the trips transit index, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** The higher the index, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The higher the index value, the better access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The higher the value, the better environmental quality of a neighborhood.

Table 58: Opportunity Indicators Based on Race/Ethnicity

	Low Poverty	School Proficiency	Labor Market	Transit	Low Transportation Cost	Jobs	Environmental Health
Total Population							
White, non-Hispanic	43.28	37.79	41.14	78.66	63.19	41.67	39.58
Black, non-Hispanic	33.94	28.16	32.53	86.74	71.34	42.83	33.46
Hispanic	30.08	21.66	29.39	88.31	72.37	42.35	30.93
Asian/Pacific Islander, non-Hispanic	42.64	34.36	39.52	80.57	64.68	40.38	38.63
Native American, non-Hispanic	37.19	28.36	35.76	84.03	68.32	44.13	34.78
Population below federal poverty line							
White, non-Hispanic	35.98	32.2	37.19	84.22	68.56	42.83	35.4
Black, non-Hispanic	26.28	22.15	31.14	88.59	76.63	42.18	30.13
Hispanic	25.71	20.75	26.71	90.17	75.36	46.89	27.52
Asian/Pacific Islander, non-Hispanic	21.05	16.34	28.22	88.42	68.27	39.84	31.09
Native American, non-Hispanic	28.73	22.45	26.37	89.23	75.52	28.60	32.84

Source: Affirmatively Furthering Fair Housing (“AFFH”) Data and Mapping Tool (“AFFH-T”), 2017.

As shown in Table 58, Black, Hispanic, Asian/Pacific Islander, and Native American communities were more likely to be impacted by poverty, limited access to proficient schools, lower labor market participation rates, and poor environmental quality than White residents.

Hispanic residents were the most likely reside in areas with the lowest environmental quality levels, lowest school proficiency, lowest labor market engagement and most exposure to poverty. Hispanic residents were also most likely to use public transportation.

Racially or Ethnically Concentrated Areas of Poverty

According to HUD, there is one Racially or Ethnically Concentrated Area of Poverty (R/ECAP) in the City of Escondido. The California Fair Housing Task Force identified two areas of poverty and racial segregation in Escondido, one of which was the census tract recognized as a R/ECAP by HUD.

California Tax Credit Allocation Committee

Every year, Tax Credit Allocation Committee (“TCAC”) and HCD update opportunity maps that assess census tracts for place-based characteristics, including population and demographic factors, employment access, and economic mobility. Census tracts are grouped into six categories based on an analysis of access to opportunity:

- Highest Resource
- High Resource
- Moderate Resource (Rapidly Changing)
- Moderate Resource
- Low Resource
- High Segregation & Poverty

TCAC maps for 2021 indicate that Escondido does not have any highest resource, high resource, or moderate resource (rapidly changing) census tracts.

Table 59: Opportunity Map Scores by Census Tract

Census Tract	Economic Domain Score	Environmental Domain Score	Education Domain Score	Composite Index	Final Category
6073020103	0.379	0.092	0.424	-0.293	Moderate Resource
6073020105	0.41	0.349	0.409	-0.183	Moderate Resource
6073020106	0.412	0.431	0.171	-0.337	Low Resource
6073020107	0.236	0.655	0.156	-0.439	Low Resource
6073020108	0.087	0.309	0.092	-0.644	Low Resource
6073020109	0.25	0.332	0.126	-0.492	Low Resource
6073020202	0.051	0.265	0.108	-0.687	Low Resource
6073020206	0.046	0.32	0.451	-0.427	Low Resource
6073020207	0.058	0.294	0.415	-0.458	Low Resource
6073020208	0.238	0.34	0.422	-0.292	Moderate Resource
6073020209	0.024	0.338	0.415	-0.524	Low Resource
6073020210	0.191	0.325	0.267	-0.452	Low Resource
6073020211	0.065	0.256	0.393	-0.491	Low Resource
6073020213	0.043	0.301	0.108	N/A	High Segregation & Poverty
6073020214	0.009	0.219	0.053	N/A	High Segregation & Poverty
6073020304	0.496	0.178	0.658	0.061	Moderate Resource
6073020305	0.398	0.234	0.484	-0.139	Moderate Resource
6073020306	0.407	0.109	0.74	0.071	Moderate Resource
6073020307	0.256	0.021	0.588	-0.477	Low Resource
6073020308	0.029	0.232	0.087	-0.762	Low Resource
6073020309	0.263	0.084	0.537	-0.288	Moderate Resource
6073020401	0.573	0.082	0.644	0.021	Moderate Resource
6073020403	0.456	0.121	0.207	-0.382	Low Resource
6073020404	0.588	0.032	0.499	-0.213	Moderate Resource
6073020405	0.754	0.044	0.644	0.079	Moderate Resource
6073020500	0.209	0.111	0.222	-0.552	Low Resource
6073020601	0.13	0.162	0.113	-0.645	Low Resource
6073020602	0.188	0.287	0.036	-0.63	Low Resource
6073020705	0.364	0.448	0.405	-0.204	Moderate Resource
6073020706	0.544	0.241	0.516	-0.019	Moderate Resource
6073020707	0.197	0.574	0.207	-0.444	Low Resource
6073020708	0.581	0.354	0.46	-0.005	Moderate Resource
6073020709	0.497	0.08	0.174	-0.422	Low Resource

Source: California Fair Housing Task Force, Methodology for the 2021 TCAC/HCD Opportunity Maps, December 2020.

The City's semi-rural/suburban areas are considered moderate and low resource, and the Downtown, East Valley, and South Centre City Parkway areas are considered low resource, with two tracts considered to have "high segregation and poverty." Given the existing conditions, many RHNA units are located in lower resource census tracts. However, through specific planning, the City is actively pursuing improvements on neighborhoods with low resources.

Table 60: Location of Sites by TCAC Designation	
CA TCAC Designation	Number of Units (Sites Inventory)
Moderate Resource	787
Low Resource	5,383
High Segregation and Poverty	2,339

Source: 2021 TCAC/HCD Opportunity Area Maps

Regional Impediments to Fair Housing Choice

The 2020 AI concluded that the following were impediments to Fair Housing Choice in the San Diego Area. The relevance to Escondido is included below:

- **Hispanics and Blacks continue to be under-represented in the homebuyer market and experienced large disparities in loan approval rates.** White residents made up the largest proportion of total applicants (66.5 percent) and also had the highest approval rate (65.3 percent). Black residents experienced approval rates similar to White residents. Hispanics were approved at the lowest rates (56 percent). The underrepresentation of Hispanics was most prevalent in Escondido, Imperial Beach, and Vista.
- **Due to the geographic disparity in terms of rents, concentrations of Housing Choice Voucher use have occurred.** Escondido received only three percent of Housing Choice Vouchers administered by the County. Between 2014 and 2018, rent prices in Escondido increased by 55 percent for a two-bedroom apartment and nearly doubled (+98 percent) for a one-bedroom apartment. Rent spikes in the City during that period were significantly higher than countywide, where rent for a two-bedroom apartment increased 28 percent and rent for a one-bedroom apartment increased 47 percent. According to the 2014-2018 ACS, approximately 49 percent of Escondido residents were renters.
- **Housing choices for special needs groups, especially persons with disabilities, are limited.** The 2020 AI reported that 23 percent of the applicant-households on the waiting list for Public Housing included one disabled member and 10 percent were seniors. Similarly, 22 percent of applicants on the waiting list for Housing Choice Vouchers included one disabled member and 11 percent were seniors. According to the 2014-2018 ACS, 10.4 percent of Escondido residents experience a disability. Over 14 percent (21,512 persons) of Escondido residents are age 65 or over and 38 percent of senior residents experience a disability. There are 133 licensed residential care facilities totaling 2,918 beds located in Escondido. The City has approximately 19.1 beds per 1,000 residents, significantly higher than the average Countywide (8.4 beds per 1,000 persons).

- **Enforcement activities are limited. Fair housing services focus primarily on outreach and education; less emphasis is placed on enforcement.** LASSD provides fair housing services to the City of Escondido. Between 2014 and 2020, CSA served 861 Escondido residents. Records for 53 sites tested provided in the 2020 AI.
- **People obtain information through many media forms, not limited to traditional newspaper noticing or other print forms.** A balance of new and old media needs to be found to expand access to fair housing resources and information with an increasing young adult and senior population.
- **Patterns of racial and ethnic concentration are present within particular areas of the San Diego region.** The California Fair Housing Task force found two areas of poverty and segregation in Escondido and some census block groups throughout the City had a minority concentration exceeding the County average of 50.4 percent. The minority population in Escondido, including all races and ethnicities other than non-Hispanic Whites, grew from 59.6 percent in 2010 to 64.5 percent according to the 2014-2018 ACS.

Despite the presence of these concentrations and impediments, the selected inventory sites are appropriate for high-density housing due to access to public transit (two North County Sprinter stations), jobs, and other support services (County Live Well has an office on Mission Avenue, Interfaith Community Services has an office on Quince Street).

Downtown Escondido and the East Valley area are listed as Smart Growth Opportunity Areas by SANDAG. Despite the appearance of low resources, the City is investing heavily into these areas. Recently adopted and updated Specific Plans will attract investment; create new, high-quality housing meeting modern standards; create a healthier and more attractive public realm including enhanced pedestrian and bicycle mobility, new parks, and open spaces to improve resources; remediate environmental hazards; and provide a mix of housing types attractive and suitable for a broader range of households and income levels to alleviate conditions of poverty and segregation.

J. Financial Resources

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

Community Development Block Grants

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

- Housing rehabilitation;

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

The City of Escondido is an entitlement jurisdiction for CDBG funding and receives approximately \$1.8 million annually. The City uses CDBG funds to provide residential rehabilitation assistance and a variety of supportive services for lower income residents and those with special needs.

HOME Investment Partnership Program

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

Escondido is an entitlement jurisdiction that receives HOME funds directly from HUD. Each year, the City receives approximately \$600,000 in HOME funds. The City uses HOME funds to support affordable housing development through Community Housing Development Corporations (CHDOs) and pursue acquisition/rehabilitation of multi-family rental housing.

Emergency Solutions Grant

The Emergency Solutions Grant program (“ESG”) provides funds for a variety of activities to address homelessness. The ESG program provides grant funding to:

- Engage homeless individuals and families living on the street;
- Rapidly re-house homeless individuals and families;
- Help operate and provide essential services in emergency shelters for homeless individuals and families; and
- Prevent individuals and families from becoming homeless.

Escondido is an entitlement jurisdiction that receives ESG funds directly from HUD. Each year, the City receives approximately \$160,000 in ESG funds.

SB2/LEAP Grants

In 2017, Governor Brown signed a 15-bill housing package aimed at addressing the State’s housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017), which establishes a \$75 recording fee on real estate documents to increase the supply of affordable homes in California. Because the number of real estate transactions recorded in each county will vary from year to year, the revenues collected will fluctuate.

The first year of SB 2 funds are available as planning grants to local jurisdictions. The City of Escondido received \$310,000 for planning efforts to facilitate housing production. For the second year and onward, 70 percent of the funding will be allocated to local governments for affordable housing purposes. A large portion of year two allocations will be distributed using the same formula used to allocate federal Community Development Block Grants (“CDBG”). As an entitlement jurisdiction in the CDBG program, Escondido is eligible to receive funding under the Permanent Local Housing Allocation (“PLHA”) component of SB 2, estimated at \$5,057,466 over five years. SB2 PLHA funds can be used to:

- Increase the supply of housing for households at or below 60 percent of AMI
- Increase assistance to affordable owner-occupied workforce housing
- Assist persons experiencing or at risk of homelessness
- Facilitate housing affordability, particularly for lower and moderate income households
- Promote projects and programs to meet the local government’s unmet share of regional housing needs allocation

Another source of funding to help local jurisdictions to update their planning documents and implement process improvements that will facilitate housing construction is the Local Early Action Planning (LEAP) grants. The City received \$500,000 in LEAP grants in 2020. However, this is a one-time-only program.

California Community Housing Agency

On January 13, 2021, the City Council became a member of the California Community Housing Agency (“CalCHA”). Through its Essential Middle-Income Rental Housing Program (“Program”), CalCHA issues government bonds for the acquisition of existing market-rate apartment communities through the issuance and sale of its own governmental purpose bonds.

K. Administrative Capacity

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

- Community HousingWorks: 16-unit 15th Avenue Coop; 36-unit Avocado Court; 13-unit Daybreak Cove; 24-unit Eucalyptus View; 200-unit Manzanita Apartments; 32-unit Orange Place Cooperative; and 8-unit Sunrise Place
- National Core: 44-unit Cobblestone Street Apartments; and 61-unit Juniper Senior Village
- Urban Housing Communities: 55-unit Crossings @ Escondido; and 44-unit Crossings @ Escondido Manor.

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

L. Opportunities for Energy Conservation

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

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

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

General Plan Conservation Goals and Policies

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

Community Character Policy 1.8

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

Community Character Policy 1.9

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

Air Quality and Climate Protection Policy 7.2

Reduce regional greenhouse gas emissions through the following measures including, but not limited to:

- a) Implementing land use patterns that reduce automobile dependence (compact, mixed-use, pedestrian, and transit-oriented development, etc.);
- b) Reducing the number of vehicular miles traveled through implementation of Transportation Demand Management programs, jobs-housing balance, and similar techniques;
- c) Supporting public transportation improvements;

- d) Encouraging the use of alternative modes of transportation by expanding public transit, bicycle, and pedestrian networks and facilities;
- e) Participating in the development of park-and-ride facilities;
- f) Maintaining and updating the City's traffic signal synchronization plan;
- g) Promoting local agriculture;
- h) Promoting the use of drought-tolerant landscaping; and
- i) Encouraging the use of non-polluting alternative energy systems.

Building Code Enforcement

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

6. Housing Plan

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

A. State Housing Goals

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

- The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.
- The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.
- The provision of housing affordable to low and moderate income households requires the cooperation of all levels of government.
- Local and State governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.

The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the State in addressing regional housing needs.

B. City Housing Goals, Policies, and Programs

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

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

Housing Policy 1.1: Expand the stock of all housing while preserving the health, safety, and welfare of residents, and maintaining the fiscal stability of the City.

Housing Policy 1.2: Housing projects shall fund all or a portion of public facilities and costs for providing municipal services directly related to the need created by the development. The amount must be proportional to the cost of the service or improvement to offset the impacts to public facilities, services, and operations.

Housing Policy 1.3: Pursue a balance of jobs to housing.

Housing Policy 1.4: Channel residential growth to areas where the concurrent provision of services and facilities, including schools, parks, fire and police protection, and street improvements can be assured.

Housing Policy 1.5: Encourage a compact, efficient urban form that conserves land and other natural and environmental resources, and that promotes transit, supports nearby commercial establishments, and takes advantage of infrastructure improvements installed to accommodate their intended intensities.

Housing Policy 1.6: Encourage creative residential developments and partnerships that result in desirable amenities and contribute to infrastructure needs.

Housing Policy 1.7: Incorporate smart growth principles in new residential subdivisions, multi-family projects, and Mixed-Use Overlay areas.

Housing Policy 1.8: Create climate safe and decent housing options by supporting more comfortable and resilient homes and buildings to proactively adapt to changing weather-related emergencies and climate hazard events.

Housing Policy 1.9: Improve affordability by promoting sustainable housing practices that incorporate 'whole system' approach to siting, designing, and constructing housing that is integrated into the building site, consumes less water and improves water quality, reduces the use of energy and other resources, and minimizes its impact on the surrounding environment.

Program 1.1: Sites Inventory and No Net Loss Monitoring

Action: For the 2021-2029 Housing Element planning period, the City of Escondido has been allocated a Regional Housing Needs Assessment ("RHNA") of 9,607 units (1,864 very low income; 1,249 low income; 1,527 moderate income, and 4,967 above moderate income units). The City could meet a portion of its RHNA with units entitled and in the pipeline, as well as anticipated Accessory Dwelling Units ("ADUs").

The City will continue to support construction of new housing for homeownership and rental units on vacant and nonvacant sites identified in the sites inventory. The majority of the future residential development will occur within three specific plan areas: Downtown Specific Plan; South Centre City Specific Plan; and the new East Valley Specific Plan. Scattered sites in lower density neighborhoods also provide opportunities for some additional housing. The East Valley Specific Plan (in public review as of March 2021) is anticipated to be adopted concurrently with the Housing Element adoption.

To ensure that the City monitor its compliance with SB 166 (No Net Loss), the City will develop a procedure in 2021 to track:

- Unit count and income/affordability assumed on parcels included in the sites inventory.

- Actual units constructed and income/affordability when parcels are developed.
- Net change in capacity and summary of remaining capacity in meeting remaining Regional Housing Needs Allocation (“RHNA”).

Anticipated Impact: New housing opportunities for homeownership and rental for all households.

Responsible Agency: Community Development/Planning

Financing: Departmental budget

Schedule:

- Adopt East Valley Specific Plan by August 12, 2021.
- Provide the sites inventory on City website and update the inventory at least semi-annually.
- Develop procedure for monitoring No Net Loss by the end of 2021.

Program 1.2: Density Transfer Programs

Action: The City maintains density transfer programs within the Downtown and East Valley Specific Plans. The programs allow the transfer of residential density from properties that are not built to their targeted density. The City maintains an active inventory of unused density “credits” that can be transferred to other properties for no charge if requested by a developer. The City’s density transfer program could be used in tandem with state density bonus laws to further increase the residential capacity of a project. The programs ensure 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.

Anticipated Impact: Efficient use of land resources

Responsible Agency: Community Development/Planning

Financing: Departmental budget

Schedule:

- Establish density transfer program for East Valley Specific Plan in 2021-2022, after adoption of the Specific Plan.
- Explore an in-lieu fee in 2022 for developing below the targeted densities (Target Production Point, or TPP).

Program 1.3: By-Right Approval of Projects with 20 Percent Affordable Units on “Reuse” Sites

Pursuant to AB 1397 passed in 2017, the City will amend the Zoning Ordinance to require by-right approval of housing development that includes 20 percent of the units as housing affordable to lower income households, on sites being used to meet the 6th cycle RHNA that represent “reuse sites” previously identified in the 4th and 5th cycles Housing Element. The “reuse” sites are specifically identified in the inventory (see Appendix B).

Anticipated Impacts: Facilitate housing development for lower income households

Responsible Agency: Community Development/Planning

Financing: Departmental budget

Schedule: Within one year of the adoption of the Housing Element

Program 1.4: City-Owned Sites

Action: The City maintains an inventory of City-owned properties. These parcels are periodically assessed for their potential redevelopment or development for residential use. The objective is to use City-ownership as an incentive for affordable housing development. To the extent feasible, the City will pursue projects that include housing for extremely low income households and those with special needs such as seniors and persons with disabilities.

Anticipated Impacts: Sites for affordable housing

Responsible Agency: Community Development/Planning and Housing

Financing: Departmental budget

Schedule: Ongoing

Program 1.5: Lot Consolidation

Action: Consolidation of small lots allows a development to utilize the land more efficiently, achieve economies of scale, and offer opportunity for improved site design and amenities. The City encourages the consolidation of small lots to facilitate the development of mixed-use and multi-family developments, particularly for affordable housing by:

- Maintain an inventory of sites on the City's website.
- Assist developers in identification of parcels with lot consolidation potential.
- Continue to utilize a ministerial process for lot consolidation unless other discretionary reviews are required as part of the project.

Anticipated Impacts: Efficient use of land resources

Responsible Agency: Community Development/Planning and Housing

Financing: Departmental budget

Schedule: Ongoing

Program 1.6: Density Bonus

Action: City staff completed an amendment to the Zoning Code in 2020 to modify Density Bonus provisions to be in compliance with State law at the time. The State has since passed a bill that made further changes to the State Density Bonus law. AB 2345 (Increase Maximum Allowable Density) - Revised the requirements for receiving concessions and incentives, and the maximum density bonus provided.

Anticipated Impacts: Facilitate affordable housing development

Responsible Agency: Community Development/Planning

Financing: Departmental budget

Schedule:

- In 2022, the City will review and as necessary amend its Zoning Ordinance to ensure compliance with State law.

Program 1.7: Monitoring of Growth Management Measure

Action: Periodically monitor and evaluate Proposition S for its impacts on the cost, supply and timing of housing, including seeking input from residential developers and affordable housing stakeholders in reviewing the effects of Proposition S. The review will analyze the ability to accommodate the City's RHNA, constraints on the supply and affordability of housing. Based on the outcomes of the evaluation and consideration of stakeholder input, the City will establish appropriate action to mitigate the impacts, including conducting a series of workshops/discussions to educate the community regarding State law requirements and the need for a balanced community.

Anticipated Impacts: Increased public awareness of the City's housing needs and obligations under State law

Responsible Agency: Community Development/Planning

Financing: Departmental budget

Schedule:

- Monitor the City's progress toward the RHNA and review Proposition S as a potential constraint annually.

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

Housing Policy 2.1: Plan for adequate development potential to accommodate the regional share of housing for all income groups and promote equal access to resources and amenities.

Housing Policy 2.2: Encourage new development to provide a range of housing by type, size, location, price, and tenure to provide a greater array of housing types.

Housing Policy 2.3: Increase homeownership in the City through education, availability, and affordability.

Housing Policy 2.4: Apply criteria demonstrating appropriateness for converting mobile home parks to ownership or alternative uses.

Housing Policy 2.5: Work to eliminate all forms of housing discrimination.

