



Escondido

Your Choice For Success

General Plan Annual Report 2018





City of Escondido

General Plan Annual Progress Report (2018)

I. Introduction

This report has been prepared pursuant to the requirements of Government Code Section 65400 (Appendix A). Guidance for preparation of the report is provided by the Governor's Office of Planning and Research (OPR). The report discusses what was implemented during the 12-month reporting period and provides a means to determine if changes are needed in the plan or its implementation programs. The General Plan Annual Progress Report was received by the Planning Commission at their meeting on March 12, 2019 and the City Council at their meeting on March 20, 2019.

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II. Purpose of the General Plan

The General Plan is mandated by California Government Code Section 65300, which requires each city and county to adopt a comprehensive plan for the physical development of the jurisdiction. It addresses land use, transportation routes, population growth, open space, resource preservation and utilization, air and water quality, noise, safety issues and other related physical, social and economic development factors. Through the identification of goals, objectives, and policies, a General Plan creates a strategy framework for implementation. In addition to serving as a basis for local decision making, the General Plan establishes a clear set of development rules for citizens, developers, decision-makers, neighboring cities and counties, and provides the community with an opportunity to participate in the planning and decision-making process.

III. Status of the Adopted Elements

State law requires that general plans include seven (7) elements which must cover the following topics: Land Use, Circulation, Housing, Safety, Noise, Conservation, and Open Space. In addition to the seven (7) required elements, Senate Bill (SB) 1000, Statutes of 2016, added to the required elements of the general plan an environmental justice element, or related goals, policies, and objectives integrated in other elements, if the city, county, or city and county has a disadvantaged community. Currently, the City of Escondido is not on disadvantaged community designation mapping. Therefore, the City is not required to prepare an environmental justice element.

Mandatory or voluntary elements may be combined or renamed, but basic requirements must be included. The City of Escondido General Plan has ten (10) chapters. The relationship between the seven (7) elements and the chapters provided in the City of Escondido General Plan is described in more detail in Appendix B.

State law does not provide a mandatory minimum timeframe for revisions of elements, except for a Housing Element. State requirements for Housing Elements are more detailed and specific than for the other portions of a General Plan, and Housing Elements are updated every eight (8) years according to a schedule set by the State. Other elements may be updated less frequently and typically have a 15 to 20-year horizon. None of the General Plan elements were amended during the 2018 calendar year, except for the Land Use portion of the General Plan to accommodate the South Centre City Specific Plan's adoption.

City Council Action Plan

The City Council puts together an Action Plan that helps advance the goals, policies, and/or implementation measures contained in the General Plan. The Action Plan represents the City Council's collective vision for Escondido's future and the key activities that will be used to achieve that vision. It is developed biannually following a workshop in which key policy interests are identified and discussed by the City Council, city staff, and the public. This keeps relevant General Plan policy-related issues, such as financial stability, economic development, image and appearance on the forefront and relevant for systematic implementation through Action

Plan direction on Capital Improvement Plan, economic development planning, municipal administrative services, maintenance and operations, etc.

General Plan Update Work Program

Escondido’s General Plan was comprehensively updated in 2012. General Plans that have not been revised within the past five (5) years are not necessarily legally inadequate. In fact, the adopted General Plan continues to serve as a relevant and useful document to guide the use of public and private lands within the community.

The CA Supreme Court has stated that local governments have an implied duty to keep their plans current (*DeVita v. County of Napa, 9 cal. 4th 763 (1995)*), so there is a need to systematically look ahead and plan on how the City will keep the General Plan document up to date. It will need to adequately address and respond to emerging land use activities, use of space, multi-modal trends, regulations, and other matters that affect the City’s desirability to live, work, and play. As aforementioned, most of the elements typically have a 15 to 20-year horizon, excepting the Housing Element. The following schedule proposes when the next suggested update would occur, ensuring continuous improvement to the City’s land use and regulatory framework. Current efforts are underway to update the roadway classifications of the City’s Mobility and Infrastructure portion of the General Plan.