Program 2.1: Accessory Dwelling Units

Action: Escondido's Zoning Code permits ADUs in all residential and mixed-use zones where a residential unit already exists. Accessory dwelling units must also comply with the development standards of the underlying zone, except where precluded by State law. Additionally, the zoning code has a provision that states that the section "shall be interpreted liberally in favor of accessory dwelling unit construction," which further removes constraints on ADU production in case of ambiguities in the standards.

Anticipated Impacts: Additional housing opportunities for lower and moderate income households

Responsible Agency: Community Development/Planning

Financing: Departmental budget, LEAP grant

Schedule:

- Continue to promote ADU as an affordable housing and income source for property owners and provide ADU resources on the City website, with the goal of facilitating 640 ADUs over eight years.
- Amend the ADU ordinance in 2022 to allow ADUs on churches and places of worship, and other premises with social organizations as the principal land use. The ADU ordinance modification would consider the following:
 - Allowing an ADU up to 1,000 square feet to be built (and follow other similar standards) on the same property as a church, place of worship or other social organizations, regardless of the zoning for the property.
 - Potentially allowing more than one unit to be built on site.
 - Imposing deed restrictions on the units.

- Develop eight to nine pre-approved ADU floor and architectural plans by 2022.
- Monitor the trend of ADU construction in the City and explore other incentives to facilitate ADU construction in 2023.

Program 2.2: First-Time Homebuyer Assistance

Action: The biggest hurdle faced by first-time homebuyers is usually coming up with enough money for the closing costs and down payment. The City's Homebuyer Entry Loan Program ("HELP") provides Eligible homebuyers a low-interest loan limited to five percent of the purchase price that can be used toward the down payment and/or for closing costs. Eligible homebuyers must provide an additional one percent of the purchase price toward closing costs and/or down payment. Affordability restrictions of 10 years will apply to the property. The property may not be rented out while the City loan is outstanding. Repayment of the City's loan is deferred until sale, transfer, refinance, additional liens to the property, or no longer live in the home as principal residence.

Anticipated Impacts: Additional housing opportunities for lower income households

Responsible Agency: Community Development/Housing

Financing: HOME

Schedule:

- Assist one household annually with HELP (for eight households over the Housing Element planning period).
- Pursue additional funding to expand the program scope and eligible households.

Program 2.3: Essential Middle Income Rental Housing Program

Action: On January 13, 2021, the City Council became a member of the California Community Housing Agency ("CalCHA"). Through its Essential Middle-Income Rental Housing Program ("Program"), CalCHA issues government bonds for the acquisition of existing market-rate apartment communities through the issuance and sale of its own governmental purpose bonds. As a governmental entity, CalCHA is granted a 100 percent property tax exemption for each property it acquires. These complexes are then converted to rent-restricted units for Low-Income, Median-Income, and Moderate-Income households earning no more than 120 percent of AMI. Under the Program, no existing tenants are displaced. Rents on affordable units created through this Program would be capped at a maximum of 35 percent of the applicable percentage of AMI, and annually rent increase percentages are also capped at a maximum of four percent, which is well below the limits allowed with AB1482. All new tenants would need to income-qualify.

Anticipated Impacts: Additional housing opportunities for lower and moderate income households

Responsible Agency: Community Development/Housing

Financing: Government bonds

Schedule:

- Identify rental properties for potential acquisition and conversion to affordable housing under the CalCHA program.

Program 2.3: Housing Choice Vouchers (HCV)

Action: This program ensures that households earning less than 50 percent of the Area Median Income would spend less than 30 percent of income for rent. This program is administered by the San Diego County Housing Authority on behalf of the City via a participation agreement.

Anticipated Impacts: Rental Assistance for very low income households – 1,000 households with Housing Choice Vouchers; 30 senior/disabled households for rent subsidies

Responsible Agencies: Housing Authority of the County of San Diego (“HACSD”)

Financing: HUD Section 8 Vouchers

Schedule:

- Continue to provide information on and refer eligible households to the Housing Choice Voucher.
- Annually assist about 30 very low income households with rent subsidies at apartment complexes and mobile home parks.
- Continue to market programs on City website and at public counters.

Program 2.4: Mobile Home Park Conversion

Action: The City has adopted a procedure by ordinance to assist occupants involved in the conversion of mobile home parks to resident ownership or alternative uses.

Anticipated Impacts: Continued mobile home resident ownership opportunities for lower income residents.

Anticipated Impacts: Housing stabilization and home ownership opportunities for lower and moderate income households

Responsible Agency: Community Development/Planning and Housing

Financing: Departmental budget

Schedule:

- As needed, assist in the application for funding from HCD to pursue mobile home park conversion to resident ownership.

Program 2.5: Mobile Home Rent Review

Action: The City passed, by initiative, an ordinance to review proposed increases in rents in mobile home parks. The Rent Review Board considers such requests with the objective of maintaining affordability of the units.

Anticipated Impacts: Stabilized rents for mobile home residents, many of whom are lower income

Responsible Agencies: Community Development/Housing; Rent Review Board

Financing: Departmental budget

Schedule: Ongoing

Program 2.6: Supportive Housing

Action: Pursuant to AB 2162, supportive housing meeting certain criteria must be permitted by right where residential uses are permitted, including mixed-use and nonresidential zones. Escondido's Zoning Code does not permit mixed-use development outside of specific plan areas; these plans do not explicitly identify supportive housing as separate from residential uses. The City will review AB 2162 and ensure compliance.

Anticipated Impacts: Increased housing opportunities for households with special needs

Responsible Agency: Community Development/Planning

Financing: Departmental budget

Schedule:

- Review Zoning Code for compliance with AB 2162 in 2022.

Program 2.7: Affordable Housing Financing

Action: The City will continue to pursue a variety of funding sources to support the construction, acquisition/rehabilitation, and preservation of affordable housing in the community. Funding sources may include federal, state, local, and other private housing programs, including but not limited to:

- Low Income Housing Tax Credits ("LIHTC")
- CalCHA bonds
- California Housing Finance Agency
- CalHome
- SB2 Permanent Local Housing Allocation
- HOME Investment Partnership Program
- Recycled RDA Funds

Anticipated Impacts: Acquisition, rehabilitation, preservation, or construction of affordable housing for lower and moderate income households.

Responsible Agency: Community Development/Housing

Financing: Departmental budget

Schedule:

- At least once a year explore funding availability under various programs and pursue funding if appropriate, with the goal of facilitating the development of 570 lower income units over eight years.

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

Housing Policy 3.1: Maintain and enhance the existing housing stock as a source of low- and moderate-cost housing and as a conservation measure.

Housing Policy 3.2: Work to eliminate substandard housing through continued enforcement of the Health and Safety Code and the provision of programs which facilitate the maintenance and rehabilitation of housing.

Housing Policy 3.3: Utilize code enforcement measures and incentive programs as necessary to ensure that building and safety regulations are met and to promote property maintenance.

Program 3.1: Housing Rehabilitation

Action: Maintaining and improving the City’s housing stock is an important goal of the City’s overall affordable housing strategy. With limited local funding, the City pursued CalHOME funds to implement an owner-occupied rehabilitation program for single-family and mobile homes. This program has expired. The City continues to explore funding availability under various programs and to pursue funding, if appropriate.

The City also uses HOME and recycled RDA funds to work with developers to rehabilitate multi-family rental housing affordable to low-income households.

Anticipated Impact: Improved housing conditions for lower income households

Responsible Agency: Community Development/Housing

Financing: HOME and Recycled RDA funds

Schedule:

- Rehabilitate four rental units annually (32 units over eight years).

- Pursue additional funding to reinstate the owner-occupied rehabilitation program and expand the rental rehabilitation program, including an acquisition/rehabilitation component.

Program 3.2: Focus on Neighborhoods

Action: Through various local and State funds, the City makes funds and other resources available for the improvement of neighborhoods. Through proactive code enforcement, housing rehabilitation, and capital improvements, the City targets at improving the quality of life one neighborhood at a time. In addition, land use policies or ordinances are reviewed to explore means of providing community revitalization.

Anticipated Impacts: 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

Responsible Agency: Community Development/Housing

Financing: CDBG; General Fund

Schedule:

- Allocate funding for neighborhood services and improvements through the CDBG Annual Action Plan process.

Program 3.3: Preservation of at-Risk Housing

Action: Within the 2021-2031 “at-risk” housing analysis period, only Silvercrest is at low risk of converting to market-rate housing. The 75-unit project is at risk due to an expiring Section 8 contract. However, Silvercrest is a nonprofit-owned senior housing development; such projects receive priority from HUD for funding renewal.

Anticipated Impacts: Continued affordability of subsidized housing developments

Responsible Agency: Community Development/Housing

Financing: HOME, CalCHA, and other State and federal funds

Schedule:

- Annually, track the status of Silvercrest and other affordable housing developments with the intention of working with owners to extend affordability periods.
- Work to extend affordability covenants on Silvercrest and other affordable housing projects.
- If necessary, refer existing tenants to waiting lists of affordable developments as soon as possible to allow time for the waiting period and for relocation.

Program 3.4: Fair Housing

Action: The City currently contracts with Legal Aid Society of San Diego, Inc. to provide fair housing and landlord/tenant mediation services to residents in Escondido. Information regarding Fair Housing will continue to be distributed through the media and at various locations.

Anticipated Impacts: Continued enforcement of the Fair Housing Action Plan which will reduce or prevent discrimination in housing and disputes between landlords and tenants

Responsible Agencies: Community Development/Housing

Financing: CDBG

Schedule:

- Annually through the funding allocation process, allocate resources to retain qualified fair housing service provider(s) to provide fair housing outreach, education, complaint investigation, testing, and legal services, as well as tenant/landlord counseling and mediation services. Assist approximately 200 persons annually.
- Increase outreach and education, through the fair housing service providers, regarding the State's new Source of Income Protection (SB 329 and SB 222), defining Housing Choice Vouchers as legitimate source of income for housing. These new housing laws went into effect January 1, 2020.
- Encourage the fair housing service provider to issue press releases to local medias on outcomes of fair housing complaints and litigation.
- Conduct random testing on a regular basis to identify issues, trends, and problem properties. Adjust the random testing program to reflect new 2020 Census data and emerging trends in the City.
- Facilitate the development of a range of housing options for the diverse needs in Escondido, especially for those with lower incomes and special needs (see Program 2.6: Supportive Housing and Program 2.7: Affordable Housing Financing).

C. Summary of Quantified Objectives

The following summarizes the program objectives of the City's Housing Plan described above.

Table 61: Summary of Quantified Objectives						
	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
RHNA	1,864		1,249	1,527	4,967	9,607
New Construction						
Approved/Pipeline Projects	0	0	616	0	2006	2,622
ADUs	126		99	262	153	640
Future Projects ¹	435		135	635	1,400	2,605
Rehabilitation	8	8	16	0	0	32
Conservation ²	37	38	0	0	0	75
Notes:						
1. Future projects are estimated at 25 percent of the remaining very low and low income RHNA (after accounting for approved and pipeline projects as well as ADUs) and 50 percent of the remaining moderate and above moderate income RHNA.						
2. 75-unit Silvercrest						

Appendix A: RHNA Credits

This appendix provides detailed information on projects entitled, approved, or under review that could be credited against the City's RHNA.

A. Entitled Units

Table A-1: RHNA Credits – Entitled Units		
Project	Description	Market Rate Units
Escondido Country Club - The Villages	380 single-family homes entitled, recreational amenities, and urban farm; 25 units permitted prior to July 1, 2020	355 units remaining to be permitted after July 1, 2020

B. Approved Projects

Table A-2: RHNA Credits - Approved Projects			
Project	Description	Market Rate Units	Affordable Units
SUB 13-0008 - 15th	4 SFR lots on 0.95 ac.	4	
SUB 13-0002 - Oak Creek "KB Homes"	65 SFR lots on 41.39 ac.	65	
SUB 13-0007 - Amanda Estates	21 SFR lots on 11.2 ac.	21	
TPM 2006-08 - E. Mission	3 SFR lots on 0.88 ac.	3	
Tract 848 - Idaho Ave	9 SFR lots on 3.55 ac.	9	
SUB 08-0030 - Reed Rd	4 SFR lots on 14.37 ac.	4	
TPM 2004-16 - Tulip	3 SFR on 1.03 ac.	3	
Tract 951 - Jacks Creek	12 SFR lots on 3.31 ac.	12	
SUB 13-0005 - El Norte	6 SFR lots on 1.15 ac.	6	
Tract 934 - 1207 N. Gamble St.	5 SFR lots on 1.19 ac.	5	
SUB 15-0002 - Wohlford, 661 Bear Valley Pkwy	55 SFR lots on 40.9 ac.	55	
Tract 933/TM SUB14-0010 - Moser	16 SFR lots on 6.4 ac. (revised submittal)	16	
Tract 878 - Lion Valley	11 SFR lots on 2.3 ac.	11	
Tract 890 - Midway Dr. SUB15-0010.	Tract 890 - Midway Dr. SUB15-0010.	10	
TM SUB 13-0001 Cranston	6 SFR lots on 7.41 ac.	6	
Tract 895 - Boyle. SUB15-0030	8 SFR lots on 5.42 ac.	8	
Del Prado- North & South (Woody's site); SUB 15-0023 & SUB15-0022	Mixed-use residential - 113 units	113	
LaCaze (Grand Ave)(PHG 17-0019)	Mixed-use	15	
TM 220 S. Citrus (SUB 17-0013)	8 SFR lots	8	
TPM 2003-07 - W. Lincoln	4 units on 0.45 ac.	4	

Table A-2: RHNA Credits - Approved Projects

Project	Description	Market Rate Units	Affordable Units
TPM 2006-06 Farr Ave	4 SFR lots on 0.93 ac.	4	
SUB 15-0005 - Birch	3 SFR lots on 0.95 ac.	3	
ADM 16-0138 - Apartments	10 units above parking	10	
SUB 17-0007 North Avenue Estates	34 homes	34	
PHG 17-0028 Quince Senior Housing	145-unit affordable senior housing	0	145
PPH Redevelopment. SUB18-0011.	510 units.	420	90 (senior units)
510 W. 2nd. ADM 18-0126 Mixed-Use	12,000 SF with residential (5 units)	5	
209 N. Tulip. SUB18-0017.	4-Lot TPM	4	
SUB 18-0007, 1361 Valle Lindo	TPM on 6.64 acres	13	
ADM 18-0003, 316 E. Pennsylvania	Mixed-use, 1 residential unit	1	
PHG 18-0021, 555 W. Grand	32 Condo units and mixed-use	32	
TR 920 2355 E. Lincoln Avenue	98 SFR on 74 acres "Henry Ranch"	98	
SUB 20-0002, Habitat for Humanity	10 condos at 245 E. El Norte	0	10

Source: Escondido Major Development Project Processing List, August, 2020.

C. Projects Under Review

Table A-3: Projects Under Review

Project	Description	Market Rate Units	Affordable Units
SUB 09-0005 – 1221 N. Gamble St.	3 SFR lots on 0.64 ac.	3	0
SUB 15-0019 – Safari Highlands	Specific Plan for 550 SFR lots on 1,100 ac.	550	0
Touchstone – Ivy	4 story, 95 new units. Purchased by affordable housing developer (MAAC).	0	95
SUB 15-0025, 701 San Pasqual Valley Road	18-lot TM and PD on 7 acres	18	0
ADM 19-0092, 1860 S. Escondido Vermont Apts.	44 apartments	40	4
ADM 20-0085, 322 S. Escondido	172 units	0	172
ADM 20-0011, 118 S. Orange	3 units	3	0
PHG 20-0036, 829 S. Escondido Blvd.	70 residential units	35	35
ADM 20-0070, 337 E. Valley Pkwy	50 unit affordable housing	0	50
ADM 20-0136 664 N. Fig Street	15 affordable apartment units	0	15

Source: Escondido Major Development Project Processing List, August, 2020.

Appendix B: Sites Inventory

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APN	General Plan	Zoning	Size (Acres)	Density	Residential Capacity	Income Category	SANDAG Existing Landuse	4th Cycle Housing Element	5th Cycle Housing Element
2727020400	E2	RE-20	1.563459369	2.178	2	Above Moderate	Single Family Detached		
2702611900	E1	RE-40	5.643223949	1.089	4	Above Moderate	Spaced Rural Residential		
2402101800	E2	RE-20	1.672723036	2.178	3	Above Moderate	Vacant and Undeveloped Land	Yes	
2402001100	E2	RE-20	2.601093069	2.178	3	Above Moderate	Spaced Rural Residential	Yes	Yes
2401009000	E2	RE-20	0.960582203	2.178	2	Above Moderate	Vacant and Undeveloped Land	Yes	Yes
2400104100	R1	RA-5	7.592160222	0.2	1	Above Moderate	Vacant and Undeveloped Land		Yes
2400103000	R1	RA-5	4.486212961	0.2	1	Above Moderate	Orchard or Vineyard		Yes
2391312800	E2	RE-20	8.579937081	2.178	13	Above Moderate	Spaced Rural Residential		Yes
2390511000	E2	RE-40	1.018332744	1.089	1	Above Moderate	Vacant and Undeveloped Land	Yes	Yes
2384701500	E2	RE-20	2.284221285	2.178	3	Above Moderate	Spaced Rural Residential	Yes	Yes
2383606800	E1	RE-40	5.904086786	1.089	5	Above Moderate	Vacant and Undeveloped Land		Yes
2381411600	U1	R-1-10	1.26815292	4.356	3	Above Moderate	Single Family Detached	Yes	Yes
2381012300	PO	RE-40	8.74532554	1.089	7	Above Moderate	Religious Facility		
2380735700	E1	RE-40	9.143261441	1.089	7	Above Moderate	Vacant and Undeveloped Land	Yes	
2380735500	E1	RE-40	3.999396841	1.089	3	Above Moderate	Vacant and Undeveloped Land	Yes	Yes
2380734900	E1	RE-40	6.61476645	1.089	5	Above Moderate	Vacant and Undeveloped Land	Yes	Yes
2380733800	E1	RE-40	4.828147378	1.089	4	Above Moderate	Vacant and Undeveloped Land	Yes	Yes
2380730600	E1	RE-40	9.787715379	1.089	8	Above Moderate	Vacant and Undeveloped Land	Yes	Yes
2371411900	E1	PD-R-1.02	2.706900385	1.02	2	Above Moderate	Vacant and Undeveloped Land	Yes	
2370204600	E2	RE-20	9.05185957	2.178	15	Above Moderate	Religious Facility		
2363905200	U1	R-1-10	1.078328327	4.356	3	Above Moderate	Single Family Detached	Yes	
2363603200	PO	RE-20	3.92453951	2.178	6	Above Moderate	Vacant and Undeveloped Land	Yes	
2363601500	PO	RE-20	2.642557612	2.178	4	Above Moderate	Vacant and Undeveloped Land	Yes	Yes
2363355300	E2	RE-20	0.951584808	2.178	2	Above Moderate	Vacant and Undeveloped Land	Yes	
2363343500	PO	RE-20	1.050440704	2.178	2	Above Moderate	Vacant and Undeveloped Land	Yes	Yes
2363334500	PO	RE-20	4.730770572	2.178	8	Above Moderate	Spaced Rural Residential	Yes	Yes
2363334100	PO	RE-20	1.937557086	2.178	3	Above Moderate	Vacant and Undeveloped Land	Yes	Yes
2363333200	PO	RE-20	2.810279087	2.178	4	Above Moderate	Spaced Rural Residential	Yes	Yes
2363323500	PO	R-1-10	0.880777529	4.356	3	Above Moderate	Vacant and Undeveloped Land	Yes	
2363323400	PO	R-1-10	0.902703177	4.356	3	Above Moderate	Vacant and Undeveloped Land	Yes	Yes
2363321200	U1	R-1-7	0.586597693	6.22	2	Above Moderate	Single Family Detached	Yes	
2363010300	S	R-1-12	0.984026996	3.63	2	Above Moderate	Single Family Detached	Yes	
1871817500	E2	RE-20	3.57185147	2.178	5	Above Moderate	Single Family Detached	Yes	
1871817700	E2	RE-20	1.579826424	2.178	2	Above Moderate	Single Family Detached	Yes	
1873706500	S	R-1-10	5.73274629	4.356	19	Above Moderate	Vacant and Undeveloped Land	Yes	Yes
1875003900	E2	RE-20	4.316687388	2.178	6	Above Moderate	Spaced Rural Residential	Yes	
2362400400	S	R-1-12	0.746671537	3.63	2	Above Moderate	Religious Facility		
2362005200	U1	R-1-7	0.920790107	6.22	4	Above Moderate	Vacant and Undeveloped Land	Yes	Yes
2362002100	S	R-1-12	0.922638745	3.63	2	Above Moderate	Single Family Detached	Yes	
2362001800	S	R-1-12	0.935169812	3.63	2	Above Moderate	Single Family Detached	Yes	
2362000801	U1	R-1-7	1.086109699	6.22	5	Above Moderate	Other Public Services		
2241007300	E2	RE-40	3.247814621	1.089	2	Above Moderate	Spaced Rural Residential	Yes	Yes
2362000701	U1	R-1-7	0.589476859	6.22	3	Above Moderate	Other Public Services		
2241008400	E2	RE-20	3.724480081	2.178	6	Above Moderate	Vacant and Undeveloped Land		Yes

APN	General Plan	Zoning	Size (Acres)	Density	Residential Capacity	Income Category	SANDAG Existing Landuse	4th Cycle Housing Element	5th Cycle Housing Element
2360711500	U1	R-1-7	0.573444036	6.22	2	Above Moderate	Single Family Detached	Yes	
2353505300	U1	R-1-10	0.838178067	4.356	3	Above Moderate	Vacant and Undeveloped Land	Yes	
2353505100	U1	R-1-10	2.029692953	4.356	7	Above Moderate	Vacant and Undeveloped Land	Yes	Yes
2353501100	U1	R-1-6	0.503899019	7.26	2	Above Moderate	Single Family Detached		
2353003500	U1	R-1-7	0.942520435	6.22	4	Above Moderate	Orchard or Vineyard		Yes
2353003400	U1	R-1-7	1.088805078	6.22	3	Above Moderate	Orchard or Vineyard		
2352700600	S	R-1-10	1.966679579	4.356	6	Above Moderate	Vacant and Undeveloped Land	Yes	Yes
2352700300	S	R-1-10	4.146620995	4.356	14	Above Moderate	Vacant and Undeveloped Land	Yes	Yes
2351902600	E1	RE-40	3.29418881	1.089	2	Above Moderate	Spaced Rural Residential	Yes	
2351902500	E2	RE-20	2.456935669	2.178	4	Above Moderate	Religious Facility		
2351502100	S	R-1-12	0.835170618	3.63	2	Above Moderate	Vacant and Undeveloped Land	Yes	Yes
2351102200	E2	RE-20	9.001049699	2.178	13	Above Moderate	Spaced Rural Residential	Yes	
2350822900	E2	RE-20	1.505332248	2.178	1	Above Moderate	Spaced Rural Residential	Yes	Yes
2350810900	E2	RE-40	4.734042287	1.089	4	Above Moderate	Vacant and Undeveloped Land	Yes	Yes
2336301900	S	R-1-10	0.504681487	4.356	2	Above Moderate	Vacant and Undeveloped Land	Yes	
2336231100	S	R-1-10	1.063889146	4.356	2	Above Moderate	Single Family Detached	Yes	Yes
2336113700	E2	RE-20	2.114583466	2.178	2	Above Moderate	Spaced Rural Residential	Yes	Yes
2336112400	E2	RE-20	1.487885776	2.178	1	Above Moderate	Spaced Rural Residential	Yes	Yes
2335946300	U1	R-1-6	0.739437596	7.26	4	Above Moderate	Vacant and Undeveloped Land		
2334904200	E2	RE-20	1.570924106	2.178	2	Above Moderate	Single Family Detached	Yes	
2334802400	S	R-1-10	0.775382347	4.356	2	Above Moderate	Single Family Detached	Yes	
2334802300	S	R-1-10	3.924667139	4.356	12	Above Moderate	Spaced Rural Residential	Yes	
2241410200	E2	RE-20	8.619127202	2.178	13	Above Moderate	Spaced Rural Residential	Yes	Yes
2241410900	E2	RE-20	3.721080723	2.178	6	Above Moderate	Vacant and Undeveloped Land	Yes	Yes
2325121800	E2	RE-20	0.997659844	2.178	2	Above Moderate	Vacant and Undeveloped Land	Yes	
2325121700	E2	RE-20	1.225875395	2.178	2	Above Moderate	Vacant and Undeveloped Land	Yes	
2325121600	E2	RE-20	1.098675352	2.178	2	Above Moderate	Vacant and Undeveloped Land	Yes	Yes
2325121500	E2	RE-20	1.308010792	2.178	2	Above Moderate	Vacant and Undeveloped Land	Yes	Yes
2325121300	E2	RE-20	5.437104014	2.178	8	Above Moderate	Spaced Rural Residential	Yes	
2325121000	E2	RE-20	2.277761666	2.178	3	Above Moderate	Spaced Rural Residential	Yes	
2323403500	U1	R-1-7	2.101460911	6.22	9	Above Moderate	Single Family Detached	Yes	
2323402000	U1	R-1-7	0.544030466	6.22	2	Above Moderate	Single Family Detached	Yes	
2322702700	U1	R-1-6	0.783044379	7.26	3	Above Moderate	Single Family Detached		
2321701200	S	R-1-10	1.915738598	4.356	5	Above Moderate	Spaced Rural Residential	Yes	Yes
2314704100	S	R-1-10	1.264704475	4.356	3	Above Moderate	Single Family Detached	Yes	
2314702800	S	R-1-10	1.696515885	4.356	5	Above Moderate	Single Family Detached	Yes	Yes
2314701700	S	R-1-10	0.89631199	4.356	2	Above Moderate	Single Family Detached	Yes	
2314700600	S	R-1-10	2.56140792	4.356	7	Above Moderate	Single Family Detached	Yes	
2314700200	S	R-1-10	1.006011486	4.356	2	Above Moderate	Single Family Detached	Yes	Yes
2314503200	E2	RE-20	2.382126244	2.178	3	Above Moderate	Spaced Rural Residential	Yes	
2313601900	S	RE-20	2.285971524	2.178	3	Above Moderate	Single Family Detached	Yes	Yes
2313504300	S	R-1-10	2.172181177	4.356	7	Above Moderate	Religious Facility		
2313502600	S	R-1-10	1.6685277	4.356	4	Above Moderate	Single Family Detached	Yes	Yes
2312021500	E2	RE-20	4.79475745	2.178	7	Above Moderate	Spaced Rural Residential	Yes	Yes

APN	General Plan	Zoning	Size (Acres)	Density	Residential			4th Cycle Housing Element	5th Cycle Housing Element
					Capacity	Income Category	SANDAG Existing Landuse		
2311402000	S	RE-20	4.213003975	2.178	6	Above Moderate	Spaced Rural Residential	Yes	Yes
2311321200	S	R-1-10	0.903960482	4.356	2	Above Moderate	Single Family Detached	Yes	
2311200100	U2	R-1-6	0.654765056	7.26	3	Above Moderate	Spaced Rural Residential		
2311011600	S	R-1-10	0.794555365	4.356	2	Above Moderate	Single Family Detached	Yes	
2311007900	S	R-1-10	1.335170024	4.356	3	Above Moderate	Spaced Rural Residential		Yes
2311006500	S	R-1-10	0.886537784	4.356	2	Above Moderate	Single Family Detached	Yes	
2311005800	S	R-1-10	0.848286546	4.356	2	Above Moderate	Single Family Detached	Yes	
2310710600	U1	R-1-6	1.204733204	7.26	6	Above Moderate	Single Family Detached		Yes
2310703600	U1	R-1-6	1.329790494	7.26	6	Above Moderate	Single Family Detached		Yes
2310502900	U1	R-1-6	0.780185835	7.26	3	Above Moderate	Single Family Detached		
2310502800	U1	R-1-6	0.678962994	7.26	3	Above Moderate	Single Family Detached		
2241412300	E2	RE-20	4.497781965	2.178	3	Above Moderate	Spaced Rural Residential		Yes
2241412500	E2	RE-20	1.936299124	2.178	1	Above Moderate	Spaced Rural Residential		Yes
2241423200	S	R-1-10	1.648118725	4.356	2	Above Moderate	Spaced Rural Residential		
2241423300	S	R-1-10	1.342451593	4.356	2	Above Moderate	Spaced Rural Residential	Yes	Yes
2305202800	E2	RE-20	3.059680444	2.178	3	Above Moderate	Single Family Multiple-Units	Yes	Yes
2305104400	S	R-1-10	0.847593116	4.356	3	Above Moderate	Vacant and Undeveloped Land	Yes	
2241433000	E2	RE-20	7.111594857	2.178	10	Above Moderate	Spaced Rural Residential	Yes	Yes
2241433200	E2	RE-20	2.408441509	2.178	4	Above Moderate	Vacant and Undeveloped Land	Yes	Yes
2241433300	E2	RE-20	5.481731274	2.178	8	Above Moderate	Spaced Rural Residential	Yes	
2241435000	E2	RE-20	2.916838796	2.178	5	Above Moderate	Orchard or Vineyard	Yes	Yes
2241513500	E2	RE-20	1.507713946	2.178	2	Above Moderate	Field Crops	Yes	Yes
2241514100	E2	RE-20	2.864739398	2.178	4	Above Moderate	Spaced Rural Residential	Yes	Yes
2241514800	E2	RE-20	1.137637658	2.178	2	Above Moderate	Vacant and Undeveloped Land	Yes	Yes
2241515000	E2	RE-20	1.320364327	2.178	2	Above Moderate	Vacant and Undeveloped Land	Yes	
2241711900	U1	R-1-7	0.578673515	6.22	2	Above Moderate	Single Family Detached	Yes	
2242806400	U1	R-1-7	0.828365157	6.22	3	Above Moderate	Single Family Detached		
2250103800	E1	RE-40	9.138345147	1.089	6	Above Moderate	Spaced Rural Residential	Yes	
2250200500	E1	RE-40	5.717947262	1.089	4	Above Moderate	Spaced Rural Residential	Yes	
2250201400	E1	RE-40	6.160070224	1.089	4	Above Moderate	Spaced Rural Residential	Yes	Yes
2250305600	S	R-1-10	1.265725498	4.356	3	Above Moderate	Spaced Rural Residential	Yes	Yes
2250421100	S	RE-20	0.96218322	2.178	2	Above Moderate	Vacant and Undeveloped Land		Yes
2250422600	S	RE-20	1.019503698	2.178	2	Above Moderate	Vacant and Undeveloped Land		Yes
2250422700	S	RE-20	1.037279951	2.178	2	Above Moderate	Vacant and Undeveloped Land		Yes
2250422800	S	RE-20	1.011078726	2.178	2	Above Moderate	Vacant and Undeveloped Land		Yes
2250423000	S	RE-20	1.900997029	2.178	3	Above Moderate	Vacant and Undeveloped Land		Yes
2250423100	S	RE-20	4.991452315	2.178	7	Above Moderate	Spaced Rural Residential		Yes
2250700600	U1	R-1-7	0.771351091	6.22	3	Above Moderate	Single Family Detached		
2250700900	U1	R-1-10	0.963137052	4.356	2	Above Moderate	Single Family Detached	Yes	
2250830500	U1	R-1-10	0.894789094	4.356	3	Above Moderate	Vacant and Undeveloped Land	Yes	
2251606100	U1	R-1-7	1.425488243	6.22	6	Above Moderate	Spaced Rural Residential	Yes	Yes
2290913800	U1	R-1-7	0.546191973	6.22	2	Above Moderate	Single Family Detached	Yes	
2290710800	U1	R-1-7	0.915657626	6.22	3	Above Moderate	Single Family Detached	Yes	
2290620800	U1	R-1-7	0.934678242	6.22	3	Above Moderate	Single Family Detached	Yes	

APN	General Plan	Zoning	Size (Acres)	Density	Residential Capacity	Income Category	SANDAG Existing Landuse	4th Cycle Housing Element	5th Cycle Housing Element
2290620100	U1	R-1-7	0.885722892	6.22	3	Above Moderate	Single Family Detached	Yes	
2290610900	U1	R-1-7	0.889290573	6.22	3	Above Moderate	Single Family Detached	Yes	Yes
2290610600	U1	R-1-7	0.882099334	6.22	3	Above Moderate	Single Family Detached	Yes	Yes
2285004900	U1	R-1-8	0.795631899	5.445	2	Above Moderate	Single Family Detached	Yes	
2280710100	U1	R-1-8	0.786764511	5.445	2	Above Moderate	Single Family Detached	Yes	
2280603000	U2	R-1-8	0.663648631	5.445	2	Above Moderate	Single Family Detached		
2280602200	U2	R-1-8	2.707627777	5.445	10	Above Moderate	Single Family Detached	Yes	Yes
2280601200	U2	R-1-8	0.770900176	5.445	2	Above Moderate	Single Family Detached		
2280601000	U2	R-1-8	0.636360818	5.445	2	Above Moderate	Single Family Detached		
2280506400	U1	R-1-8	0.872706373	5.445	3	Above Moderate	Single Family Detached	Yes	
2280505500	U1	R-1-8	0.945271729	5.445	3	Above Moderate	Single Family Detached	Yes	
2280505200	U1	R-1-8	1.034382334	5.445	4	Above Moderate	Vacant and Undeveloped Land	Yes	Yes
2280505100	U1	R-1-10	1.101071472	4.356	3	Above Moderate	Spaced Rural Residential	Yes	Yes
2252700500	S	R-1-10	1.175186157	4.356	3	Above Moderate	Spaced Rural Residential	Yes	Yes
2252702300	S	R-1-10	1.018765207	4.356	3	Above Moderate	Vacant and Undeveloped Land	Yes	Yes
2280206400	E2	RE-20	4.249052472	2.178	7	Above Moderate	Religious Facility		
2275821600	E2	RE-20	1.479479192	2.178	1	Above Moderate	Single Family Detached	Yes	Yes
2275207200	U1	R-1-8	0.732344842	5.445	2	Above Moderate	Single Family Detached	Yes	
2252704900	S	R-1-10	3.110674557	4.356	9	Above Moderate	Spaced Rural Residential		
2275206600	U1	R-1-8	1.034737605	5.445	3	Above Moderate	Single Family Detached	Yes	Yes
2274304800	E2	RE-20	1.189034737	2.178	2	Above Moderate	Vacant and Undeveloped Land	Yes	Yes
2274301500	E2	RE-20	0.928299356	2.178	2	Above Moderate	Spaced Rural Residential	Yes	
2274201100	E2	RE-20	6.826486937	2.178	11	Above Moderate	Orchard or Vineyard	Yes	Yes
2274201000	S	R-1-15	2.677608498	2.904	5	Above Moderate	Spaced Rural Residential	Yes	
2274104200	U1	R-1-8	1.757190784	5.445	6	Above Moderate	Single Family Detached	Yes	Yes
2273552400	U1	R-1-6	0.724056675	7.26	3	Above Moderate	Single Family Detached	Yes	
2273407800	U1	R-1-6	0.902942586	7.26	4	Above Moderate	Single Family Detached		Yes
2273300100	S	R-1-10	1.961737178	4.356	5	Above Moderate	Spaced Rural Residential	Yes	Yes
2271802700	S	R-1-10	2.081199207	4.356	7	Above Moderate	Vacant and Undeveloped Land	Yes	Yes
2271701900	U1	R-1-6	0.508520157	7.26	2	Above Moderate	Single Family Detached	Yes	
2271442300	U1	R-1-7	0.702152549	6.22	2	Above Moderate	Single Family Detached	Yes	
2271442000	U1	R-1-7	0.687323351	6.22	2	Above Moderate	Single Family Detached	Yes	
2271440700	U1	R-1-6	2.007071754	7.26	6	Above Moderate	Single Family Multiple-Units		Yes
2271440500	U1	R-1-6	0.657395021	7.26	3	Above Moderate	Single Family Detached	Yes	
2271440400	U1	R-1-6	1.058701399	7.26	5	Above Moderate	Single Family Detached	Yes	Yes
2271020300	E2	RE-20	1.800636428	2.178	2	Above Moderate	Single Family Detached	Yes	Yes
2271013600	E1	RE-40	3.439495162	1.089	3	Above Moderate	Vacant and Undeveloped Land	Yes	Yes
2268204900	S	R-1-10	1.002954224	4.356	2	Above Moderate	Single Family Detached		
2263702800	SPA 13	R-1-10	3.977314542	4.356	12	Above Moderate	Spaced Rural Residential	Yes	Yes
2263702500	SPA 13	R-1-10	2.829881708	4.356	8	Above Moderate	Spaced Rural Residential	Yes	Yes
2263701400	SPA 13	R-1-10	0.811052145	4.356	3	Above Moderate	Religious Facility		
2263701100	SPA 13	R-1-10	5.080817873	4.356	17	Above Moderate	Vacant and Undeveloped Land	Yes	Yes
2263700900	SPA 13	R-1-10	2.634243217	4.356	8	Above Moderate	Spaced Rural Residential	Yes	Yes
2263700600	SPA 13	R-1-10	2.469300628	4.356	8	Above Moderate	Vacant and Undeveloped Land	Yes	

APN	General Plan	Zoning	Size (Acres)	Density	Residential Capacity	Income Category	SANDAG Existing Landuse	4th Cycle Housing Element	5th Cycle Housing Element
2263601400	S	R-1-10	1.304619369	4.356	3	Above Moderate	Spaced Rural Residential	Yes	
2263601300	S	R-1-10	0.957945403	4.356	3	Above Moderate	Vacant and Undeveloped Land	Yes	
2263401700	E2	RE-20	2.220630843	2.178	3	Above Moderate	Spaced Rural Residential	Yes	
2263305600	U1	PD-R-5.5	4.68799807	5.5	18	Above Moderate	Single Family Detached		
2263304000	SPA 13	R-1-10	5.025740464	4.356	16	Above Moderate	Vacant and Undeveloped Land	Yes	
2263303800	S	R-1-10	2.638324036	4.356	8	Above Moderate	Single Family Detached	Yes	Yes
2263302500	SPA 13	R-1-10	1.048908779	4.356	2	Above Moderate	Spaced Rural Residential	Yes	Yes
2263302400	SPA 13	R-1-10	2.025393417	4.356	7	Above Moderate	Vacant and Undeveloped Land	Yes	Yes
2263301500	SPA 13	R-1-10	4.364420136	4.356	14	Above Moderate	Vacant and Undeveloped Land	Yes	Yes
2261901400	S	R-1-10	0.835713231	4.356	2	Above Moderate	Spaced Rural Residential	Yes	
2261900800	S	R-1-10	0.940495031	4.356	2	Above Moderate	Spaced Rural Residential	Yes	
2257302100	S	R-1-10	0.935063366	4.356	2	Above Moderate	Single Family Detached		
2257201500	S	R-1-10	2.074098914	4.356	6	Above Moderate	Single Family Detached		
2256708000	S	PD-R-3.3	1.700069653	3.3	3	Above Moderate	Spaced Rural Residential		
2256620100	S	PD-R-3.3	6.585646107	3.3	15	Above Moderate	Spaced Rural Residential		
2256106201	U1	R-1-6	1.485165976	7.26	4	Above Moderate	Single Family Multiple-Units	Yes	Yes
2255937100	U1	R-1-6	0.578384049	7.26	2	Above Moderate	Single Family Detached		
2254804300	S	R-1-10	1.25984872	4.356	4	Above Moderate	Vacant and Undeveloped Land		Yes
2252706300	S	R-1-10	3.702580452	4.356	10	Above Moderate	Spaced Rural Residential		
2252705800	S	R-1-10	2.611842923	4.356	8	Above Moderate	Spaced Rural Residential		Yes
7601695400	SPA 9	S-P	0.719634889	75	27	Lower	Office (Low-Rise)		Yes
2381521500	SPA 15	S-P	0.677631744	30	14	Lower	Arterial Commercial		Yes
2381520600	SPA 15	S-P	0.525261815	30	12	Lower	Arterial Commercial	Yes	
2381413700	SPA 15	S-P	0.969446049	30	22	Lower	Office (Low-Rise)		Yes
2381413300	SPA 15	S-P	0.765218864	30	17	Lower	Arterial Commercial		Yes
2381411800	SPA 15	S-P	1.649931204	30	36	Lower	Arterial Commercial		Yes
2381303700	SPA 15	S-P	0.806339853	30	17	Lower	Arterial Commercial	Yes	Yes
2381303500	SPA 15	S-P	0.71305858	30	16	Lower	Vacant and Undeveloped Land		Yes
2381303100	SPA 15	S-P	1.049843792	30	24	Lower	Arterial Commercial		Yes
2381303000	SPA 15	S-P	1.142550323	30	25	Lower	Arterial Commercial	Yes	Yes
2381302400	SPA 15	S-P	0.773148916	30	16	Lower	Single Family Detached	Yes	
2364606300	SPA 15	S-P	1.164095813	30	25	Lower	ther Retail Trade and Strip Commerc	Yes	Yes
2364601600	SPA 15	S-P	1.051083151	30	23	Lower	Office (Low-Rise)		Yes
2363905400	SPA 15	S-P	0.813158314	30	18	Lower	Arterial Commercial		Yes
2363905300	SPA 15	S-P	0.85415904	30	18	Lower	Single Family Detached		Yes
2363111700	SPA 15	S-P	1.002255566	30	22	Lower	Arterial Commercial		
2363022200	SPA 15	S-P	1.674034668	30	37	Lower	Arterial Commercial		
2363011500	SPA 15	S-P	2.588779296	30	57	Lower	Spaced Rural Residential		
2362607900	SPA 15	S-P	0.782033615	30	17	Lower	Arterial Commercial	Yes	Yes
2362600500	SPA 15	S-P	0.576700372	30	12	Lower	Arterial Commercial	Yes	
2362600200	SPA 15	S-P	0.607618473	30	13	Lower	Arterial Commercial		Yes
2362523800	SPA 15	S-P	0.806103084	30	17	Lower	Office (Low-Rise)		
2362521500	SPA 15	S-P	0.86219763	30	17	Lower	ther Retail Trade and Strip Commercial		Yes
2361721500	SPA 15	S-P	1.00412402	30	23	Lower	Arterial Commercial		Yes