General Plan Element	Last Update	Next Suggested Update
Mobility and Infrastructure	2012	2018-2020
Housing*	2012	2019-2021
Land Use and Community Form*	2012	2019-2021
Community Protection*	2012	2023-2025
Resource and Conservation*	2012	2023-2025
Economic Prosperity	2012	2026-2027
Growth Management	2012	2026-2027
Community Health and Services	2012	2029-2030
Vision and Purpose	2012	---as needed---
Implementation Program	2012	---as needed---

* State law requires certain information be included in General Plan elements at the time a jurisdiction next revises a Housing Element. This invariably involves land use-related policies. Furthermore, Government Code Section 65302 requires all cities and counties to amend the

safety and conservation elements of their General Plan to include analysis and policies regarding hazard information upon the next revision of the Housing Element, which is scheduled to cover the 2021-2028 planning period. For this reason, these elements have been grouped together or sequenced in a logical manner to ensure that the City's policy framework is updated in a timely manner to continue to guide growth and development in a beneficial direction, while satisfying all state mandates.

IV. Progress in the General Plan's Implementation

Generally, all of the existing parcels of land that have been developed have been purposed with land uses consistent with the General Plan. Residential land use currently accounts for 70.8 percent of all land area in the City, more than any other land use. Commercial, office, and industrial uses account for approximately 5.7 percent of total land area in the City. Public lands and open spaces accounts for 15.1 percent of the total land area in the City, which are generally dispersed throughout the City. Most of the streets and highways described in the General Plan are developed to their planned capacity, or have capacity to be fully implemented in time. Some of the roadways could be downgraded and repurposed to achieve other General Plan objectives. The entire infrastructure needed to serve the planned land uses is in place with sufficient capacity to accommodate the planned land uses and population, except for localized drainage and/or outfall-related issues.

A. Land Use and Community Form

The Land Use Element is one (1) of seven (7) elements required by state law to be included in California General Plans. The Element guides the desired pattern of growth, development, and change in the community. The purpose is to ensure that a balance of residential, employment, commercial, recreational, civic/cultural and open space land uses are provided at appropriate intensities, locations and combinations to enhance community sustainability. Goals identified in the Land Use / Community Form Element foster Escondido's role as an urban center. The Plan emphasizes the revitalization of the downtown area and established neighborhoods, promotes economic development in the form of attractive, sustainable, economically viable industrial and commercial areas, and concentrates high intensity activities in the urban core. Topics or policy issue areas covered in the Land Use and Community Form Element include the following:

- Community Character
- Land Use Zoning
- Residential Development
- Residential Clustering
- Planned Development
- Mixed Use Overlay Zones
- Commercial Land Uses
- Office Land Use
- Industrial Land Use
- Specific Plan Area Land Use
- Open Space/Park Land Use
- Public Facility Overlay
- Tribal Area Land Use
- Development Agreements
- Annexation
- General Plan Review and Amendments
- Environmental Review

Indicators and General Plan Implementation (2018)

- 48,576 total housing units – 23,471 were detached single-family homes
 - 46,250 total housing units occupied
 - 2,326 vacant (or 4.8 percent prevailing vacancy rate, a year-over decrease of 0.4 percent from 2018)
- Major pipeline projects (initiated, in progress, or completed during the reporting period)
 - 2,427 new single-family and multi-family units
 - 183,500 square feet of new retail commercial space
 - 86,000 square feet of new medical office space
 - 240,000 square feet of new industrial space and an additional 10 new industrial lots
 - 697 new hotel units (keys)
 - *Major pipeline projects are listed in Appendix C*
- Approved and/or processed planning projects or administrative activities:
 - 2 Adjustment Plats
 - 2 Admin. Adjustments
 - 1 Lot-Tie Rescission
 - 1 Annexation
 - 53 Notices of Exemption
 - 62 Certificates of Appropriateness
 - 2 Certificates of Compliance
 - 2 Comprehensive Sign Programs
 - 3 Major CUPs
 - 4 Minor CUPs
 - 5 Daley Ranch Mitigation Bank Credit Purchases
 - 22 Design Reviews
 - 2 Development Agreements
 - 1 EIR
 - 3 Extensions of Time
 - 1 General Plan Amendment Initiation
 - 1 Grading Exemption
 - 3 Mills Act Contracts
 - 2 Minor Development Applications
 - 3 MNDs
 - 3 Master Plans
 - 2 Precise Plans
 - 9 Major Plot Plans
 - 4 Minor Plot Plans
 - 1 Re-zone
 - 15 ADUs
 - 74 Sign Permits
 - 61 Temporary Sign/Banner Permits
 - 25 Temporary Use Permits
 - 2 Tentative Maps
 - 1 Vegetation Removal Permit