APN	General Plan	Zoning	Size (Acres)	Density	Residential Capacity	Income Category	SANDAG Existing Landuse	4th Cycle Housing Element	5th Cycle Housing Element
2361720700	SPA 15	S-P	0.891952973	30	19	Lower	Arterial Commercial		
2361202600	SPA 15	S-P	0.872271564	30	7	Lower	Single Family Multiple-Units		Yes
2332321900	SPA 9	S-P	0.641583911	100	31	Lower	Arterial Commercial		
2331811800	SPA 9	S-P	0.636400996	45	20	Lower	Office (Low-Rise)		Yes
2331721700	SPA 9	S-P	0.746732306	45	24	Lower	Parking Lot - Surface		Yes
2331502200	SPA 9	S-P	0.698991882	100	34	Lower	Arterial Commercial		
2331502000	SPA 9	S-P	1.401875273	75	53	Lower	Arterial Commercial		
2331210200	SPA 9	S-P	2.699498459	100	135	Lower	Industrial Park		Yes
2330811700	SPA 9	S-P	0.66468549	75	25	Lower	Arterial Commercial		
2330621001	SPA 9	S-P	1.260428804	75	46	Lower	Arterial Commercial		Yes
2330612600	SPA 9	S-P	0.706039011	75	25	Lower	Arterial Commercial		Yes
2330521400	SPA 9	S-P	1.24517454	100	61	Lower	Arterial Commercial		Yes
2321101700	SPA 9	S-P	1.06679659	100	52	Lower	Industrial Park		Yes
2321002100	SPA 9	S-P	1.468731057	100	73	Lower	Office (Low-Rise)		
2321002000	SPA 9	S-P	1.210280545	100	60	Lower	Office (Low-Rise)		
2321001900	SPA 9	S-P	1.932361181	100	97	Lower	Rail Station/Transit Center		Yes
2321001100	SPA 9	S-P	3.102388933	100	155	Lower	Rail Station/Transit Center		Yes
2321000800	SPA 9	S-P	2.965407281	100	148	Lower	Rail Station/Transit Center		Yes
2320913500	SPA 9	FCC	0.685024443	100	34	Lower	Rail Station/Transit Center		Yes
2294721100	SPA 9	S-P	0.679031952	45	22	Lower	Arterial Commercial		Yes
2294421700	SPA 9	S-P	0.525415373	75	19	Lower	Arterial Commercial		Yes
2294222600	SPA 9	S-P	0.515905153	75	18	Lower	Arterial Commercial		Yes
2294011600	SPA 9	S-P	0.504840128	100	24	Lower	Office (Low-Rise)	Yes	Yes
2293311700	SPA 9	S-P	0.921136624	100	45	Lower	Office (Low-Rise)		Yes
2293311600	SPA 9	S-P	2.574403768	100	128	Lower	Warehousing		Yes
2293104600	SPA 9	S-P	0.613707628	75	22	Lower	Single Family Detached		
2293044200	SPA 9	S-P	0.613768405	100	31	Lower	ther Retail Trade and Strip Commercial		Yes
2292721000	SPA 9	S-P	2.133216608	100	107	Lower	Arterial Commercial		Yes
2292103900	SPA 9	S-P	0.583551054	100	28	Lower	Neighborhood Shopping Center		
2291808400	SPA 9	S-P	1.042512351	100	51	Lower	Neighborhood Shopping Center		
2291807800	SPA 9	S-P	1.047871824	100	51	Lower	Neighborhood Shopping Center		
2291806500	SPA 9	S-P	0.941683059	100	46	Lower	Neighborhood Shopping Center		
2291806400	SPA 9	S-P	3.803044459	100	189	Lower	Neighborhood Shopping Center		
2291803400	SPA 9	S-P	2.71568156	100	135	Lower	Neighborhood Shopping Center		
2291803200	SPA 9	S-P	4.065015359	100	202	Lower	Neighborhood Shopping Center		
2291802200	SPA 9	S-P	0.873925827	100	44	Lower	Neighborhood Shopping Center		
2291723200	SPA 9	S-P	0.512711085	100	25	Lower	Arterial Commercial		
2364501200	U2	R-2-12	0.812919561	12	6	Moderate	Single Family Detached		
2362610400	U2	R-2-12	0.500912012	12	4	Moderate	Single Family Detached	Yes	Yes
2350720800	U4	R-4-24	0.957264997	24	16	Moderate	Single Family Detached	Yes	Yes
2343900200	U2	R-2-12	1.022871239	12	8	Moderate	Religious Facility		
2336002200	U2	R-2-12	0.598232881	12	4	Moderate	Single Family Detached	Yes	
2333322000	SPA 15	S-P	0.513501134	24	8	Moderate	Arterial Commercial		
2313311700	U3	R-3-18	2.195815903	18	6	Moderate	Multi-Family Residential Without Units		

APN	General Plan	Zoning	Size (Acres)	Density	Residential Capacity	Income Category	SANDAG Existing Landuse	4th Cycle Housing Element	5th Cycle Housing Element
2310401600	U2	R-2-12	1.040653078	12	9	Moderate	ther Retail Trade and Strip Commerc	Yes	
2310401300	U2	R-2-12	3.747510895	12	33	Moderate	ther Retail Trade and Strip Commerc	Yes	
2310222400	U2	R-2-12	0.66001168	12	5	Moderate	Single Family Detached	Yes	Yes
2303802200	U3	R-3-18	0.785384621	18	10	Moderate	Single Family Detached		Yes
2292410900	U3	R-3-18	0.634645925	18	8	Moderate	Other Public Services		
2291210300	U2	R-2-12	0.533756744	12	3	Moderate	Single Family Multiple-Units		Yes
2290305800	U2	R-2-12	1.131472474	12	10	Moderate	Vacant and Undeveloped Land		
2280732300	U2	R-2-12	0.551239289	12	5	Moderate	Vacant and Undeveloped Land	Yes	
2262100700	U2	R-2-12	0.867552307	12	8	Moderate	ther Retail Trade and Strip Commerc	Yes	
2302304500	SPA (EVSP)	Mixed Use	3.993934414	45	180	Lower	Community Shopping Center		
2302303900	SPA (EVSP)	Mixed Use	4.063639087	45	183	Lower	Community Shopping Center		
2302102600	SPA (EVSP)	Mixed Use	0.689836651	45	31	Lower	Other Health Care		
2302102300	SPA (EVSP)	Mixed Use	0.689092006	45	31	Lower	Other Health Care		
2301822600	SPA (EVSP)	n Residential	0.636261812	25	16	Lower	Other Health Care		
2301722100	SPA (EVSP)	n Residential	0.819805451	25	20	Lower	Other Health Care		
2301721900	SPA (EVSP)	n Residential	0.657815862	25	16	Lower	Other Health Care		
2301711500	SPA (EVSP)	n Residential	0.806489664	25	20	Lower	Other Health Care		
2301621600	SPA (EVSP)	n Residential	0.571383197	25	14	Lower	Other Health Care		
2301410800	SPA (EVSP)	Mixed Use	0.552249981	45	25	Lower	Neighborhood Shopping Center		
2301410400	SPA (EVSP)	Mixed Use	0.720952641	45	32	Lower	Neighborhood Shopping Center		
2301410200	SPA (EVSP)	Mixed Use	5.196063543	45	234	Lower	Neighborhood Shopping Center		
2301333900	SPA (EVSP)	n Residential	5.012865182	25	125	Lower	Neighborhood Shopping Center		
2301325700	SPA (EVSP)	Mixed Use	0.965295362	45	43	Lower	Arterial Commercial		
2301122000	SPA (EVSP)	Mixed Use	0.586867176	45	26	Lower	Arterial Commercial		
2301111000	SPA (EVSP)	Mixed Use	0.632687043	45	28	Lower	Arterial Commercial		
2301042900	SPA (EVSP)	Mixed Use	0.51895638	45	23	Lower	Other Health Care		
2300910900	SPA (EVSP)	Mixed Use	1.842602671	45	83	Lower	Government Office/Civic Center		
2300910800	SPA (EVSP)	Mixed Use	0.807488867	45	36	Lower	Government Office/Civic Center		
2273041200	SPA (EVSP)	n Residential	0.526469655	25	13	Lower	Arterial Commercial		
2402001900	E2	n Residential	11.53719663	25	19	Above Moderate	Intensive Agriculture	Yes	Yes
1900802700	R1	n Residential	33.38675806	25	5	Above Moderate	Orchard or Vineyard	Yes	Yes
2241008500	E2	n Residential	20.14273627	25	32	Above Moderate	Spaced Rural Residential		
2241052400	E2	n Residential	18.49149755	25	22	Above Moderate	Orchard or Vineyard		
2241515100	E2	n Residential	10.3865143	25	17	Above Moderate	Vacant and Undeveloped Land	Yes	Yes
2242401600	R2	n Residential	16.06478854	25	7	Above Moderate	Vacant and Undeveloped Land	Yes	
2274302000	M	n Residential	22.49792536	25	4	Above Moderate	Orchard or Vineyard	Yes	Yes
2391312900	E2	n Residential	0.463676815	25	1	Above Moderate	Vacant and Undeveloped Land		Yes
2362005300	U1	n Residential	0.450668565	25	2	Above Moderate	Vacant and Undeveloped Land		
2353505500	U1	n Residential	0.392618189	25	2	Above Moderate	Vacant and Undeveloped Land		
2336125900	S	n Residential	0.477814288	25	2	Above Moderate	Vacant and Undeveloped Land		
2336125600	S	n Residential	0.463946403	25	2	Above Moderate	Vacant and Undeveloped Land	Yes	
2335946400	U1	n Residential	0.413240329	25	2	Above Moderate	Vacant and Undeveloped Land		
2310401900	U2	n Residential	0.391979417	25	2	Above Moderate	Single Family Detached	Yes	
2310401800	U2	n Residential	0.343693875	25	2	Above Moderate	Single Family Detached	Yes	

APN	General Plan	Zoning	Size (Acres)	Density	Residential Capacity	Income Category	SANDAG Existing Landuse	4th Cycle Housing Element	5th Cycle Housing Element
2310401700	U2	n Residential	0.480151755	25	3	Above Moderate	Single Family Detached	Yes	
2310213700	U1	n Residential	0.476909928	25	2	Above Moderate	Single Family Detached	Yes	
2249927700	U1	n Residential	0.43701028	25	2	Above Moderate	Single Family Detached		
2251606300	U1	n Residential	0.229236537	25	1	Above Moderate	Vacant and Undeveloped Land		Yes
2273553000	U1	n Residential	0.487350239	25	2	Above Moderate	Single Family Detached	Yes	
2273202600	S	n Residential	0.35918231	25	1	Above Moderate	Vacant and Undeveloped Land		Yes
2271701800	U1	n Residential	0.485167087	25	2	Above Moderate	Single Family Detached	Yes	
2271700900	U1	n Residential	0.294592905	25	2	Above Moderate	Arterial Commercial		
2271700100	U1	n Residential	0.481980715	25	2	Above Moderate	Single Family Detached	Yes	
2381303800	SPA 15	n Residential	0.336160389	25	8	Lower	Arterial Commercial	Yes	Yes
2364606000	SPA 15	n Residential	0.332158113	25	6	Lower	ther Retail Trade and Strip Commerc	Yes	Yes
2364602700	SPA 15	n Residential	0.165994411	25	4	Lower	ther Retail Trade and Strip Commerc	Yes	Yes
2364602600	SPA 15	n Residential	0.14044809	25	3	Lower	ther Retail Trade and Strip Commerc	Yes	Yes
2363901200	SPA 15	n Residential	0.454196367	25	9	Lower	Arterial Commercial	Yes	Yes
2363900300	SPA 15	n Residential	0.327472141	25	6	Lower	Single Family Detached	Yes	Yes
2363900200	SPA 15	n Residential	0.297993582	25	6	Lower	Arterial Commercial	Yes	Yes
2363130100	SPA 15	Mixed Use	0.348174845	45	7	Lower	Arterial Commercial	Yes	Yes
2363113200	SPA 15	Mixed Use	0.298373211	45	6	Lower	Arterial Commercial		Yes
2363112800	SPA 15	Mixed Use	0.29168306	45	6	Lower	Arterial Commercial		Yes
2362604800	SPA 15	Mixed Use	0.415192361	45	9	Lower	Arterial Commercial	Yes	Yes
2362603900	SPA 15	Mixed Use	0.245092586	45	5	Lower	Arterial Commercial	Yes	Yes
2362603800	SPA 15	n Residential	0.239008396	25	4	Lower	Single Family Detached	Yes	Yes
2362600400	SPA 15	n Residential	0.37342844	25	7	Lower	Arterial Commercial	Yes	Yes
2362524200	SPA 15	n Residential	0.290830182	25	6	Lower	ther Retail Trade and Strip Commerc	Yes	Yes
2362523900	SPA 15	n Residential	0.270391649	25	5	Lower	Office (Low-Rise)		
2362520800	SPA 15	n Residential	0.174189629	25	4	Lower	Arterial Commercial	Yes	Yes
2362520700	SPA 15	n Residential	0.356736443	25	7	Lower	Arterial Commercial	Yes	Yes
2362520500	SPA 15	n Residential	0.17164482	25	3	Lower	Arterial Commercial	Yes	Yes
2362520400	SPA 15	n Residential	0.171376872	25	4	Lower	Arterial Commercial	Yes	Yes
2362520300	SPA 15	n Residential	0.422195937	25	8	Lower	Arterial Commercial	Yes	Yes
2362237800	SPA 15	n Residential	0.289333175	25	5	Lower	ther Retail Trade and Strip Commerc	Yes	Yes
2362237500	SPA 15	n Residential	0.248219019	25	5	Lower	Arterial Commercial	Yes	Yes
2362236700	SPA 15	n Residential	0.172184358	25	4	Lower	Arterial Commercial	Yes	Yes
2362233400	SPA 15	n Residential	0.150389403	25	3	Lower	Arterial Commercial	Yes	Yes
2362231700	SPA 15	n Residential	0.150274556	25	2	Lower	Arterial Commercial	Yes	Yes
2362231400	SPA 15	n Residential	0.132277229	25	2	Lower	Arterial Commercial	Yes	Yes
2361802200	SPA 15	n Residential	0.128628233	25	3	Lower	Arterial Commercial	Yes	Yes
2361802000	SPA 15	n Residential	0.192340833	25	3	Lower	Single Family Detached	Yes	Yes
2361801900	SPA 15	n Residential	0.25314398	25	4	Lower	Arterial Commercial	Yes	Yes
2361801800	SPA 15	n Residential	0.268699662	25	5	Lower	Arterial Commercial	Yes	Yes
2361722600	SPA 15	n Residential	0.153743428	25	3	Lower	Arterial Commercial	Yes	Yes
2361722500	SPA 15	n Residential	0.190163532	25	3	Lower	Single Family Detached	Yes	Yes
2361722000	SPA 15	n Residential	0.154521239	25	2	Lower	Single Family Detached	Yes	Yes
2361721400	SPA 15	n Residential	0.172243106	25	4	Lower	Arterial Commercial	Yes	Yes

APN	General Plan	Zoning	Size (Acres)	Density	Residential		Income Category	SANDAG Existing Landuse	4th Cycle Housing	5th Cycle Housing
					Capacity				Element	Element
2361721300	SPA 15	n Residential	0.177793124	25	3		Lower	Arterial Commercial	Yes	Yes
2361720900	SPA 15	n Residential	0.138591959	25	2		Lower	Single Family Multiple-Units	Yes	Yes
2361720600	SPA 15	n Residential	0.310196979	25	4		Lower	Arterial Commercial	Yes	Yes
2361720500	SPA 15	n Residential	0.153950311	25	2		Lower	Single Family Detached	Yes	Yes
2361720400	SPA 15	n Residential	0.15151472	25	2		Lower	Single Family Detached	Yes	Yes
2361720200	SPA 15	n Residential	0.16743919	25	2		Lower	Single Family Multiple-Units	Yes	Yes
2361711500	SPA 15	n Residential	0.070763545	25	1		Lower	Single Family Detached		Yes
2361710700	SPA 15	n Residential	0.146382373	25	2		Lower	Single Family Detached	Yes	Yes
2361710300	SPA 15	n Residential	0.443825512	25	10		Lower	Religious Facility		Yes
2361620600	SPA 15	n Residential	0.137081335	25	2		Lower	Single Family Detached	Yes	Yes
2361202800	SPA 15	n Residential	0.1458641	25	2		Lower	Arterial Commercial	Yes	Yes
2361202200	SPA 15	n Residential	0.210238316	25	4		Lower	Arterial Commercial	Yes	Yes
2361202100	SPA 15	n Residential	0.203189623	25	4		Lower	Arterial Commercial	Yes	Yes
2361201900	SPA 15	n Residential	0.191662412	25	3		Lower	Single Family Detached	Yes	Yes
2361201800	SPA 15	n Residential	0.229387365	25	4		Lower	Single Family Multiple-Units	Yes	Yes
2361201700	SPA 15	n Residential	0.236115696	25	4		Lower	Single Family Detached	Yes	Yes
2361201600	SPA 15	n Residential	0.176669753	25	3		Lower	Single Family Detached	Yes	Yes
2361201500	SPA 15	n Residential	0.356119317	25	8		Lower	Single Family Detached	Yes	Yes
2361122600	SPA 15	n Residential	0.226502537	25	3		Lower	Single Family Multiple-Units	Yes	Yes
2361122000	SPA 15	n Residential	0.136929458	25	3		Lower	Single Family Detached	Yes	Yes
2361121300	SPA 15	n Residential	0.227436275	25	5		Lower	Arterial Commercial	Yes	Yes
2361120800	SPA 15	n Residential	0.179547167	25	3		Lower	Single Family Detached	Yes	Yes
2361120500	SPA 15	n Residential	0.128554071	25	2		Lower	Single Family Detached	Yes	Yes
2361120200	SPA 15	n Residential	0.127657472	25	2		Lower	Single Family Detached	Yes	Yes
2361111000	SPA 15	n Residential	0.279713616	25	5		Lower	Single Family Detached	Yes	Yes
2361110900	SPA 15	n Residential	0.138586683	25	2		Lower	Single Family Detached	Yes	Yes
2361110800	SPA 15	n Residential	0.143209158	25	2		Lower	Single Family Detached	Yes	Yes
2361110700	SPA 15	n Residential	0.24906781	25	5		Lower	Single Family Detached	Yes	Yes
2361110300	SPA 15	n Residential	0.116165096	25	2		Lower	Single Family Detached	Yes	Yes
2360621100	SPA 15	n Residential	0.174604526	25	3		Lower	Single Family Detached	Yes	Yes
2360621000	SPA 15	n Residential	0.172479803	25	3		Lower	Single Family Detached	Yes	Yes
2360620900	SPA 15	n Residential	0.174573063	25	2		Lower	Single Family Multiple-Units	Yes	Yes
2360521300	SPA 15	n Residential	0.153408493	25	3		Lower	Vacant and Undeveloped Land	Yes	Yes
2360521000	SPA 15	n Residential	0.147873071	25	2		Lower	Single Family Detached	Yes	Yes
2360520900	SPA 15	n Residential	0.167405198	25	3		Lower	Single Family Detached	Yes	Yes
2335111100	SPA 15	n Residential	0.168162973	25	2		Lower	Single Family Multiple-Units	Yes	Yes
2335110900	SPA 15	n Residential	0.175135862	25	3		Lower	Single Family Detached	Yes	Yes
2333710400	SPA 15	n Residential	0.167572805	25	3		Lower	Single Family Detached	Yes	Yes
2333710100	SPA 15	Mixed Use	0.174223356	45	1		Lower	Single Family Multiple-Units		Yes
2333611100	SPA 15	Mixed Use	0.161836672	45	2		Lower	Single Family Multiple-Units	Yes	Yes
2333611000	SPA 15	Mixed Use	0.158114415	45	3		Lower	Single Family Detached	Yes	Yes
2333610700	SPA 15	Mixed Use	0.157586351	45	3		Lower	Single Family Detached	Yes	Yes
2333610400	SPA 15	Mixed Use	0.323160077	45	3		Lower	Single Family Multiple-Units	Yes	Yes
2333610300	SPA 15	Mixed Use	0.159471866	45	3		Lower	Parking Lot - Surface	Yes	Yes

APN	General Plan	Zoning	Size (Acres)	Density	Residential Capacity	Income Category	SANDAG Existing Landuse	4th Cycle Housing Element	5th Cycle Housing Element
2333420500	SPA 15	Mixed Use	0.150299266	45	2	Lower	Single Family Detached		Yes
2333420400	SPA 15	Mixed Use	0.168829939	45	3	Lower	Single Family Detached		Yes
2332411600	SPA 15	Mixed Use	0.16755435	45	3	Lower	Single Family Detached		Yes
2332410400	SPA 15	Mixed Use	0.15176693	45	1	Lower	Single Family Multiple-Units	Yes	Yes
2332410200	SPA 15	Mixed Use	0.155861393	45	3	Lower	Single Family Detached		Yes
2332320200	SPA 9	Mixed Use	0.166627841	45	7	Lower	Single Family Detached	Yes	Yes
2332320100	SPA 9	Mixed Use	0.178496505	45	7	Lower	Single Family Multiple-Units	Yes	Yes
2332310800	SPA 9	Mixed Use	0.158492409	45	7	Lower	Arterial Commercial	Yes	Yes
2332310700	SPA 9	Mixed Use	0.156098311	45	7	Lower	Arterial Commercial	Yes	Yes
2332310600	SPA 9	Mixed Use	0.169246945	45	7	Lower	Single Family Detached	Yes	Yes
2332310500	SPA 9	Mixed Use	0.163753537	45	7	Lower	Single Family Detached	Yes	Yes
2332310400	SPA 9	Mixed Use	0.170059871	45	8	Lower	Single Family Detached	Yes	Yes
2332310300	SPA 9	Mixed Use	0.163699784	45	7	Lower	Single Family Detached	Yes	Yes
2332310200	SPA 9	Mixed Use	0.163859823	45	7	Lower	Single Family Detached	Yes	Yes
2332220900	SPA 15	Mixed Use	0.166844567	45	2	Lower	Single Family Multiple-Units	Yes	Yes
2332220700	SPA 15	Mixed Use	0.164569909	45	3	Lower	Single Family Detached		Yes
2332220400	SPA 15	Mixed Use	0.162127153	45	3	Lower	Single Family Detached		Yes
2332220300	SPA 15	Mixed Use	0.159890981	45	3	Lower	Single Family Detached		Yes
2332121400	SPA 9	Mixed Use	0.320057519	45	16	Lower	ther Retail Trade and Strip Commerc	Yes	
2332121300	SPA 9	Mixed Use	0.302807461	45	15	Lower	ther Retail Trade and Strip Commerc	Yes	Yes
2332121200	SPA 15	Mixed Use	0.159993867	45	3	Lower	Single Family Detached		Yes
2332121100	SPA 15	Mixed Use	0.16000747	45	3	Lower	Single Family Detached		Yes
2332121000	SPA 15	Mixed Use	0.160018263	45	3	Lower	Single Family Detached		Yes
2332120600	SPA 9	Mixed Use	0.158047935	45	7	Lower	ther Retail Trade and Strip Commerc	Yes	Yes
2331820900	SPA 9	Mixed Use	0.238115014	45	8	Lower	Office (Low-Rise)		Yes
2331820800	SPA 9	Mixed Use	0.161064033	45	4	Lower	Office (Low-Rise)		Yes
2331820400	SPA 9	Mixed Use	0.159654978	45	4	Lower	Single Family Detached		Yes
2331820300	SPA 9	Mixed Use	0.157773616	45	4	Lower	Office (Low-Rise)		Yes
2331811900	SPA 9	Mixed Use	0.455588496	45	15	Lower	Office (Low-Rise)		Yes
2331811200	SPA 9	Mixed Use	0.125896291	45	4	Lower	Parking Lot - Surface		Yes
2331811000	SPA 9	Mixed Use	0.132125748	45	2	Lower	Single Family Multiple-Units		Yes
2331810900	SPA 9	Mixed Use	0.107694055	45	3	Lower	Office (Low-Rise)		Yes
2331810800	SPA 9	Mixed Use	0.111690955	45	3	Lower	Office (Low-Rise)		Yes
2331810600	SPA 9	Mixed Use	0.100891283	45	2	Lower	Single Family Detached		Yes
2331810300	SPA 9	Mixed Use	0.197225889	45	6	Lower	Office (Low-Rise)		Yes
2331810200	SPA 9	Mixed Use	0.164292082	45	6	Lower	Office (Low-Rise)		Yes
2331721800	SPA 9	Mixed Use	0.324611968	45	10	Lower	Office (Low-Rise)		Yes
2331720300	SPA 9	Mixed Use	0.150527926	45	4	Lower	Single Family Detached		Yes
2331622100	SPA 9	Mixed Use	0.325531452	45	11	Lower	Parking Lot - Surface		Yes
2331621500	SPA 9	Mixed Use	0.111038776	45	3	Lower	Office (Low-Rise)		Yes
2331621300	SPA 9	Mixed Use	0.160084525	45	3	Lower	Single Family Multiple-Units		Yes
2331621200	SPA 9	Mixed Use	0.163071712	45	6	Lower	Single Family Detached		Yes
2331620100	SPA 9	Mixed Use	0.157858092	45	4	Lower	Office (Low-Rise)		Yes
2331501000	SPA 9	Mixed Use	0.159771569	45	6	Lower	Arterial Commercial	Yes	Yes

APN	General Plan	Zoning	Size (Acres)	Density	Residential		Income Category	SANDAG Existing Landuse	4th Cycle Housing	5th Cycle Housing
					Capacity				Element	Element
2331500900	SPA 9	Mixed Use	0.16272635	45	7		Lower	Arterial Commercial	Yes	Yes
2331500600	SPA 9	Mixed Use	0.093319046	45	4		Lower	Arterial Commercial	Yes	Yes
2331500500	SPA 9	Mixed Use	0.323892903	45	16		Lower	Vacant and Undeveloped Land	Yes	Yes
2331420600	SPA 9	Mixed Use	0.183860363	45	6		Lower	Mixed Use		
2331411600	SPA 9	Mixed Use	0.312334174	45	15		Lower	Service Station	Yes	Yes
2331411500	SPA 9	Mixed Use	0.214736177	45	8		Lower	Mixed Use	Yes	Yes
2331411400	SPA 9	Mixed Use	0.080582281	45	3		Lower	Arterial Commercial	Yes	Yes
2331411300	SPA 9	Mixed Use	0.155546511	45	6		Lower	Single Family Multiple-Units	Yes	Yes
2331410900	SPA 9	Mixed Use	0.15101625	45	7		Lower	Single Family Detached	Yes	Yes
2331410800	SPA 9	Mixed Use	0.160606647	45	6		Lower	Single Family Multiple-Units		Yes
2331410600	SPA 9	Mixed Use	0.156263357	45	8		Lower	Arterial Commercial	Yes	Yes
2331410500	SPA 9	Mixed Use	0.163862586	45	7		Lower	Arterial Commercial		Yes
2331410400	SPA 9	Mixed Use	0.167602384	45	5		Lower	Single Family Multiple-Units	Yes	Yes
2331410200	SPA 9	Mixed Use	0.166597452	45	8		Lower	Single Family Multiple-Units	Yes	Yes
2331410100	SPA 9	Mixed Use	0.167296991	45	7		Lower	Single Family Detached	Yes	Yes
2331321300	SPA 9	Mixed Use	0.495588487	45	25		Lower	Arterial Commercial	Yes	Yes
2331320900	SPA 9	Mixed Use	0.16274926	45	7		Lower	Arterial Commercial	Yes	Yes
2331320800	SPA 9	Mixed Use	0.165851193	45	8		Lower	Arterial Commercial	Yes	Yes
2331320700	SPA 9	n Residential	0.159479123	25	8		Lower	Arterial Commercial		Yes
2331320600	SPA 9	n Residential	0.154957171	25	6		Lower	Single Family Multiple-Units	Yes	Yes
2331220700	SPA 9	n Residential	0.160385984	25	7		Lower	Single Family Detached	Yes	Yes
2330920900	SPA 9	n Residential	0.316911077	25	10		Lower	Office (Low-Rise)	Yes	Yes
2330920800	SPA 9	n Residential	0.158961788	25	6		Lower	Office (Low-Rise)		Yes
2330920300	SPA 9	n Residential	0.164344215	25	6		Lower	Parking Lot - Surface	Yes	Yes
2330920200	SPA 9	n Residential	0.159271971	25	6		Lower	Office (Low-Rise)	Yes	Yes
2330920100	SPA 9	Mixed Use	0.17021719	45	5		Lower	Office (Low-Rise)		Yes
2330822400	SPA 9	n Residential	0.248103881	25	8		Lower	Arterial Commercial		Yes
2330821600	SPA 9	n Residential	0.161304278	25	6		Lower	Parking Lot - Surface	Yes	Yes
2330821400	SPA 9	n Residential	0.077423357	25	3		Lower	Arterial Commercial	Yes	Yes
2330821100	SPA 9	S-P	0.085265152	75	3		Lower	Arterial Commercial		Yes
2330820500	SPA 9	S-P	0.078469375	75	2		Lower	Arterial Commercial	Yes	Yes
2330812500	SPA 9	S-P	0.076291144	75	2		Lower	Arterial Commercial	Yes	Yes
2330812400	SPA 9	S-P	0.163365899	75	5		Lower	Arterial Commercial	Yes	Yes
2330812300	SPA 9	S-P	0.157499042	75	5		Lower	Arterial Commercial		Yes
2330810900	SPA 9	S-P	0.07393938	75	2		Lower	Arterial Commercial	Yes	Yes
2330810800	SPA 9	S-P	0.087428654	75	3		Lower	Arterial Commercial		Yes
2330810700	SPA 9	S-P	0.158130575	75	5		Lower	Arterial Commercial		Yes
2330810500	SPA 9	S-P	0.083622412	75	2		Lower	Arterial Commercial		Yes
2330810200	SPA 9	S-P	0.089220493	75	2		Lower	Arterial Commercial		Yes
2330810100	SPA 9	S-P	0.174519973	75	7		Lower	Arterial Commercial	Yes	Yes
2330720900	SPA 9	S-P	0.152252429	75	6		Lower	Office (Low-Rise)	Yes	Yes
2330720800	SPA 9	S-P	0.306555704	75	11		Lower	Office (Low-Rise)		Yes
2330720601	SPA 9	S-P	0.309999389	75	11		Lower	Parking Lot - Surface	Yes	Yes
2330711900	SPA 9	S-P	0.317704539	100	15		Lower	Other Transportation	Yes	Yes

APN	General Plan	Zoning	Size (Acres)	Density	Residential Capacity	Income Category	SANDAG Existing Landuse	4th Cycle Housing Element	5th Cycle Housing Element
2330711800	SPA 9	S-P	0.241479047	100	11	Lower	Arterial Commercial	Yes	Yes
2330711700	SPA 9	S-P	0.23903984	100	11	Lower	Arterial Commercial		
2330710300	SPA 9	S-P	0.153540755	100	7	Lower	Arterial Commercial	Yes	Yes
2330621100	SPA 9	S-P	0.070062596	75	2	Lower	Arterial Commercial	Yes	Yes
2330620700	SPA 9	S-P	0.082432903	75	3	Lower	Arterial Commercial	Yes	Yes
2330620600	SPA 9	S-P	0.08372857	75	3	Lower	Arterial Commercial	Yes	Yes
2330620500	SPA 9	S-P	0.077878598	75	2	Lower	Arterial Commercial		Yes
2330620400	SPA 9	S-P	0.086634623	75	2	Lower	Arterial Commercial	Yes	Yes
2330620100	SPA 9	S-P	0.328063368	75	11	Lower	Other University or College		Yes
2330611300	SPA 9	S-P	0.217301702	75	8	Lower	Arterial Commercial		Yes
2330611200	SPA 9	S-P	0.098297077	75	4	Lower	Parking Lot - Surface	Yes	Yes
2330220700	SPA 9	S-P	0.287870555	100	13	Lower	Office (Low-Rise)	Yes	Yes
2330220500	SPA 9	S-P	0.172730164	100	8	Lower	Office (Low-Rise)	Yes	Yes
2330220200	SPA 9	S-P	0.169352101	100	8	Lower	Vacant and Undeveloped Land	Yes	Yes
2301640100	SPA 9	S-P	0.486657538	100	23	Lower	Other Health Care		
2295010900	SPA 9	S-P	0.183815752	45	5	Lower	Single Family Detached		Yes
2295010700	SPA 9	S-P	0.078066766	45	2	Lower	Single Family Detached		Yes
2295010500	SPA 9	S-P	0.13179634	45	4	Lower	Parking Lot - Surface		Yes
2295010200	SPA 9	S-P	0.086556133	45	2	Lower	Single Family Detached		Yes
2295010100	SPA 9	S-P	0.153847057	45	4	Lower	Office (Low-Rise)		Yes
2294721000	SPA 9	S-P	0.284308795	45	9	Lower	Arterial Commercial		Yes
2294720600	SPA 9	S-P	0.207462006	45	3	Lower	Single Family Multiple-Units		Yes
2294720500	SPA 9	S-P	0.084026839	45	2	Lower	Single Family Detached		Yes
2294720400	SPA 9	S-P	0.104309499	45	3	Lower	Arterial Commercial		Yes
2294711600	SPA 9	S-P	0.491239797	75	17	Lower	Arterial Commercial		Yes
2294711500	SPA 9	S-P	0.252147351	75	8	Lower	Arterial Commercial	Yes	Yes
2294711400	SPA 9	S-P	0.102234681	75	3	Lower	Single Family Detached	Yes	Yes
2294710100	SPA 9	S-P	0.117353527	75	4	Lower	Arterial Commercial		Yes
2294622400	SPA 9	S-P	0.315604657	75	11	Lower	Other Health Care		Yes
2294622000	SPA 9	S-P	0.16318777	75	5	Lower	Arterial Commercial		Yes
2294620400	SPA 9	S-P	0.082703515	75	3	Lower	Parking Lot - Surface	Yes	Yes
2294612200	SPA 9	S-P	0.322714364	75	11	Lower	Arterial Commercial		Yes
2294612100	SPA 9	S-P	0.31729318	75	11	Lower	Other School		Yes
2294612000	SPA 9	S-P	0.248129961	75	9	Lower	Parking Lot - Surface	Yes	Yes
2294611800	SPA 9	S-P	0.080252114	75	2	Lower	Arterial Commercial		Yes
2294611600	SPA 9	S-P	0.324431905	75	11	Lower	Arterial Commercial		Yes
2294611300	SPA 9	S-P	0.162898652	75	6	Lower	Arterial Commercial	Yes	Yes
2294611200	SPA 9	S-P	0.163235608	75	6	Lower	Parking Lot - Surface	Yes	Yes
2294610500	SPA 9	S-P	0.162760979	75	5	Lower	Arterial Commercial		Yes
2294610400	SPA 9	S-P	0.163843977	75	6	Lower	Arterial Commercial	Yes	Yes
2294421800	SPA 9	S-P	0.388111592	75	14	Lower	Office (Low-Rise)		Yes
2294421600	SPA 9	S-P	0.166509321	75	5	Lower	Office (Low-Rise)	Yes	Yes
2294421000	SPA 9	S-P	0.137527958	75	5	Lower	Office (Low-Rise)		Yes
2294420900	SPA 9	S-P	0.085442322	75	3	Lower	Office (Low-Rise)	Yes	Yes

APN	General Plan	Zoning	Size (Acres)	Density	Residential Capacity	Income Category	SANDAG Existing Landuse	4th Cycle Housing Element	5th Cycle Housing Element
2294420400	SPA 9	S-P	0.252748791	75	5	Lower	Single Family Multiple-Units	Yes	Yes
2294420300	SPA 9	S-P	0.177895814	75	7	Lower	Office (Low-Rise)	Yes	Yes
2294420200	SPA 9	S-P	0.169148674	75	3	Lower	Office (Low-Rise)	Yes	Yes
2294420100	SPA 9	S-P	0.102286745	75	3	Lower	Office (Low-Rise)	Yes	Yes
2294410800	SPA 9	S-P	0.315806422	75	12	Lower	ther Retail Trade and Strip Commerc	Yes	Yes
2294410500	SPA 9	S-P	0.316904715	75	11	Lower	ther Retail Trade and Strip Commerc	Yes	Yes
2294322900	SPA 9	S-P	0.325254702	75	11	Lower	Office (Low-Rise)	Yes	Yes
2294322800	SPA 9	S-P	0.166762368	75	5	Lower	Office (Low-Rise)	Yes	Yes
2294322100	SPA 9	S-P	0.079081732	75	2	Lower	Office (Low-Rise)	Yes	Yes
2294322000	SPA 9	S-P	0.163784298	75	5	Lower	Office (Low-Rise)		Yes
2294321900	SPA 9	S-P	0.074014159	75	2	Lower	Office (Low-Rise)	Yes	Yes
2294321800	SPA 9	S-P	0.081443948	75	2	Lower	Office (Low-Rise)	Yes	Yes
2294321600	SPA 9	S-P	0.079863212	75	3	Lower	Office (Low-Rise)		Yes
2294320800	SPA 9	S-P	0.162653994	75	5	Lower	Office (Low-Rise)		Yes
2294320700	SPA 9	S-P	0.163546356	75	5	Lower	Office (Low-Rise)		Yes
2294312100	SPA 9	S-P	0.152266255	75	5	Lower	Arterial Commercial	Yes	Yes
2294312000	SPA 9	S-P	0.160061914	75	6	Lower	Arterial Commercial	Yes	Yes
2294311900	SPA 9	S-P	0.163344102	75	5	Lower	Arterial Commercial		Yes
2294311800	SPA 9	S-P	0.166053117	75	6	Lower	Arterial Commercial	Yes	Yes
2294311700	SPA 9	S-P	0.076328236	75	2	Lower	Arterial Commercial		Yes
2294311500	SPA 9	S-P	0.159591017	75	5	Lower	Arterial Commercial		Yes
2294311100	SPA 9	S-P	0.154185503	75	5	Lower	Arterial Commercial		Yes
2294311000	SPA 9	S-P	0.161155767	75	5	Lower	Arterial Commercial		Yes
2294310800	SPA 9	S-P	0.082258165	75	2	Lower	Arterial Commercial	Yes	Yes
2294310700	SPA 9	S-P	0.161056067	75	5	Lower	Arterial Commercial		Yes
2294310300	SPA 9	S-P	0.156208636	75	5	Lower	Arterial Commercial	Yes	Yes
2294310100	SPA 9	S-P	0.144211576	75	4	Lower	Arterial Commercial	Yes	Yes
2294221800	SPA 9	S-P	0.206793607	75	8	Lower	Arterial Commercial	Yes	Yes
2294221000	SPA 9	S-P	0.083325434	75	3	Lower	Arterial Commercial	Yes	Yes
2294220800	SPA 9	S-P	0.243160662	75	8	Lower	Arterial Commercial	Yes	Yes
2294212400	SPA 9	S-P	0.232175178	75	8	Lower	Arterial Commercial	Yes	Yes
2294211900	SPA 9	S-P	0.080436268	75	2	Lower	Arterial Commercial		Yes
2294211700	SPA 9	S-P	0.086116172	75	2	Lower	Arterial Commercial		Yes
2294211600	SPA 9	S-P	0.076624855	75	2	Lower	Arterial Commercial	Yes	Yes
2294211500	SPA 9	S-P	0.0801023	75	2	Lower	Arterial Commercial	Yes	Yes
2294211400	SPA 9	S-P	0.082252242	75	2	Lower	Arterial Commercial	Yes	Yes
2294211200	SPA 9	S-P	0.157173157	75	5	Lower	Arterial Commercial		Yes
2294120500	SPA 9	S-P	0.157286088	75	5	Lower	Office (Low-Rise)		Yes
2294011700	SPA 9	S-P	0.473004424	100	24	Lower	Industrial Park	Yes	Yes
2294011500	SPA 9	S-P	0.487680244	100	24	Lower	Vacant and Undeveloped Land	Yes	Yes
2294011400	SPA 9	S-P	0.155099952	100	7	Lower	Industrial Park	Yes	Yes
2293922400	SPA 9	S-P	0.330268608	75	11	Lower	ther Retail Trade and Strip Commercial		Yes
2293922300	SPA 9	S-P	0.306369984	75	10	Lower	ther Retail Trade and Strip Commercial		Yes
2293922200	SPA 9	S-P	0.163227975	75	5	Lower	ther Retail Trade and Strip Commercial		Yes