- 2 Zoning Code Amendments
- 15 Zoning Consistency/Verification Letters
- One (1) annexation approved by LAFCO – North Avenue Estates.
- 3,589 total building permits issued in 2018:
 - This is a year-over increase of 0.06 percent from 3,567 permits issued in 2017.
 - *Building permits issued:*
 - 22 new single-family homes (236 homes were issued in 2017).
 - 198 new multi-family homes (224 units were issued in 2017).
 - 10 new commercial structures (16 new commercial structures in 2017).
 - 5 new industrial buildings (2 new industrial buildings in 2017).
- 3,055 code enforcement cases received:
 - 48 average number of days that code enforcement cases were open.
 - 3,242 code enforcement cases were received in 2017. This is a year-over decrease of 5.7 percent.
 - 3,406 code enforcement cases were received in 2016. This is a two year-over decrease of 10.3 percent.
 - 2,709 code enforcement cases were received in 2015. This is a two year-over increase of 12.7 percent.
- 5,675 total code enforcement inspections performed.
 - 26,932 total tags and graffiti reported removed. It is important to note that the total number is much higher than in previous years (651 in 2017). The City's new reporting method to register graffiti complaints tracks individual tags and markings rather than "grouped" graffiti events. Tracking removals now also includes graffiti in the public right-of-way, which was previously not included in the annual reporting. It is important to note that new methods of data collection and registering complaints are much more convenient, which helps facilitate fast-track citizen reporting and city response.
 - 46 code enforcement parking citations, a year-over decrease of 36.1 percent (72 in 2017)
- South Center City Specific Plan was adopted. The Plan won a San Diego Section APA award in 2018 for the Public Outreach award category.
- Certified the FEIR for Bear Valley Parkway.
- Initiated the Climate Action Plan update and concluded Phase 1 outreach.
- Adopted amendments to the Escondido Zoning Code to regulate self-storage facilities and car-wash establishments.
- Initiated a Zoning Code and Land Use Study to evaluate the effectiveness of our zoning code regulations on certain non-residential land uses.
- Created expedited guidelines and online permit processing for electric vehicle charging stations.
- Created new methodologies and reporting deployment for graffiti removal requests.
- In 2018 Code Enforcement closed 13 marijuana dispensaries through civil abatement. The City Attorney's office recovered \$30,000 from two of the dispensaries in a civil abatement settlement.
- Three major hoarding properties are being abated via the civil receivership process.

- A 40-bed, unsafe residential care facility was vacated. The facility has been rehabilitated and re-opened.
- A church and preschool with significant electrical hazards were vacated pending repairs. The preschool has since reopened and work is ongoing to the church.
- Code Enforcement in partnership with Public Works and an outside vendor have significantly reduced the number of abandoned shopping carts from an average of 110 to under 20 shopping carts per week.

Anticipated Implementation Activities (0-3 Years):

1. Amend Article 47 to include appropriate features, thresholds, and objectives that reduce environmental impacts when considering pedestrian or transit-oriented development.
2. Amend Zoning Ordinance to establish new Overlay designations for Public Facilities, Mixed Use, Tribal Lands.
3. Amend Zoning Ordinance to include the implementation of smart growth principles.
4. Prepare a mobilehome park study.
5. Complete the Climate Action Plan update.
6. Establish opportunities to implement the Mixed Use Overlay of the East Valley Parkway Target Area (underway).
7. Prepare a Building and Permit Processing Guide (underway).
8. Update the Sign Ordinance (underway).

B. Mobility and Infrastructure

The Circulation Element is one (1) of seven (7) mandated elements that each local government must maintain in its General Plan. The Circulation Element must include the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities. Circulation and utility improvements must also correlate with the land use-related policies. The purpose is to identify the types, locations and extent of existing and proposed transportation and utility facilities, and to establish goals and guiding policies for implementing improvements necessary to serve existing and future residents. The element introduces planning tools essential for achieving the community's transportation and utility goals and policies with the intent of providing a sustainable system to serve residents and businesses. Topics or policy issue areas covered in the Mobility and Infrastructure Element include the following:

- | | |
|------------------------------------|--------------------------------|
| • Regional Transportation Planning | • Traffic Calming |
| • Complete Streets | • Goods and Services Transport |
| • Pedestrian Network | • Aviation |
| • Bicycle Network | • Water System |
| • Transit System | • Wastewater System |
| | • Storm Drainage |

- Transportation Demand Management
- Street Network
- Parking
- Solid Waste and Recycling
- Energy
- Telecommunications