APN	General Plan	Zoning	Size (Acres)	Density	Residential		Income Category	SANDAG Existing Landuse	4th Cycle Housing	5th Cycle Housing
					Capacity				Element	Element
2293922100	SPA 9	S-P	0.173270697	75	6		Lower	Automobile Dealership	Yes	Yes
2293922000	SPA 9	S-P	0.158965798	75	5		Lower	Automobile Dealership	Yes	Yes
2293921900	SPA 9	S-P	0.246232797	75	8		Lower	ther Retail Trade and Strip Commerc	Yes	Yes
2293921800	SPA 9	S-P	0.241936029	75	8		Lower	ther Retail Trade and Strip Commerc	Yes	Yes
2293921700	SPA 9	S-P	0.169882177	75	5		Lower	ther Retail Trade and Strip Commercial		Yes
2293921300	SPA 9	S-P	0.232213836	75	8		Lower	ther Retail Trade and Strip Commerc	Yes	Yes
2293921200	SPA 9	S-P	0.085354942	75	3		Lower	ther Retail Trade and Strip Commerc	Yes	Yes
2293921100	SPA 9	S-P	0.081201576	75	3		Lower	ther Retail Trade and Strip Commerc	Yes	Yes
2293921000	SPA 9	S-P	0.075462897	75	3		Lower	ther Retail Trade and Strip Commerc	Yes	Yes
2293920400	SPA 9	S-P	0.163096631	75	5		Lower	ther Retail Trade and Strip Commercial		Yes
2293920300	SPA 9	S-P	0.162748812	75	6		Lower	ther Retail Trade and Strip Commerc	Yes	Yes
2293910700	SPA 9	S-P	0.162515073	75	6		Lower	Senior High School	Yes	Yes
2293821400	SPA 9	S-P	0.113474331	75	3		Lower	ther Retail Trade and Strip Commercial		Yes
2293821300	SPA 9	S-P	0.190835202	75	6		Lower	ther Retail Trade and Strip Commercial		Yes
2293820900	SPA 9	S-P	0.252375446	75	9		Lower	Office (Low-Rise)	Yes	Yes
2293820700	SPA 9	S-P	0.090233821	75	3		Lower	Office (Low-Rise)	Yes	Yes
2293620700	SPA 9	S-P	0.149170989	75	5		Lower	Single Family Detached		Yes
2293620600	SPA 9	S-P	0.159121112	75	5		Lower	Single Family Detached		Yes
2293620500	SPA 9	S-P	0.151990694	75	6		Lower	Park - Active		Yes
2293620400	SPA 9	S-P	0.150760959	75	6		Lower	Park - Active		Yes
2293620300	SPA 9	S-P	0.146692265	75	6		Lower	Parking Lot - Surface		Yes
2293620200	SPA 9	S-P	0.158722133	75	6		Lower	Parking Lot - Surface		Yes
2293620100	SPA 9	S-P	0.160350564	75	6		Lower	Parking Lot - Surface		Yes
2293611200	SPA 9	S-P	0.157131413	75	5		Lower	Single Family Detached		Yes
2293611100	SPA 9	S-P	0.422879435	75	15		Lower	Religious Facility		Yes
2293610900	SPA 9	S-P	0.156045364	75	5		Lower	Single Family Detached	Yes	Yes
2293610600	SPA 9	S-P	0.145618464	75	5		Lower	Parking Lot - Surface	Yes	Yes
2293610500	SPA 9	S-P	0.154869751	75	6		Lower	Parking Lot - Surface	Yes	Yes
2293108900	SPA 9	S-P	0.157975672	75	5		Lower	Single Family Detached	Yes	Yes
2293108400	SPA 9	S-P	0.367709573	75	13		Lower	Office (Low-Rise)	Yes	Yes
2293108300	SPA 9	S-P	0.273887397	75	9		Lower	Office (Low-Rise)	Yes	Yes
2293104500	SPA 9	S-P	0.33285593	75	9		Lower	Arterial Commercial		Yes
2293103100	SPA 9	S-P	0.438993995	75	16		Lower	Arterial Commercial		Yes
2293103000	SPA 9	S-P	0.163537071	75	6		Lower	Vacant and Undeveloped Land		Yes
2293102600	SPA 9	S-P	0.167827021	75	6		Lower	Parking Lot - Surface		Yes
2293102500	SPA 9	S-P	0.156682812	75	6		Lower	Vacant and Undeveloped Land		Yes
2293102400	SPA 9	S-P	0.175059234	75	7		Lower	Single Family Detached		Yes
2293102300	SPA 9	S-P	0.156758753	75	5		Lower	Single Family Detached		Yes
2293102200	SPA 9	S-P	0.31844312	75	12		Lower	Vacant and Undeveloped Land		Yes
2293102000	SPA 9	S-P	0.163108287	75	5		Lower	Single Family Detached		Yes
2293101600	SPA 9	S-P	0.160857765	75	5		Lower	Arterial Commercial		Yes
2293051300	SPA 9	S-P	0.324996776	100	15		Lower	Arterial Commercial		
2293050300	SPA 9	S-P	0.190361495	100	9		Lower	Arterial Commercial		
2293044100	SPA 9	S-P	0.20909954	75	7		Lower	Single Family Detached	Yes	Yes

APN	General Plan	Zoning	Size (Acres)	Density	Residential Capacity	Income Category	SANDAG Existing Landuse	4th Cycle Housing Element	5th Cycle Housing Element
2293044000	SPA 9	S-P	0.226619326	75	7	Lower	Single Family Detached	Yes	Yes
2293043900	SPA 9	S-P	0.166028752	100	7	Lower	Arterial Commercial		Yes
2293042900	SPA 9	S-P	0.293852683	100	15	Lower	Arterial Commercial		Yes
2293042700	SPA 9	S-P	0.103278778	75	3	Lower	Single Family Detached	Yes	Yes
2293042500	SPA 9	S-P	0.160293624	100	7	Lower	ther Retail Trade and Strip Commercial		Yes
2293041700	SPA 9	S-P	0.291061378	100	15	Lower	ther Retail Trade and Strip Commercial		Yes
2293041600	SPA 9	S-P	0.191678132	100	10	Lower	ther Retail Trade and Strip Commercial		Yes
2293041500	SPA 9	S-P	0.164577989	100	8	Lower	ther Retail Trade and Strip Commercial		Yes
2293041400	SPA 9	S-P	0.170043408	100	9	Lower	ther Retail Trade and Strip Commercial		Yes
2293031000	SPA 9	S-P	0.256606599	100	13	Lower	ther Retail Trade and Strip Commerc	Yes	Yes
2293030900	SPA 9	S-P	0.158100693	100	7	Lower	ther Retail Trade and Strip Commerc	Yes	Yes
2293030800	SPA 9	S-P	0.158326955	100	8	Lower	ther Retail Trade and Strip Commerc	Yes	Yes
2293030700	SPA 9	S-P	0.166157032	100	7	Lower	ther Retail Trade and Strip Commerc	Yes	Yes
2293021600	SPA 9	S-P	0.074646916	75	2	Lower	Single Family Detached	Yes	Yes
2293021000	SPA 9	S-P	0.103827793	75	3	Lower	Single Family Detached	Yes	Yes
2293020700	SPA 9	S-P	0.178405974	75	6	Lower	Single Family Detached	Yes	Yes
2293020600	SPA 9	S-P	0.201018156	75	6	Lower	Single Family Multiple-Units		Yes
2293020100	SPA 9	S-P	0.081890993	75	2	Lower	Single Family Detached	Yes	Yes
2293011200	SPA 9	S-P	0.146797124	75	5	Lower	Single Family Detached		Yes
2293010500	SPA 9	S-P	0.084925415	75	2	Lower	Single Family Detached	Yes	Yes
2293010400	SPA 9	S-P	0.153687677	75	5	Lower	Single Family Detached	Yes	Yes
2291809100	SPA 9	S-P	0.328000384	100	15	Lower	Neighborhood Shopping Center		
2291808000	SPA 9	S-P	0.421234917	100	20	Lower	Neighborhood Shopping Center		
2291807900	SPA 9	S-P	0.492626752	100	24	Lower	Neighborhood Shopping Center		
2291807000	SPA 9	S-P	0.320889521	100	15	Lower	Neighborhood Shopping Center		
2291806900	SPA 9	S-P	0.467131067	100	22	Lower	Neighborhood Shopping Center		
2291803500	SPA 9	S-P	0.127741927	100	5	Lower	Arterial Commercial		
2291802100	SPA 9	S-P	0.471850814	100	23	Lower	Neighborhood Shopping Center		
2291724000	SPA 9	S-P	0.315896041	100	15	Lower	Service Station		
2291723600	SPA 9	S-P	0.360541824	100	17	Lower	Office (Low-Rise)		
2291723500	SPA 9	S-P	0.351877438	100	17	Lower	Office (Low-Rise)		
2291723000	SPA 9	S-P	0.416278128	100	20	Lower	Arterial Commercial		
2291722000	SPA 9	S-P	0.372789817	100	18	Lower	Office (Low-Rise)		
2291720300	SPA 9	S-P	0.344227466	100	17	Lower	Office (Low-Rise)		
2364602400	U2	R-2-12	0.293418516	12	1	Moderate	Single Family Multiple-Units	Yes	Yes
2364500500	U2	R-2-12	0.404933544	12	3	Moderate	Single Family Detached		
2364500200	U2	R-2-12	0.30336404	12	2	Moderate	Single Family Detached		
2363130200	GC	C-G	0.25826631	24	4	Moderate	Parking Lot - Surface	Yes	Yes
2362607700	U2	R-2-12	0.327716679	12	2	Moderate	Single Family Detached	Yes	
2362606500	U2	R-2-12	0.322279545	12	2	Moderate	Single Family Detached	Yes	
2362606400	U2	R-2-12	0.347249062	12	2	Moderate	Single Family Detached	Yes	
2362606100	U2	R-2-12	0.355800109	12	2	Moderate	Single Family Detached	Yes	
2362237600	SPA 15	S-P	0.179677449	24	2	Moderate	Single Family Detached		
2361301600	U3	R-3-18	0.306310382	18	3	Moderate	Single Family Detached	Yes	Yes

APN	General Plan	Zoning	Size (Acres)	Density	Residential Capacity	Income Category	SANDAG Existing Landuse	4th Cycle Housing Element	5th Cycle Housing Element
2361202700	GC	C-G	0.139909509	24	2	Moderate	Single Family Detached	Yes	Yes
2360620800	SPA 15	S-P	0.225121451	24	3	Moderate	Single Family Detached	Yes	Yes
2360620700	SPA 15	S-P	0.187140124	24	1	Moderate	Single Family Multiple-Units	Yes	Yes
2360521400	SPA 15	S-P	0.429136172	24	7	Moderate	Arterial Commercial	Yes	Yes
2360512000	SPA 15	S-P	0.353706564	24	5	Moderate	Service Station		
2360510400	SPA 15	S-P	0.162014031	24	2	Moderate	Arterial Commercial		
2360510100	SPA 15	S-P	0.316486447	24	5	Moderate	Arterial Commercial		
2360320400	SPA 15	S-P	0.152374674	24	2	Moderate	Arterial Commercial		
2360320300	SPA 15	S-P	0.167913689	24	3	Moderate	Arterial Commercial		
2360320100	SPA 15	S-P	0.155474887	24	3	Moderate	Arterial Commercial		
2350900500	U4	R-4-24	0.341905044	24	5	Moderate	Single Family Detached	Yes	
2350900400	U4	R-4-24	0.323206577	24	5	Moderate	Single Family Detached	Yes	
2350712300	U3	R-2-15	0.237864849	15	3	Moderate	Single Family Residential Without Unit	Yes	
2350712200	U3	R-2-15	0.277111831	15	2	Moderate	Single Family Detached		
2350711800	U3	R-2-15	0.415937929	15	4	Moderate	Single Family Detached		
2343002800	U2	R-2-12	0.454266511	12	3	Moderate	Single Family Detached	Yes	
2343002600	U2	R-2-12	0.470757176	12	3	Moderate	Single Family Detached	Yes	
2336003200	U2	R-2-12	0.29230804	12	2	Moderate	Single Family Detached	Yes	
2336003000	U2	R-2-12	0.29357877	12	2	Moderate	Single Family Detached	Yes	
2335010600	SPA 15	S-P	0.158968815	24	3	Moderate	Arterial Commercial	Yes	Yes
2335010400	SPA 15	S-P	0.150251812	24	2	Moderate	Arterial Commercial	Yes	Yes
2333711700	SPA 15	S-P	0.165652004	24	3	Moderate	Arterial Commercial	Yes	Yes
2333711600	SPA 15	S-P	0.486595181	24	8	Moderate	Arterial Commercial	Yes	
2333521400	SPA 15	S-P	0.157509199	24	2	Moderate	Arterial Commercial	Yes	Yes
2333521200	SPA 15	S-P	0.10278015	24	2	Moderate	Vacant and Undeveloped Land	Yes	Yes
2333511500	SPA 15	S-P	0.195803748	24	2	Moderate	Arterial Commercial		
2333511400	SPA 15	S-P	0.352129344	24	6	Moderate	Arterial Commercial		
2333321500	SPA 15	S-P	0.170647181	24	2	Moderate	Single Family Detached		
2333321400	SPA 15	S-P	0.162249216	24	2	Moderate	Single Family Detached		
2333321300	SPA 15	S-P	0.177934985	24	2	Moderate	Arterial Commercial		
2333321200	SPA 15	S-P	0.163747822	24	2	Moderate	Arterial Commercial		
2333321100	SPA 15	S-P	0.172520989	24	2	Moderate	Arterial Commercial		
2332321500	GC	C-G	0.158995828	24	2	Moderate	Single Family Detached	Yes	Yes
2323202900	U2	R-2-12	0.286902981	12	2	Moderate	Single Family Detached	Yes	
2321100600	U3	R-3-18	0.293605841	18	3	Moderate	Single Family Detached	Yes	
2313311600	U3	R-3-18	0.343400066	18	4	Moderate	Arterial Commercial		
2313310700	U3	R-2-12	0.371836119	12	2	Moderate	Single Family Detached	Yes	
2310703900	U3	R-3-18	0.270162589	18	3	Moderate	Single Family Detached	Yes	
2310401500	U2	R-2-12	0.426882242	12	3	Moderate	Single Family Detached	Yes	
2310225500	U2	R-2-12	0.447049304	12	3	Moderate	Single Family Detached		
2310222200	U2	R-2-12	0.330573374	12	2	Moderate	Single Family Detached	Yes	Yes
2301324200	U3	R-3-18	0.186508126	18	2	Moderate	Single Family Detached	Yes	
2301314000	U3	R-3-18	0.22725772	18	2	Moderate	Single Family Detached	Yes	
2301313800	U3	R-3-18	0.228031084	18	2	Moderate	Single Family Detached		

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2301040500	U3	R-3-18	0.185568315	18	2	Moderate	Single Family Detached	Yes	
2301040400	U3	R-3-18	0.283380751	18	3	Moderate	Single Family Detached		
2301040300	U3	R-3-18	0.192362461	18	2	Moderate	Single Family Detached		
2301020300	U3	R-3-18	0.175467549	18	1	Moderate	Single Family Detached	Yes	Yes
2301011100	U3	R-3-18	0.240420553	18	2	Moderate	Single Family Detached	Yes	
2301010800	U3	R-3-18	0.200812924	18	2	Moderate	Single Family Detached	Yes	
2300520700	U3	R-3-18	0.46980974	18	5	Moderate	Single Family Detached	Yes	Yes
2300412000	U3	R-3-18	0.208206996	18	2	Moderate	Single Family Detached	Yes	
2300108000	U2	R-2-12	0.365934632	12	2	Moderate	Single Family Detached	Yes	
2300101700	U2	R-2-12	0.445466339	12	3	Moderate	Single Family Detached	Yes	Yes
2300101000	U2	R-2-12	0.326173072	12	2	Moderate	Single Family Detached	Yes	
2295122100	U2	R-2-12	0.168798336	12	2	Moderate	Vacant and Undeveloped Land	Yes	Yes
2292602100	U3	R-3-18	0.235305107	18	2	Moderate	Single Family Detached	Yes	
2292301300	U3	R-3-18	0.198409729	18	2	Moderate	Single Family Detached	Yes	
2292301200	U3	R-3-18	0.202395968	18	2	Moderate	Single Family Detached	Yes	
2292301100	U3	R-3-18	0.203444405	18	2	Moderate	Single Family Detached		
2292301000	U3	R-3-18	0.202713003	18	2	Moderate	Single Family Detached	Yes	
2292300900	U3	R-3-18	0.20595105	18	2	Moderate	Single Family Detached	Yes	
2292204200	U3	R-3-18	0.277203265	18	3	Moderate	Single Family Detached	Yes	
2292204100	U3	R-3-18	0.376118803	18	4	Moderate	Single Family Detached	Yes	Yes
2292200700	U3	R-3-18	0.23435796	18	3	Moderate	Vacant and Undeveloped Land	Yes	
2292200300	U3	R-3-18	0.200016556	18	2	Moderate	Single Family Detached	Yes	
2292101100	U3	R-3-18	0.244305232	18	2	Moderate	Single Family Detached	Yes	
2291604200	U3	R-3-18	0.16155174	18	2	Moderate	Vacant and Undeveloped Land	Yes	
2291421300	U3	R-3-18	0.234056302	18	2	Moderate	Single Family Detached	Yes	
2291421200	U3	R-3-18	0.217554141	18	2	Moderate	Single Family Detached	Yes	
2291210600	U2	R-2-12	0.302551953	12	2	Moderate	Single Family Detached	Yes	
2291210500	U2	R-2-12	0.404450319	12	2	Moderate	Single Family Detached	Yes	
2291024800	U2	R-2-12	0.349295688	12	2	Moderate	Single Family Detached		
2290401300	U2	R-2-12	0.411316985	12	3	Moderate	Single Family Detached		
2290101800	U2	R-2-12	0.286260899	12	2	Moderate	Single Family Detached		
2280801900	U2	R-2-12	0.277927094	12	2	Moderate	Single Family Detached		
2280801700	U2	R-2-12	0.437275751	12	3	Moderate	Single Family Detached		
2280801300	U2	R-2-12	0.331612821	12	2	Moderate	Single Family Detached		
2280800600	U2	R-2-12	0.435765276	12	3	Moderate	Single Family Detached	Yes	
2280800500	U2	R-2-12	0.413387565	12	3	Moderate	Single Family Detached	Yes	
2270312300	U2	R-2-12	0.294087253	12	2	Moderate	Single Family Detached	Yes	
2303320400	SPA (EVSP)	n Residential	0.164224988	25	3	Lower	Single Family Detached		
2303311700	SPA (EVSP)	n Residential	0.321627216	25	8	Lower	Office (Low-Rise)		
2303310500	SPA (EVSP)	n Residential	0.167728272	25	4	Lower	Office (Low-Rise)		
2303310400	SPA (EVSP)	n Residential	0.167283584	25	4	Lower	Office (Low-Rise)		
2303310300	SPA (EVSP)	n Residential	0.166840333	25	4	Lower	Office (Low-Rise)		
2302920800	SPA (EVSP)	n Residential	0.195277387	25	5	Lower	Office (Low-Rise)		
2302920700	SPA (EVSP)	n Residential	0.115096872	25	2	Lower	Single Family Detached		

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2302920200	SPA (EVSP)	n Residential	0.170509398	25	4	Lower	Other Health Care		
2302920100	SPA (EVSP)	n Residential	0.157782114	25	4	Lower	Parking Lot - Surface		
2302911900	SPA (EVSP)	n Residential	0.255409698	25	6	Lower	Office (Low-Rise)		
2302911800	SPA (EVSP)	n Residential	0.238731392	25	6	Lower	Office (Low-Rise)		
2302910900	SPA (EVSP)	n Residential	0.152867967	25	4	Lower	Other Health Care		
2302910800	SPA (EVSP)	n Residential	0.156492816	25	4	Lower	Other Health Care		
2302910400	SPA (EVSP)	n Residential	0.159085534	25	4	Lower	Office (Low-Rise)		
2302910300	SPA (EVSP)	n Residential	0.155646541	25	4	Lower	Office (Low-Rise)		
2302522000	SPA (EVSP)	n Residential	0.452988655	25	11	Lower	Other Health Care		
2302521800	SPA (EVSP)	n Residential	0.15339127	25	4	Lower	Other Health Care		
2302521500	SPA (EVSP)	n Residential	0.239648496	25	6	Lower	Office (Low-Rise)		
2302521200	SPA (EVSP)	n Residential	0.175167463	25	3	Lower	Single Family Detached	Yes	
2302520700	SPA (EVSP)	n Residential	0.152667588	25	4	Lower	Other Health Care		
2302520300	SPA (EVSP)	n Residential	0.162961022	25	4	Lower	Parking Lot - Surface		
2302520200	SPA (EVSP)	n Residential	0.156953692	25	4	Lower	Other Health Care		
2302511800	SPA (EVSP)	n Residential	0.418782058	25	10	Lower	Parking Lot - Surface		
2302511600	SPA (EVSP)	n Residential	0.471607301	25	12	Lower	Other Health Care		
2302511500	SPA (EVSP)	n Residential	0.176893158	25	4	Lower	Other Health Care		
2302511400	SPA (EVSP)	n Residential	0.171555043	25	4	Lower	Other Health Care		
2302511100	SPA (EVSP)	n Residential	0.169956537	25	3	Lower	Single Family Detached		
2302510800	SPA (EVSP)	n Residential	0.153281705	25	4	Lower	Other Health Care		
2302510700	SPA (EVSP)	n Residential	0.206935807	25	5	Lower	Other Health Care		
2302510300	SPA (EVSP)	n Residential	0.160496427	25	4	Lower	Parking Lot - Surface		
2302510100	SPA (EVSP)	n Residential	0.165757797	25	4	Lower	Other Health Care		
2302304700	SPA (EVSP)	Mixed Use	0.112664894	45	5	Lower	Community Shopping Center		
2302102100	SPA (EVSP)	Mixed Use	0.291603991	45	13	Lower	Parking Lot - Surface		
2302100900	SPA (EVSP)	Mixed Use	0.329768788	45	15	Lower	Vacant and Undeveloped Land		
2302100800	SPA (EVSP)	Mixed Use	0.275287483	45	12	Lower	Vacant and Undeveloped Land		
2302100500	SPA (EVSP)	Mixed Use	0.233444442	45	11	Lower	Vacant and Undeveloped Land		
2302020300	SPA (EVSP)	n Residential	0.166423784	25	3	Lower	Single Family Detached		
2302011900	SPA (EVSP)	n Residential	0.465022104	25	12	Lower	Other Public Services		
2302011600	SPA (EVSP)	n Residential	0.153881076	25	3	Lower	Single Family Detached		
2302011200	SPA (EVSP)	n Residential	0.157404299	25	3	Lower	Single Family Detached		
2302010500	SPA (EVSP)	n Residential	0.167680366	25	3	Lower	Single Family Detached		
2302010100	SPA (EVSP)	n Residential	0.161558411	25	4	Lower	Parking Lot - Surface		
2301921900	SPA (EVSP)	n Residential	0.114677221	25	3	Lower	Office (Low-Rise)		
2301921400	SPA (EVSP)	n Residential	0.163595253	25	3	Lower	Single Family Detached		
2301921100	SPA (EVSP)	n Residential	0.164492336	25	3	Lower	Single Family Detached		
2301920900	SPA (EVSP)	n Residential	0.162026037	25	3	Lower	Single Family Detached		
2301920600	SPA (EVSP)	n Residential	0.166593916	25	4	Lower	Office (Low-Rise)		
2301920500	SPA (EVSP)	n Residential	0.326706447	25	8	Lower	Office (Low-Rise)		
2301920400	SPA (EVSP)	n Residential	0.164267969	25	3	Lower	Single Family Detached		
2301920300	SPA (EVSP)	n Residential	0.163297189	25	4	Lower	Office (Low-Rise)		
2301920100	SPA (EVSP)	n Residential	0.166055931	25	4	Lower	Office (Low-Rise)		

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2301911800	SPA (EVSP)	n Residential	0.082773523	25	1	Lower	Single Family Detached		
2301911700	SPA (EVSP)	n Residential	0.082122804	25	1	Lower	Single Family Detached		
2301911500	SPA (EVSP)	n Residential	0.15477938	25	4	Lower	Office (Low-Rise)		
2301911300	SPA (EVSP)	n Residential	0.162580293	25	3	Lower	Single Family Detached		
2301911200	SPA (EVSP)	n Residential	0.16094381	25	3	Lower	Single Family Detached		
2301911100	SPA (EVSP)	n Residential	0.154334116	25	3	Lower	Single Family Detached		
2301911000	SPA (EVSP)	n Residential	0.164905081	25	3	Lower	Single Family Detached		
2301910800	SPA (EVSP)	n Residential	0.162221326	25	3	Lower	Single Family Detached		
2301910600	SPA (EVSP)	n Residential	0.160037249	25	4	Lower	Parking Lot - Surface		
2301822400	SPA (EVSP)	n Residential	0.164344899	25	4	Lower	Other Health Care		
2301822100	SPA (EVSP)	n Residential	0.121222469	25	2	Lower	Single Family Detached		
2301821200	SPA (EVSP)	n Residential	0.160751974	25	3	Lower	Single Family Detached		
2301821100	SPA (EVSP)	n Residential	0.155857806	25	3	Lower	Single Family Detached		
2301821000	SPA (EVSP)	n Residential	0.161353447	25	3	Lower	Single Family Detached		
2301820900	SPA (EVSP)	n Residential	0.135423623	25	2	Lower	Single Family Detached		
2301820400	SPA (EVSP)	n Residential	0.161029935	25	3	Lower	Single Family Detached		
2301811700	SPA (EVSP)	n Residential	0.314133541	25	8	Lower	Other Health Care		
2301811600	SPA (EVSP)	n Residential	0.148885571	25	4	Lower	Other Health Care		
2301811500	SPA (EVSP)	n Residential	0.149668051	25	4	Lower	Other Health Care		
2301811400	SPA (EVSP)	n Residential	0.163974507	25	3	Lower	Single Family Detached		
2301811300	SPA (EVSP)	n Residential	0.166188491	25	4	Lower	Other Health Care		
2301811200	SPA (EVSP)	n Residential	0.321176505	25	8	Lower	Other Health Care		
2301811100	SPA (EVSP)	n Residential	0.141167959	25	4	Lower	Other Health Care		
2301811000	SPA (EVSP)	n Residential	0.081826601	25	2	Lower	Other Health Care		
2301810900	SPA (EVSP)	n Residential	0.077268329	25	1	Lower	Single Family Detached		
2301810600	SPA (EVSP)	n Residential	0.170493714	25	3	Lower	Single Family Detached		
2301810500	SPA (EVSP)	n Residential	0.176322475	25	3	Lower	Single Family Detached		
2301810200	SPA (EVSP)	n Residential	0.162447258	25	3	Lower	Single Family Detached		
2301810100	SPA (EVSP)	n Residential	0.165509822	25	4	Lower	Other Health Care		
2301721000	SPA (EVSP)	n Residential	0.161478124	25	3	Lower	Single Family Detached		
2301720700	SPA (EVSP)	n Residential	0.174812407	25	3	Lower	Single Family Detached		
2301720600	SPA (EVSP)	n Residential	0.163976225	25	3	Lower	Single Family Detached		
2301711200	SPA (EVSP)	n Residential	0.162237422	25	4	Lower	Vacant and Undeveloped Land		
2301710900	SPA (EVSP)	n Residential	0.483693959	25	12	Lower	Other Health Care		
2301710600	SPA (EVSP)	n Residential	0.166702187	25	3	Lower	Single Family Detached		
2301621701	SPA (EVSP)	n Residential	0.492712805	25	12	Lower	Other Health Care		
2301621500	SPA (EVSP)	n Residential	0.150870697	25	4	Lower	Other Health Care		
2301621400	SPA (EVSP)	n Residential	0.148828274	25	4	Lower	Other Health Care		
2301621300	SPA (EVSP)	n Residential	0.162271038	25	4	Lower	Parking Lot - Surface		
2301621100	SPA (EVSP)	n Residential	0.162990646	25	4	Lower	Other Health Care		
2301621000	SPA (EVSP)	n Residential	0.157027833	25	4	Lower	Parking Lot - Surface		
2301620100	SPA (EVSP)	n Residential	0.158202722	25	4	Lower	Other Health Care		
2301610700	SPA (EVSP)	n Residential	0.163093291	25	3	Lower	Single Family Detached		
2301610600	SPA (EVSP)	n Residential	0.14940879	25	3	Lower	Single Family Detached		

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2301610400	SPA (EVSP)	n Residential	0.1674884	25	3	Lower	Single Family Detached		
2301610300	SPA (EVSP)	n Residential	0.164827037	25	4	Lower	ther Retail Trade and Strip Commercial		
2301410500	SPA (EVSP)	Mixed Use	0.220890741	45	10	Lower	Neighborhood Shopping Center		
2301333300	SPA (EVSP)	Mixed Use	0.337623404	45	15	Lower	Arterial Commercial		
2301333100	SPA (EVSP)	Mixed Use	0.3691156	45	17	Lower	Parking Lot - Surface		
2301325900	SPA (EVSP)	Mixed Use	0.12328918	45	6	Lower	Arterial Commercial		
2301325800	SPA (EVSP)	Mixed Use	0.325686451	45	15	Lower	Arterial Commercial		
2301321600	SPA (EVSP)	Mixed Use	0.247136648	45	11	Lower	Arterial Commercial		
2301321500	SPA (EVSP)	Mixed Use	0.124497571	45	6	Lower	Arterial Commercial		
2301321400	SPA (EVSP)	Mixed Use	0.124067042	45	6	Lower	Arterial Commercial		
2301321300	SPA (EVSP)	Mixed Use	0.157487711	45	7	Lower	Arterial Commercial		
2301314400	SPA (EVSP)	Mixed Use	0.33491701	45	15	Lower	Arterial Commercial		
2301314200	SPA (EVSP)	Mixed Use	0.318349284	45	14	Lower	Arterial Commercial		
2301313100	SPA (EVSP)	Mixed Use	0.275005408	45	12	Lower	Arterial Commercial		
2301313000	SPA (EVSP)	Mixed Use	0.199066878	45	8	Lower	Single Family Detached		
2301312800	SPA (EVSP)	Mixed Use	0.243678223	45	11	Lower	Arterial Commercial		
2301312600	SPA (EVSP)	Mixed Use	0.452776475	45	20	Lower	Arterial Commercial		
2301312000	SPA (EVSP)	Mixed Use	0.145106449	45	6	Lower	Single Family Detached		
2301311900	SPA (EVSP)	Mixed Use	0.144894633	45	6	Lower	Single Family Detached		
2301221500	SPA (EVSP)	Mixed Use	0.122841534	45	6	Lower	Arterial Commercial		
2301221300	SPA (EVSP)	Mixed Use	0.208978757	45	8	Lower	Single Family Detached		
2301221100	SPA (EVSP)	Mixed Use	0.218161261	45	9	Lower	Single Family Detached		
2301221000	SPA (EVSP)	Mixed Use	0.21608465	45	10	Lower	Office (Low-Rise)		
2301220800	SPA (EVSP)	Mixed Use	0.305108909	45	14	Lower	Arterial Commercial		
2301211800	SPA (EVSP)	Mixed Use	0.17976048	45	8	Lower	Arterial Commercial		
2301211700	SPA (EVSP)	Mixed Use	0.187254467	45	8	Lower	Arterial Commercial		
2301211600	SPA (EVSP)	Mixed Use	0.184154026	45	8	Lower	Arterial Commercial		
2301211000	SPA (EVSP)	Mixed Use	0.176703935	45	7	Lower	Single Family Detached		
2301210900	SPA (EVSP)	Mixed Use	0.175819576	45	8	Lower	ther Retail Trade and Strip Commercial		
2301210800	SPA (EVSP)	Mixed Use	0.16444667	45	6	Lower	Single Family Detached		
2301210700	SPA (EVSP)	Mixed Use	0.153045261	45	7	Lower	ther Retail Trade and Strip Commercial		
2301210600	SPA (EVSP)	Mixed Use	0.171191238	45	8	Lower	Arterial Commercial		
2301210500	SPA (EVSP)	Mixed Use	0.185429205	45	8	Lower	Arterial Commercial		
2301210300	SPA (EVSP)	Mixed Use	0.176027078	45	8	Lower	Arterial Commercial		
2301121900	SPA (EVSP)	Mixed Use	0.239254222	45	11	Lower	Arterial Commercial		
2301121800	SPA (EVSP)	Mixed Use	0.117155377	45	5	Lower	Arterial Commercial		
2301121700	SPA (EVSP)	Mixed Use	0.131270402	45	6	Lower	Arterial Commercial		
2301121500	SPA (EVSP)	Mixed Use	0.130639301	45	6	Lower	Arterial Commercial		
2301121400	SPA (EVSP)	Mixed Use	0.120864425	45	5	Lower	Arterial Commercial		
2301120700	SPA (EVSP)	Mixed Use	0.136785401	45	6	Lower	Arterial Commercial		
2301120600	SPA (EVSP)	Mixed Use	0.165792516	45	7	Lower	Arterial Commercial		
2301110800	SPA (EVSP)	Mixed Use	0.294094043	45	13	Lower	Arterial Commercial		
2301110700	SPA (EVSP)	Mixed Use	0.307910754	45	14	Lower	Arterial Commercial		
2301043800	SPA (EVSP)	Mixed Use	0.443442332	45	20	Lower	Arterial Commercial		

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2301043700	SPA (EVSP)	Mixed Use	0.142474063	45	6	Lower	Arterial Commercial		
2301043600	SPA (EVSP)	Mixed Use	0.147170698	45	7	Lower	Arterial Commercial		
2301043500	SPA (EVSP)	Mixed Use	0.137453746	45	6	Lower	Arterial Commercial		
2301042800	SPA (EVSP)	Mixed Use	0.282074335	45	13	Lower	Arterial Commercial		
2300940900	SPA (EVSP)	Mixed Use	0.055562059	45	3	Lower	Arterial Commercial		
2300940800	SPA (EVSP)	Mixed Use	0.041470814	45	2	Lower	Arterial Commercial		
2300940600	SPA (EVSP)	Mixed Use	0.070875538	45	3	Lower	Arterial Commercial		
2300940400	SPA (EVSP)	Mixed Use	0.060535331	45	3	Lower	Arterial Commercial		
2300940300	SPA (EVSP)	Mixed Use	0.030635257	45	1	Lower	Arterial Commercial		
2300940200	SPA (EVSP)	Mixed Use	0.026231607	45	1	Lower	Arterial Commercial		
2300930600	SPA (EVSP)	Mixed Use	0.144831427	45	7	Lower	Arterial Commercial		
2300930500	SPA (EVSP)	Mixed Use	0.13731443	45	6	Lower	Arterial Commercial		
2300930400	SPA (EVSP)	Mixed Use	0.130841362	45	6	Lower	Arterial Commercial		
2300930300	SPA (EVSP)	Mixed Use	0.107118878	45	5	Lower	Arterial Commercial		
2300930200	SPA (EVSP)	Mixed Use	0.108563668	45	5	Lower	Arterial Commercial		
2300930100	SPA (EVSP)	Mixed Use	0.105160691	45	5	Lower	Arterial Commercial		
2300922700	SPA (EVSP)	Mixed Use	0.159901647	45	7	Lower	Other Health Care		
2300922600	SPA (EVSP)	Mixed Use	0.125776582	45	6	Lower	Parking Lot - Surface		
2300921900	SPA (EVSP)	Mixed Use	0.14678493	45	7	Lower	Parking Lot - Surface		
2300921700	SPA (EVSP)	Mixed Use	0.116502157	45	5	Lower	Other Health Care		
2300921500	SPA (EVSP)	Mixed Use	0.099565696	45	4	Lower	Other Health Care		
2300921400	SPA (EVSP)	Mixed Use	0.086830756	45	4	Lower	Other Health Care		
2300921300	SPA (EVSP)	Mixed Use	0.413870321	45	19	Lower	Other Health Care		
2300921200	SPA (EVSP)	Mixed Use	0.307998013	45	14	Lower	Other Health Care		
2300921100	SPA (EVSP)	Mixed Use	0.153594352	45	7	Lower	Arterial Commercial		
2300921000	SPA (EVSP)	Mixed Use	0.16490609	45	7	Lower	Arterial Commercial		
2300822700	SPA (EVSP)	n Residential	0.262592338	25	7	Lower	Service Station		
2300820200	SPA (EVSP)	n Residential	0.140895082	25	4	Lower	Arterial Commercial		
2300811300	SPA (EVSP)	n Residential	0.147362337	25	4	Lower	Arterial Commercial		
2294910900	SPA (EVSP)	n Residential	0.177028271	25	3	Lower	Single Family Detached		
2294910800	SPA (EVSP)	n Residential	0.176506014	25	3	Lower	Single Family Detached		
2294910700	SPA (EVSP)	n Residential	0.171338509	25	3	Lower	Single Family Detached		
2294910600	SPA (EVSP)	n Residential	0.17944379	25	3	Lower	Single Family Detached		
2293201300	SPA (EVSP)	Mixed Use	0.357151258	45	16	Lower	Other Health Care		
2301410100	SPA (EVSP)	n Residential	4.25854064	25	106	Lower	Vacant and Undeveloped Land		
2291721300	SPA 9	S-P	0.368794073	100	18	Lower	Office (Low-Rise)		
2330721200	SPA 9	S-P	0.33096083	75	11	Lower	Religious Facility	Yes	
2333521300	SPA 15	S-P	0.373159137	24	6	Moderate	Arterial Commercial	Yes	
2301620600	SPA (EVSP)	n Residential	0.261855495	25	7	Lower	Other Health Care		
2301620500	SPA (EVSP)	n Residential	0.174114958	25	4	Lower	Other Health Care		

Appendix C: Public Participation

East Valley FAQs	
Question	Answer
Old Palomar Hospital	
What is the Old Palomar Hospital Project?	Integral Communities has submitted an application for the redevelopment of the former Palomar Hospital site and surrounding properties in downtown Escondido. The application includes a request for a Specific Plan Amendment, Master and Precise Development Plan, Tentative Map, General Plan Amendment (Circulation Element), and Development Agreement to construct a multi-family mixed-use (commercial/residential) project. The current proposal shows 258 apartment units (for-rent), 90 senior apartment units (for-rent), and 162 row-homes and villas (for-sale), with accessory residential amenities and up to 12,000 square feet of commercial/office space on approximately 13.8 acres at the east end of downtown.
How does the Old Palomar Hospital Project relate to the East Valley Specific Plan Project?	The project is just outside of the Western boundary of the East Valley Specific Plan Area. If the project is developed it will bring a number of different housing opportunities to the area.
Where can I learn more?	https://www.escondido.org/palomarheights.aspx
City-wide Housing Element	
What is the City-wide Housing Element?	The demand for new housing continues to increase. To address current and future housing needs, The City is working on a new framework to build more housing. This framework will guide Escondido's future housing policy and shape how the City grows. The Housing and Community Investment Study identifies the City's housing needs and establishes clear goals and objectives to inform future housing decisions. The City needs to determine where future housing should be located and what it should look like once built. And we need your help. The Housing and Community Investment Study will allow the public, stakeholders, developers, decision-makers, and staff to work together to address things like how best to increase or accommodate affordability, substandard housing rehabilitation, existing demand for new housing, eliminating housing development constraints, and promote fair housing.
Housing and Community Investment Study	
What is the Housing and Community Investment Study?	The City is developing three different housing studies and plans: a Housing Element Update, a Sector Feasibility Study, and an East Valley Specific Plan. These three housing studies and plans will be linked together, through a common work program theme, called the "Housing and Community Investment Study."

East Valley FAQs	
Question	Answer
What does the Housing Element Update identify?	<ul style="list-style-type: none"> • Where new housing should go. • Policies for rehabilitation and conservation of the existing affordable housing stock. • The current Housing Element sets a number of ambitious goals to increase housing production and preservation, ensure neighborhood livability, prevent discrimination, and end homelessness.
What does the Sector Feasibility Study identify?	<ul style="list-style-type: none"> • Determine what Information and assess if, and to what degree, housing development is financially/economically feasible under rising construction, land, and regulatory costs.
What does the East Valley Specific Plan identify?	<ul style="list-style-type: none"> • A comprehensive planning and zoning scheme for the East Valley area. • Locations that would be appropriate for future housing and what that housing should look like. • New ways to accommodate streamlined housing with community-supported solutions.
What will Public Participation Look Like?	<p>The success of this Study requires community engagement and input. There will be multiple opportunities to participate throughout the process. A goal of the Housing and Community Investment Study is to ensure that the future housing strategies embrace the distinct identity and character of Escondido where one can live their entire life with housing for all ages, incomes and abilities. During the course of the Study, the City will work with development experts, community-based interest groups, stakeholders, and the community at large to achieve the best plan possible through engagement tools including meetings, community workshops, and online engagement.</p>
Where can I learn more?	<p>Visit the Project Website at https://www.escondido.org/hcis.aspx</p>
Escondido Creek Trail	
What is the Escondido Creek Trail Project?	<p>The City of Escondido has been awarded \$8.5 million from the California Parks Department to fund the Escondido Creek Trail Expansion and Renovation Project. These funds, made available through the Prop 68 Statewide Park Development and Community Revitalization Program, will bring to life the community's vision for revitalizing the Escondido Creek Trail and turning it into a premier linear park.</p> <p>The Escondido Creek Trail Expansion and Renovation project would improve approximately 4.5 miles of the existing Escondido Creek Trail (between Harmony Grove Road and Midway Drive) and add approximately 0.4 miles of new bicycle path (between Harmony Grove Road and the Citracado Parkway extension) to the linear park. This project will create a double-sided trail on approximately 1.7</p>

East Valley FAQs	
Question	Answer
	<p>miles; on one side will be the existing Class I bicycle path, on the other will be a new DG trail.</p> <p>Opening the closed side of the Creek Trail, removing asphalt and building a firm surface path, and adding recreation features will add approximately 1.7 miles of new trail and 2.5 acres of parkland, in the heart of Escondido's severely/disadvantaged community area. Expanding into this space will separate users in a way that will enhance the use for both. Bicycles and skateboarders will be able to travel at their desired rate of speed without worrying about small children wandering in the path. Pedestrians and joggers will have a path that is better designed for their physical needs and will have amenities such as adult fitness equipment, children's play pockets and pocket gardens.</p>
<p>What are the Creek Channel improvements and how do they relate to the East Valley Specific Plan Area?</p>	<p>The improvements within the East Valley Specific Plan Area will be between Broadway and Rose Street will be more extensive and will include:</p> <ul style="list-style-type: none"> • Vinyl chain link fencing (6' +/-) replacing existing and adding new fence along the top of the channel • Upgraded fencing (6') for first 100 feet from each roadway intersection (tubular steel) • Trail gateways, monuments and signage • Decorative murals on some of the concrete flood channel walls • Trash/recycling receptacles, dog waste bag stations, water filling stations, benches and up to 21 activity stations (fitness, adventure play, skate features) • Over 1.5 acres of landscaping and up to 50 trees with irrigation • Cantilevered trees/viewing areas
<p>Where can I learn more?</p>	<p>https://www.escondido.org/ECT.aspx</p>
Other	
<p>What is the City currently doing for businesses needing assistance due to COVID-19?</p>	<ul style="list-style-type: none"> • Temporary Business Recovery strategy – allow businesses for outdoor dining permitting procedures and waived certain permits to provide relief
<p>What do I need to pay in order to build my project?</p>	<ul style="list-style-type: none"> • The City recently implemented a City-wide Community Facilities District (CFD) for new projects for future maintenance so that revenue is neutral. • This website has more information: https://www.escondido.org/community-facilities-districts.aspx



City of Escondido

Incorporated in 1888, Escondido is a full-service, general-law city, under the Council-Manager form of government, with five council members. For more information visit: escondido.org

escondido.org
More info...

Subscribe

Activity



Community Meeting to Discuss Housing in the East Valley!

City of Escondido Communications Officer from City of Escondido - 20 Jul

The City was recently awarded grant funding to develop three different housing studies and plans: a Housing Element Update, a Sector Feasibility Study, and an East Valley Specific Plan.

These three housing studies and plans will be linked together, through a common work program theme, called the "Housing and Community Investment Study."

There is an online Community Meeting this Thursday, July 23 from 6:00 - 8:00 p.m. to discuss the East Valley Specific Plan. Find out more at: <https://www.escondido.org/hcis.aspx>



HGIS - City of Escondido
[escondido.org/hcis.aspx](https://www.escondido.org/hcis.aspx)

DRAFT

City of Escondido Housing Survey

We Want to Hear from You!