Indicators and General Plan Implementation (2018)

- Commute Travel:
 - 78.0 percent of commuters drove alone
 - 11.4 percent of commuters carpooled
 - 2.4 percent of commuters walked or used a bicycle
 - 2.3 percent used public transportation
- Mean travel time to work – 27.1 minutes. An increase of 0.8 minutes from 2017 and 1.8 minutes from 2016.
- 2.8 percent of workers had no vehicle available. 41.9 percent of workers had three or more vehicles available.
- 98 lane miles of streets resurfaced. (94 lane miles were resurfaced in 2017 and 67 lane miles resurfaced in 2016.)
- 42 street trees replaced.
- Completed design for conversion of 644 lights to LED.
- 0.20 miles of sidewalks replaced.
- 6.5 miles of bike lanes added.
- 36 pedestrian lamps installed.
- Completed construction of Missing Link Bike Path.
- Secured funding to extension of Citricado Parkway.
- Completed construction of widening of East Valley Parkway from Beven Road to northerly city limits.
- Completed design of Spruce Street Channel improvements, transit center pedestrian bridge, and Tulip Street Phase IV.
- Completed design and bidding for traffic signals at Valley/Date and El Norte/Fig.
- Water-related:
 - 32,670 acre feet produced (0.21 percent local and 99.8 imported)
 - 21,366 acre feet to Escondido Water District and 11,200 acre feet to VID
- Recycle water-related:
 - 3203 acre feet produced and 2879 acre feet sold to Escondido, Rincon, and Palomar Energy Plant
- Wastewater-related: For CY 2018
 - Influent – 4540 MG
 - Effluent – 3548 MG
 - Outfall capacity – 20.15
 - Plant capacity – 18 MGD
 - We are at 48.2 percent of our outfall capacity
- No money was received from Prop 1E Grant for our Lake Wohlford Dam project during 2018.
- Water-related infrastructure:

- Escondido-Vista Water Treatment Plant Disinfection & Electrical System Upgrades. Replace the existing disinfection system at the Water Treatment Plant with a new onsite sodium hypochlorite generation disinfection system, upgrade the chlorine dioxide system, and upgrade the 35-year old plant electrical systems. Construction completed in December 2018.
- Vista Verde Reservoir – Phase 2. Construct two pre-stressed concrete reservoirs, valve structure, associated piping, site improvements, demolition of the existing Vista Verde Reservoir and salvage the temporary bolted steel tank. Currently in construction.
- Modifications to A-3 and A-11 Reservoirs currently in design.
- Emergency Treated Water Connection. Adding a treated water connection from the San Diego County Water Authority treated water pipeline for use in the event that there is an emergency that limits or eliminates the ability of the Water Treatment Plant to produce treated water. Currently in design.
- Lindley Reservoir Replacement. Replace the existing 2 MG steel reservoir constructed in 1950 with two 1.5 MG pre-stressed concrete reservoirs. Currently in design.
- Obtained easements across private parcels for the San Pasqual Undergrounding Project (Escondido Canal through the San Pasqual Reservation as per the Settlement Agreement with the Indian Bands). The project is currently in design.
- Wastewater-related infrastructure:
 - Hale Avenue Resource Recovery Facility (HARRF). Work includes modifying the primary sedimentation tanks, replacing the sludge and scum collection system, replacing the odor control facility, and replacing the grit storage facility. This work was completed in August 2018.
 - The Brine Line Project extends the existing brine pipeline from the Broadway crossing of Escondido Creek (near Grape Day Park) to the existing brine line in Harmony Grove Road. This project will construct approximately 12,200 lineal feet (2.3-miles) of 16-inch high-density polyethylene (HDPE) and 15-inch polyvinyl chloride (PVC) brine gravity pipeline using a combination of open trench and jack and bore methods. This project will also include the construction of manholes and small diameter fiber optic conduits. Construction started in April 2018.
 - Sewer gravity main trunk lines replaced – project duration from May 18’ to September 18’ – 1007’ of 24” RCP replaced with 30” C-905, 836’ of 27” RCP replaced with 36” C-905 for a total of 1843’ of sewer gravity main trunk line replaced.
 - Recycled water. Currently in construction is the recycled water pipeline from Citrus Avenue and Escondido Creek to the agricultural area of Cloverdale and Mountain View; converting the existing Hogback Reservoir to recycled water and constructing a new potable water reservoir. Currently in design is a 10 MG emergency storage pond and pipelines to distribute the recycled water to agricultural users.
 - Membrane Filtration Reverse Osmosis Facility (MFRO). A twostep Design-Build procurement process was initiated for the design and construction of a

MFRO facility and pump station to improve recycled water quality for agricultural uses.