Survey Introduction

As part of the City of Escondido Housing and Community Investment Study, the City is updating housing goals and policies as part of the General Plan Housing Element. The Housing Element includes actions that the City is planning to address for both current and projected housing needs. The City is looking for input from the community about housing needs so that the City Council can use this input to update current housing objectives and prioritize housing funds over the next several years. Please take a few minutes to complete a short survey to assist with this effort.

All survey responses are anonymous and results from the survey when presented, will be presented as a total.

1. Are you: (Please select all that apply.)
 - a. An Escondido Resident
 - b. An Escondido Rental Residential Property Owner (Landlord)
 - c. An Escondido Business Owner
 - d. A representative of a service agency serving Escondido residents
 - e. Homeless
 - f. Other

RENTERS ONLY

2. How long have you lived in Escondido?
 - a. Less than 5 years.
 - b. 5 -10 years
 - c. More than 10 years
3. Please check all that apply to you:
 - a. I am a Senior (65 years or over)
 - b. I am a Person with Disabilities
 - c. I live in a large household (five or more persons renting in your home)
 - d. Veteran
 - e. Single-person household
 - f. Not applicable to me.
4. How well is the property you rent being maintained?
 - a. Very well maintained. Property maintenance and repair needs are addressed quickly.
 - b. Well maintained. Property maintenance and repair needs are addressed.
 - c. Not well maintained. Property maintenance and repair needs sometimes are not performed.
 - d. Poorly maintained. Property maintenance and repair needs usually are not performed.
 - e. Not maintained. Property maintenance and repair needs are not performed.

HOMEOWNERS ONLY

5. About how much do you spend annually on property maintenance, repair, or improvement work?
 - a. None
 - b. Under \$1,000
 - c. \$1,000 - \$5,000
 - d. \$5,001 – \$10,000
 - e. Over \$10,000
 - f. I Don't Know
6. What, if any, major housing repair or improvement work do you have planned over the next five years (check all that apply)?
 - a. Roof Replacement
 - b. Water Heater / Furnace Replacement
 - c. Interior Remodel (e.g. bathroom or kitchen remodel)
 - d. Exterior Remodel (e.g. window or siding replacement)
 - e. Solar Panel Installation
 - f. Home Expansion
 - g. Other (Please List): _____
7. Within the last three years, have you tried obtaining a home equity loan to pay for housing repairs?
 - a. Yes
 - i. If Yes, were you successful in acquiring a loan?
 1. Yes
 2. No
 - b. No

LANDLORDS ONLY

8. What type of rental properties do you own (check all that apply)?
 - a. Single-family home(s)
 - b. Duplex, Tri-plex, or Condominium(s)

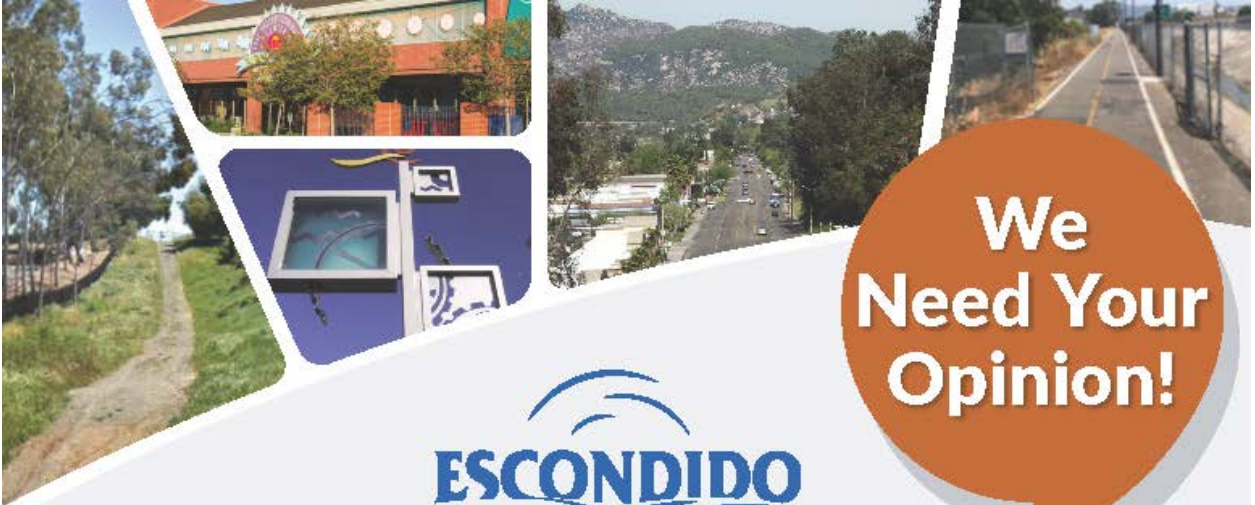
- c. ___ Apartment complex with fewer than 5 units
 - d. ___ Apartment complex with 5 to 20 units
 - e. ___ Apartment complex with more than 20 units
9. On average, about how much do you spend annually on property maintenance, repair, or improvement work **per unit**?
- a. None
 - b. Under \$1,000
 - c. \$1,000 - \$5,000
 - d. \$5,001 – \$10,000
 - e. Over \$10,000
10. What, if any, major housing repair or improvement work is planned over the next five years (check all that apply)?
- a. ___ Roof Replacement
 - b. ___ Water Heater / Furnace Replacement
 - c. ___ Drainage/landscape irrigation repair
 - d. ___ Interior Remodel (e.g. bathroom or kitchen remodel)
 - e. ___ Exterior Remodel (e.g. window or siding replacement)
 - f. ___ Other (Please List): _____
11. How much do you anticipate on spending for these house repairs and improvements?
- a. None
 - b. Under \$1,000
 - c. \$1,000 - \$5,000
 - d. \$5,001 – \$10,000
 - e. Over \$10,000
12. Within the last three years, have you tried obtaining financing to pay for repairs or improvements?
- a. Yes
 - i. If Yes, were you successful in acquiring a loan?
 - 1. Yes
 - 2. No
 - b. No

ALL Respondents

1. What is your age?
- a. Under 18
 - b. 18-24
 - c. 25-34
 - d. 35-44
 - e. 45-54
 - f. 55-64
 - g. 65+
2. Please provide your zip code:
- a. 92025
 - b. 92026
 - c. 92027
 - d. 92029
 - e. 92030
 - f. 92033
 - g. 92046
3. Please rank the following housing challenges in Escondido. Please use each number once. (1 = Biggest problem; 7 = Not a problem)
- a. ___ High Housing Cost
 - b. ___ Supply of New Housing For Sale
 - c. ___ Supply of New Housing to Rent
 - d. ___ Housing Condition and Property Maintenance
 - e. ___ Neighborhood Physical Condition (such as streetlights, sidewalks, etc.)
 - f. ___ Fair Housing Services
 - g. ___ Other (Please List): _____
4. Please rank the following groups by order of their need for housing and related services in the community. Please use each number once. (1= Greatest Need; 8 = Least Need)
- a. ___ Seniors
 - b. ___ Large Households (five or more members)
 - c. ___ Persons with Disabilities
 - d. ___ Young Adults
 - e. ___ Veterans
 - f. ___ Military Personnel/Military Families
 - g. ___ Former Homeless

- h. Other (Please List): _____
5. How adequate is Escondido's supply of the following housing types?
(Yes = Adequate Supply; No = Not Adequate Supply)
- a. Single family homes
 - b. Townhomes and condominiums
 - c. Rental apartments
 - d. Accessory Dwelling Units (ADU or "Granny Flat")
 - e. Senior housing
 - f. Housing for persons with disabilities
 - g. Housing for the Homeless
 - h. Other (Please List): _____
6. What types of housing programs and activities do you feel the City should concentrate on over the next eight years? Please rank by order of importance. Please use each number once. (1 = Most Important; 10 = Least Important)
- a. Housing Rehabilitation Assistance for Homeowners
 - b. Rental Housing Rehabilitation
 - c. Code Enforcement
 - d. Affordable Housing Development
 - e. First Time Homebuyer Assistance
 - f. Accessible Units for Persons with Disabilities
 - g. Housing for Seniors
 - h. Housing for the Homeless
 - i. Housing Discrimination and Tenant/Landlord Dispute Resolution
 - j. Other (Please List): _____

Thank You!



**We
Need Your
Opinion!**



YOU ARE INVITED TO:
**Community Meeting to Discuss
Housing in the East Valley!**

Escondido is dedicated to creating a sustainable and livable community for all. To achieve this, the City of Escondido is preparing a city-wide housing plan. The City is exploring a strategy to develop more housing in important areas to meet state housing requirements and to meet our own goals for maintaining community character and strong neighborhoods. The East Valley is one of those target areas.

This community meeting will introduce this plan and ask for your input on the future of housing in Escondido and we will talk about key opportunities and constraints for East Valley.

We would like your opinion! Join us to work together and develop strategies that address current and future housing needs.

Meeting Information:

- July 23, 2020
- 6:00 p.m. to 8:00 p.m.
- Online

For more information, please visit: www.Escondido.org/hcis.aspx



For any additional information or questions, please contact Darren Parker at: dparker@escondido.org



¡Necesitamos su opinión!



SE LE INVITA A PARTICIPAR EN:

Una cita comunitaria para hablar de vivienda en el Valle del Este!

Escondido está dedicado de crear una comunidad sostenible y habitable para todos. La ciudad de Escondido está preparando un plan de vivienda para la ciudad entera. La ciudad está explorando una estrategia para tener más viviendas en áreas importantes para cumplir con los requisitos estatales de vivienda, así como nuestros propios objetivos para mantener el carácter de la comunidad y los vecindarios fuertes. El Valle del Este es una de esas áreas.

Esta cita comunitaria sería nuestra oportunidad para presentar el plan y le pedirá su opinión sobre el futuro de la vivienda en Escondido, concentrando en las oportunidades importantes y limitaciones del Valle del Este.

¡Nos gustaría su opinión! Este invitado para esta discusión de las necesidades de vivienda de hoy hasta el futuro.

Información de la cita:

- 📅 July 23, 2020
- 🕒 6:00 p.m. to 8:00 p.m.
- 📍 Online

Para más información, visita: www.Escondido.org/hcis.aspx



Para más información o preguntas, favor de comunicarse con Darren Parker en: dparker@escondido.org



We
Want Your
Opinion!






YOU ARE INVITED TO:
**Community Meeting to Discuss
Housing Alternatives in East Valley!**

Esccondido is dedicated to creating a sustainable and livable community for all. To achieve this, the City of Esccondido is preparing a city-wide housing plan. The City is exploring a strategy to develop more housing in important areas to meet state housing requirements and to meet our own goals for maintaining community character and strong neighborhoods. East Valley is one of those target areas.

This community meeting will discuss three land use alternatives proposed for the East Valley area with a focus on housing. Meeting participants will be asked for their input on the alternatives presented and what aspects they envision and prefer for the future of East Valley.

We would like your opinion! Join us to work together and develop strategies that address current and future housing needs. Sign-up to let us know you'll be attending this workshop. Registration is encouraged but not required: <https://www.esccondido.org/workshop-registration.aspx>.

Meeting Information:

-  October 7, 2020
-  6:00 p.m.
-  Online

For more information, please visit: www.Esccondido.org/hcis.aspx



For any additional information or questions, please contact Darren Parker at: d.parker@esccondido.org



¡Nosotros
queremos tu
opinión!



ESTAS INVITADO A: ¡Reunión comunitaria para discutir Alternativas de vivienda en East Valley!

Esccondido se dedica a crear una comunidad sostenible y habitable para todos. Para lograr esto, la Ciudad de Esccondido está preparando un plan de vivienda para toda la ciudad. La Ciudad está explorando una estrategia para desarrollar más viviendas en áreas importantes para cumplir con los requisitos de vivienda del estado y cumplir con nuestras propias metas para mantener el carácter de la carácter comunitario y vecindarios sólidos. East Valley es una de esas áreas.

Esta reunión comunitaria discutirá tres alternativas de uso de la tierra propuestas para el área de East Valley con un enfoque en la vivienda. Se pedirá a los participantes de la reunión su opinión sobre las alternativas presentadas y qué aspectos prevén y prefieren para el futuro de East Valley.

¡Nos gustaría tu opinión! Únase a nosotros para trabajar juntos y desarrollar estrategias que aborden las necesidades de viviendas actuales y futuras. Regístrese para informarnos que asistirá a este taller.

Se recomienda registrarse, pero no es obligatorio: <https://www.esccondido.org/workshop-registration.aspx>.

Información de reunión:

- 📅 Octubre 7, 2020
- 🕒 6:00 p.m.
- 📍 Conectado en línea

Para mayor información, por favor visite: www.Esccondido.org/hcis.aspx



Para cualquier información adicional o preguntas, comuníquese con Darren Parker a dparker@esccondido.org

Appendix D: Review of Past Accomplishments

Table D-1: Review of Past Accomplishments

2013 Housing Element	Objective	Accomplishment	Continued Appropriateness
<p>1.1 Project Development</p> <p>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>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:</p> <ul style="list-style-type: none"> ▪ 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. <p>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.</p>	<p>This program is included in the 2021 Housing Element.</p>
<p>1.2 Lot Consolidation</p> <p>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>The City utilizes a ministerial process for basic lot consolidation. The City continues to encourage consolidation of lots to facilitate mixed-use and affordable development (see Program 1.1).</p>	<p>This program is included in the 2021 Housing Element.</p>
<p>1.3 Infill New Construction Support</p> <p>new construction of homeownership and rental units and</p>	<p>Create new housing opportunities for homeownership and rental for low</p>	<p>The majority of the affordable residential projects completed during the period have been on infill sites. The following projects were developed on infill sites during the planning period:</p>	<p>This program is included in the 2021 Housing Element.</p>

Table D-1: Review of Past Accomplishments

2013 Housing Element	Objective	Accomplishment	Continued Appropriateness
<p>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>and moderate income households.</p>	<ul style="list-style-type: none"> ▪ Veteran's Village (10 funded units out of 53 affordable): Completed in 2019 on infill land on South Escondido Boulevard. ▪ Solutions for Change affordable rental project (32 out of 33 units affordable): Completed in 2017 on an infill site on South Escondido Boulevard. ▪ Interfaith Community Services Aster Street Rehabilitation project (4 affordable units): Completed in 2018. ▪ CHW rehabilitation project (11 out of 200 units HOME affordable): Completed in 2017 on Midway Drive. ▪ SDHFH Project (11 units): Completed in 2015 on an infill site. ▪ CHW Project (35 units): Completed in 2013 on an infill site. ▪ UHC Project (44 units): Completed in 2015 on an infill site. 	
<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>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.</p>	<p>This program is included in the 2021 Housing Element.</p>
<p>1.5 Density Bonus Amend Density Bonus Ordinance to be consistent with State law.</p>	<p>Encourage additional housing opportunities for low and moderate income households.</p>	<p>City staff completed an amendment to the Zoning Code in 2017 to modify Density Bonus provisions so they are in conformance with state law. The City will continue to maintain consistency with State density bonus law, including 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>The Zoning Code was amended in compliance with State law. A modified version of this Program will be included in the Housing Element Update.</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>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 mobile homes in 2015. The program ended in 2017. City staff continues to explore funding opportunities for a new renter-occupied rehabilitation program.</p>	<p>This program is included in the 2021 Housing Element.</p>
<p>2.2 Acquisition /Rehabilitation</p>	<p>Increase affordable housing</p>	<p>Recycling of existing, dilapidated structures continues to be a priority in Escondido. An RFP in 2014 for affordable housing developers resulted</p>	<p>This program is included in the 2021 Housing Element.</p>

Table D-1: Review of Past Accomplishments

2013 Housing Element	Objective	Accomplishment	Continued Appropriateness
<p>Continue to explore ways to encourage the recycling of deteriorated and older structures for affordable housing opportunities.</p>	<p>opportunities for lower income households (200 units).</p>	<p>in the following affordable rehabilitation developments:</p> <ul style="list-style-type: none"> ▪ 11 acquisition/rehabilitation units in a 200-unit development completed in 2017, ▪ 44-unit rehabilitation project completed in 2015. <p>An RFP in 2017 resulted in a 4-unit affordable rehabilitation project completed in 2018.</p>	
<p>2.3 Focus on Neighborhoods</p> <p>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>Increase 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>In 2019, there were 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.</p>	<p>This program is included in the 2021 Housing Element</p>
<p>2.4 Preservation of At-Risk Housing</p> <p>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>Continue 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</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 of 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 is approximately 9 years into the affordability period on an acquisition/rehab project and is preserving affordability by rehabilitating a number of structural problems not addressed</p>	<p>This program is included in the 2021 Housing Element.</p>

Table D-1: Review of Past Accomplishments

2013 Housing Element	Objective	Accomplishment	Continued Appropriateness
	relocation potential.	originally (roof, termites, rot). No at-risk units were lost in 2017, 2018 or 2019.	
<p>3.1 First-Time Homebuyer/Home Entry Loan Program (“HELP”)</p> <p>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>Increase homeownership opportunities for lower income households (150 households).</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 or 2019. 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>This program is included in the 2021 Housing Element.</p>
<p>3.2 First-Time Homebuyer /Mortgage Credit Certificates</p> <p>Provide mortgage credit certificates to first-time homebuyers to reduce federal income taxes and more easily qualify for a loan..</p>	<p>Increase homeownership opportunities for low and moderate income households (20 households).</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>This program is included in the 2021 Housing Element.</p>
<p>3.3 Rental Subsidy</p> <p>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 mobile home parks and apartments. Support Rental Assist 1,200 very-low income households with Housing Choice Vouchers through collaboration with Housing Authority of San Diego County.</p>	<p>During 2019, 1,040 Escondido households were assisted with a Housing Choice Voucher (Section 8 voucher), administered through the Housing Authority of San Diego County. An additional 2,032 households are on the wait list in Escondido. At the end of 2019, 23 senior/disabled households in mobile home parks and an additional 7 in apartments, for a total of 30, 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>This program is included in the 2021 Housing Element.</p>

Table D-1: Review of Past Accomplishments

2013 Housing Element	Objective	Accomplishment	Continued Appropriateness
<p>3.4 Mobile Home Park Conversion</p> <p>Provide technical assistance to mobile home resident groups in the conversion of existing parks to resident ownership.</p>	<p>Continue mobile home resident ownership opportunities for lower income residents. Continue to work with City policies and procedures to assist in conversions.</p>	<p>The City continues to provide technical assistance to mobile home parks considering conversions to resident ownership. No recent conversions have been requested. The City has been advised on the purchase of an existing mobile homes 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 (22 lots) mobile home parks.</p>	<p>This program is included in the 2021 Housing Element.</p>
<p>3.5 Mobile Home Rent Review</p> <p>Rent review via the Rent Review Board of applications for increases in mobile home parks.</p>	<p>Stabilize rents for mobile home residents, many of whom are lower income.</p>	<p>During 2019, 5 short-form rent review hearings and no long-form rent review hearings were held. Average monthly increases approved for short form applications ranged from \$9.88 to \$18.41. Throughout the planning period (2015-2019), a total of 39 short-form rent review hearings and one long-form rent review hearings were held.</p>	<p>This program is included in the 2021 Housing Element.</p>
<p>3.6 Fair Housing</p> <p>Actively engage in furthering fair housing for all residents through specific education outreach and monitoring activities.</p>	<p>Continue enforcement of the Fair Housing Plan which will prevent discrimination in housing and disputes between landlords and tenants.</p>	<p>In 2019 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. 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>This program is included in the 2021 Housing Element.</p>
<p>4.1 Emergency Shelters</p> <p>Amend the Zoning Code to permit emergency shelters by right, consistent with State law.</p>	<p>Ensure Zoning Code is consistent with state law. Provide of shelter for families /individuals with special needs.</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>This program is completed.</p>
<p>4.2 Transitional /Supportive Housing</p>	<p>Increase housing opportunities for</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</p>	<p>The Zoning Code amendment was completed during this</p>

Table D-1: Review of Past Accomplishments

2013 Housing Element	Objective	Accomplishment	Continued Appropriateness
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.	special needs persons.	units are otherwise permitted, was completed in June 2017.	planning period. A modified version of this program is included in the 2021 Housing Element.
4.3 Senior Housing Ordinance Amend the Zoning Code to permit senior housing by right where housing is permitted.	Increase housing opportunities for seniors.	An amendment to the Zoning Code to permit senior housing by right where housing is permitted, was completed in June 2017.	The Zoning Code amendment was completed during this planning period.
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.	Increase public awareness of the City's housing needs and obligations under state law.	The City's Housing Element shows that the City's RHNA can be accommodated. In 2018 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.	This program is included in the 2021 Housing Element
5.1 Affordable Housing Financing Continue to pursue a variety of funding sources to support affordable housing in the community.	Acquisition, rehabilitation, preservation or construction of affordable housing for lower and moderate income households.	Staff continues to pursue all available opportunities to utilize additional funding sources for potential projects and programs, including tax credits, grants and collaboration with non-profit providers.	This program is included in the 2021 Housing Element
5.2 Housing Information and Referral Update public information in many formats identifying the	Create more effective and targeted housing programs, especially for	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	The City's website is updated periodically as a routine practice. This is removed from the Housing Element

Table D-1: Review of Past Accomplishments

2013 Housing Element	Objective	Accomplishment	Continued Appropriateness
City's housing programs and provide opportunities to market those programs.	lower income households.	public. 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. Updates to the website are ongoing as needed. 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.	as a specific program.

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