Anticipated Implementation Activities (0-3 Years):

1. Update and integrate our existing Bikeway Master Plan and Trails Master Plan with a Pedestrian Master Plan, prepared as a Complete Active Transportation Strategy for the city.
2. Prepare a streetscape plan for Grand Avenue (underway).
3. Update the Circulation Element portion of the General Plan, with a focus on roadway classifications.
4. Develop and implement a Transportation Demand Management Program.
5. Define Urban Code Area for establishing traffic Levels of Service areas.

C. Housing

The Housing Element 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. Topics or issue areas covered in the Housing Element include the following:

- Plan for quality, managed, and sustainable growth
- Provide a range of housing opportunities
- Enhance the quality of housing and preserve character

Indicators and General Plan Implementation (2018)

- The primary existing housing type in the City was single-family homes detached homes (23,436 total housing units).
- There are 3,347 attached single-family homes.
- Two-family and multi-family condominiums, townhomes, and apartments comprised 17,184 total housing units.
- 3,246 total mobilehomes.
- 4.9 median rooms per housing unit, citywide.
- 49.8 percent of all housing is owner-occupied.
- The average size of an owner-occupied unit – 3.17 persons per household.
- The average size of a renter occupied unit – 3.40 persons.
- Vacancy rates:
 - The homeowner vacancy rate is 0.7 percent, which is a year-over decrease from 0.9 percent in 2017, and a two year-over decrease 1.2 percent in 2016.
 - The rental vacancy rate is 4.2 percent. (4.6 percent in 2017 and 4.7 percent in 2016).
- 223 permits issued in 2018 for new housing units, including 40 single-family units, 24 second dwelling units, and 25 new mobilehomes.
- Construction of an affordable residential development was completed:

- A new 33-unit rental project (April 2018), and
- One 4-unit building acquired and rehabilitated for housing for formerly homeless.
- HOME funding committed to rehabilitate 6-units of transitional housing for homeless households.
- \$132,290 in Federal ESG funds committed to address homelessness through shelter operations (Homeless Prevention, Rapid Housing and Street Outreach).
- Initiated a Comprehensive Strategy to Address Homelessness. The strategy report is anticipated to be completed in 2019. Once complete, it will be published on the City website and utilized as a model in our efforts to manage and reduce chronic homelessness.
- A RFP was released regarding HEAP funds for a full time social worker to join the city team. The program should be up and running in 2019.
- Veterans Village rental project under construction (48 new affordable units)
- 30 very-low income seniors and disabled households were assisted in mobilehomes and apartments with a monthly rental subsidy while waiting for HUD Section 8 eligibility
- During 2018, 1,022 Escondido residents received Housing Choice Vouchers (Section 8) from the Housing Authority of San Diego County.
 - There are 13,924 households on the wait list, which is a year-over increase of 38.6 percent from 10,046 households in 2018.
- The City conducted 11 mobilehome rent control hearings (all short form)
- In 2018, 18 neighborhood groups were supported, including neighborhood clean-ups, neighborhood leadership forum meetings, and participation of multiple departments at neighborhood group meetings. City staff also led a Neighborhood Leadership Training Academy with 20 lower and moderate-income residents, which helps prepare them to be leaders in their communities.
- In FY 2018-19 the City received \$1,791,466 in CDBG funds, which represents a year-over increase of 12.7 percent from \$1,588,664 in 2018. In 2018, \$302,750 supported public service and fair housing activities supporting the six local CDBG priorities: Youth, Economic Development, Seniors, Neighborhood Revitalization, Homelessness and ADA Improvements. The 2018 amount is a year-over increase of 12.0 percent, from \$270,200 in 2017.

Anticipated Implementation Activities (0-3 Years):

1. Prepare and implement 5-Year Consolidated Action Plans and/or Annual Action Plans.
2. Complete the Comprehensive Strategy to Address Homelessness and begin implementation.
3. Initiate and adopt a 2021-2028 Housing Element and pursue early implementation of some anticipated Housing Element action items:
 - Adopt a transfer development rights (TDR) and unit-banking (UB) program in the downtown area to ensure the full, future build-out of the downtown at the densities envisioned as part of the 2012 General Plan. This will be critical component of the Housing Element update to optimize residential land inventory calculations and yield assumptions to meet RHNA objectives.

- Remove constraints to housing development, such as ground floor retail requirements in the downtown area. Although key corridors and nodes should continue to feature ground level retail activity, applying the restriction throughout the Downtown Specific Plan unduly constrains development opportunities.
- Assign minimum density standards for the downtown and other key residential zones to ensure that new development accommodates future housing needs, stabilizes neighborhood development, and promotes smart growth objectives to focus growth near infrastructure. This will be critical component of the Housing Element update to demonstrate SB 166 compliance (“No Net Loss” law), as well as objectives and to promote environmental sustainability.

D. Community Health and Services

The Community Health and Services Element establishes policies that influence good land use planning in order to enhance community health and welfare. Policies supporting access to healthy foods, availability of parks, recreational opportunities, libraries and cultural services, as well as promoting educational advancement and civic engagement all aim to improve economic, physical, and social conditions. The Community Health and Services Element promotes a community-based and private sector approach for establishing a sustainable and healthy community. Topics or issue areas covered in the Community Health and Services Element include the following:

- Health and Wellness
- Parks and Recreation
- Library Services
- Cultural Enrichment
- Schools and Education
- Civic Engagement
- Childcare
- Older Adult, Disabled, and Disadvantaged

Indicators and General Plan Implementation (2018)

- Median age – 34.2 years
 - The population that is 65 years and older – 11.3 percent
 - Children ≤ 18 years old in households – 24.2 percent
- The City’s first four-year university, John Paul the Great Catholic University, completed its fifth full year of operation.
- Public Art funds were utilized for ongoing maintenance/refurbishment and repairs of Queen Califia, the sculpture garden in Kit Carson Park.
- The City began using \$1,207,600 in grant funds to the City to improve parks and community centers in low-income, park deficient neighborhoods (projects to be completed in 2019).

- 6,556.3 acres of parkland. The Escondido Country Club project, approved in 2017, would add public parkland to the City inventory (anticipated to be completed in 2019).
- A design for Grape Day Park restrooms has been prepared and will be presented to the Historic Preservation Commission in 2019.
- 8 new upgraded parks or facilities:
 - EVCC – New Sound System in Gymnasium
 - Don Anderson Building - New parking lot gate and security lighting
 - Grape Day Park – Replaced damaged sections of Vinehenge slide and updated landscaping around fountain
 - Washington Park - Recreation building rehab (ongoing)
 - Kit Carson Park – Trail markers and Maps installed
 - Jim Stone Pool – Roof replacement and improvements to pool house
 - Grove Park – replaced tree grates and improved dumpster enclosure
 - Smart Irrigation Controllers installed throughout our parks and facilities
- 625 recreational programs, which is a year-over increase of 429 recreational programs, which is a year-over increase of 45.6 percent. There were 844 programs in 2016, or a two-year decrease of 25.9 percent:
 - 4,485 total students participating
 - 1,258 participants in the youth soccer program
 - 6 youth soccer, pop warner, and baseball leagues with 3,721 participants.
 - 215 adult softball teams with 2,580 participants
 - 13 soccer tournaments (youth and adult) with 24,000 participants
 - 10 softball tournaments with 19,500 participants
 - 9,223 participants/visits at the skate park
 - 60 adult hockey teams with 720 participants
- No. of new miles of public trails in 2018 – none
- New improvements to libraries in 2018:
 - Upgraded from barcode to RFID technology in March 2018. This includes:
 - Quicker check-outs (can check out up to 10 items at once instead of one at a time)
 - 5 new touch screen self-checkout machines
 - Ability to pay fines and fees via credit card
 - More accurate door counters
 - Installed a new Automated Material Handler that automatically checks items in and sorts them based on item location. Additionally, it allows patrons to receive immediate check-in verification via a receipt or email receipt, and reduces staff time dedicated to check-in and repetitive stress injuries.
 - Installed new circulation desk that is easier to access by patrons, and more ergonomic for staff.
 - Added seating in Business Center and Collaboration Corner with tables that allow for electronic device usage.
 - Exhibit wall space in the Pioneer Room has been cleared to display beautiful photos of historic Escondido.
 - In-demand items such as new law and medical reference books, that were previously “in-house use” materials, have been made available for public checkout.

- Signage has been refreshed and streamlined for ease of finding materials.
- Cleared physical spaces to increase visibility, enjoyment and ease of interaction with library offerings.
- Library technology:
 - 145,973 wireless internet sessions in the library. 141,325 in 2017.
 - 288,036 website hits, a year-over increase of 56.4 percent, from 184,069 website hits in 2017.
- Library circulation:
 - 422,939 items circulated
 - 31,159 check outs of digital media (eBooks, eAudiobooks, etc.)
- Library programs:
 - 118 children’s programs, with 4,818 attending. In 2017 there were more programs (125 children’s programs), but less attending (4,740).
 - 96 adult programs (includes Pioneer Room and Literacy)
 - 20 teen programs: 220 attending
 - 12 family programs: 1,315 attending
- Childcare programs:
 - Number of Day Camp programs conducted – 19
 - Pre-school programs – 92
 - After School programs (City) – 3
 - After School Education and Safety (ASES), EUSD programs – 10
- Elderly/disabled/disadvantaged programs:
 - 66 programs for seniors
 - 26,643 meals served to seniors
 - 13,562 rides provided to seniors from home to the Park Avenue Community Center (PACC) to eat and enjoy the programs

Anticipated Implementation Activities (0-3 Years):

1. Conduct a study to determine the feasibility of a park development fee structure.
2. Update the master plan of trails to include Pedestrian Master Plan elements, as an intrinsic component of a citywide Complete Active Transportation Strategy.
3. Various neighborhood improvement initiatives, as established by the City Council Work Plan from time to time.
4. Complete new Washington Park Skate Spot and expanded parking lot improvements (planning and design underway).
5. Complete the Grape Day Park restrooms project.

E. Community Protection

Escondido’s Community Protection Element addresses such issues as flood and fire hazards, geologic and seismic activity, and hazardous materials. Sections regarding Emergency Preparedness, Police and Fire service are also included. The Element also includes a section addressing Noise, which is a required component for General Plans. The purpose of the Community Protection Element is to identify and address the most relevant public safety issues

affecting the community. In addition, the Element offers possible solutions and establishes standards and policies for proactively addressing threats to life and property. Topics or issue areas covered in the Community Protection Element include the following:

- Disaster Preparedness and Emergency Response
- Fire Protection
- Police Services
- Code Enforcement Policies
- Noise
- Flood Protection
- Solis and Seismicity
- Hazardous Materials

Indicators and General Plan Implementation (2018)

- No. of calls for service in 2018:
 - 52,313, a year-over decrease of 2.5 percent from 53,696 service calls in 2017.
 - 60,759 9-1-1 calls, a year-over increase of 34.8 percent from 45,064 9-1-1 calls in 2017.
 - 99,193 total police calls for service (which includes all calls for service, traffic stops, extra patrols, and other police related activities. There were 115,699 total police calls for service were made in 2017, which is a year-over decrease of 14.2 percent. There were 104,579 calls in 2016, representing a two year-over decrease of 5.1 percent.
- No. of parking citations in 2017 – 7,341: which is a year-over increase of 17.3 percent (6,256 in 2017)
- No. of reported accidents (by type):
 - 1,054 collisions
 - 3 fatal collisions
- No. of noise complaints received/closed in 2018 – 2,222. There were 1,660 complaints in 2017 (year-over increase of 33.8 percent) and 1,565 in 2016 (representing a two year-over increase of 41.9 percent).
- No. of arrests (felony, misdemeanor) in 2018: 5,108, which is a year-over decrease of 12.9 percent from 5,866 in 2017 and a two year-over decrease of 4.3 percent (5,342 in 2016).
 - 1,570 felony arrests
 - 3,538 misdemeanor arrests
 - 374 other detentions
- No. of police officers – 160 (includes one OTS grant funded position)
- In 2018, the Police Department used received 24 grants for a total of approximately \$1,723,030 in funding.
- Increased staffing in the Escondido Police and Fire Communications center to meet the growing public safety needs of our community.
- Detective Jeff Udvarhelyi was recognized as the 2018 Law Enforcement Officer of the Year by the San Diego County District Attorneys Association. In 2018, Detective

Udvarhelyi's investigations resulted in 11 convictions on those who victimized children. When combined, those 11 convictions have totaled sentences of 350 years to life in prison.

- EPD partnered with the San Diego Children's Discovery Museum on a new display that highlighted public safety. Our partnership included donating a retired police motorcycle that was transformed into a display for children.
- Our COPPS unit continued its partnerships with community organizations to address homelessness issues. Through the COPPS units efforts, over 60 previously homeless individuals have been matched with services and/or reunited with family to get them off of the streets.
- No. of fire stations – 7
- No. of Fire Department personnel:
 - 87 Firefighters (24 Fire Captains, 24 Fire Engineers, and 39 Paramedics)
 - 18 Non-Safety Paramedics
 - 6 Chief Officers
 - 1 Fire Marshal
 - 4 Prevention Officers
 - 1 Emergency Preparedness Manager
 - 4 Administrative Staff
- No. of Fire Apparatus:
 - 7 Type 1 Frontline Fire Engines
 - 3 Type 1 Reserve Engines
 - 4 Type 3 Brush Engines
 - 1 Type 6 Brush Engine
 - 1 Frontline Truck
 - 1 Reserve Truck
 - 5 Frontline Ambulances
 - 4 Reserve Ambulances
- Average response time of Fire Department: 5 minutes and 14 seconds in 2018.
 - Met Quality of Life Standard Goal 91 percent of the time.
 - The response time was 5 minutes and 15 seconds in 2017.
 - The response time was 6 minutes and 29 seconds in 2016.

Anticipated Implementation Activities (0-3 Years):

1. Various public safety initiatives, as established by the City Council Work Plan from time to time.

F. Resource Conservation

Escondido's Resource Conservation Element satisfies state requirements for the Open Space and Conservation Elements as stated in the Government Code. Community Goals and Objectives call for creating an aesthetically pleasing environment, as well as conserving Escondido's natural and scenic resources. The Element's purpose is to identify areas for conserving open space as well as other important resources including air and water quality, cultural, agricultural, mineral and energy resources, as well as protecting hillside and ridgeline

view corridors with particular emphasis on ridgelines, unique landforms and visual gateways. Topics or issue areas covered in the Resource Conservation Element include the following:

- Biological and Open Space
- Trails
- Visual Resources
- Agricultural Resources
- Historical Resources
- Water Resources and Quality
- Air Quality and Climate Protection

Indicators and General Plan Implementation (2018)

- 1,342 new solar PV units installed in 2018.
 - A year-over increase of 35.7 percent from 2017, when 989 new solar PV units were installed.
- The Spruce Street Channel Project was prepared for construction during FY 2017-18 by the City's Environmental Programs and Engineering staff. In 2018, engineering design was completed, and environmental permits were received from the California Department of Fish and Wildlife, Regional Water Quality Control Board, and the Army Corps of Engineers. "Phase I" of the project, 150 feet of pedestrian bridge at West Valley Parkway, was combined with the rest of the project to bid and be constructed as one comprehensive project.
- During FY 2017-18, the City of Escondido installed trash capture devices at 32 storm drain inlets upstream of the Spruce Street Channel Improvement Project drainage area. The devices have been functioning properly and maintained by the Public Works Department.
- Engineering design of potential Alternative Compliance program project (Rincon Villa Drive) proceeded to 60%. The City intends to use this project as a credit for future development as a part of the Offsite Alternative Compliance provision in the 2013 San Diego Region MS4 Permit.
- The Escondido Creek Hydromodification Exemption Analysis was incorporated into the Carlsbad WQIP update in May 2018. This exemption from hydromodification management requirements is available to and supports development & redevelopment in areas draining directly to Escondido Creek and the concrete channel, reducing project costs without negative erosional impacts to the Creek.
- City staff recorded visual observations at 109 major storm drain outfalls and analyzed water quality at 6 sites, twice in 2018.
- Swept 12,110 miles of streets, removing 2,879 tons of material before it reached storm drains. The Public Works Department initiated a process to update this program with a GIS-based routing system in future Fiscal Years.
- Inspected 2,167 storm drain inlets for accumulated debris and trash. Performed 426 cleanouts of storm drains, removing 379 tons of debris from the MS4. The Public Works Department and Utilities/Environmental Programs Division reviewed several years of inspection and cleanout data to update inlet inspection prioritization to allow for focused

efforts on the MS4 facilities with the most accumulated debris and/or with inlet filters/baskets requiring increased maintenance frequencies. This re-prioritization was put into effect in FY2017-18.

- Cleaned 3.74 miles of open channel, removing 2,276 tons of invasive plants, trash and debris, and mobilized sediment prior to discharge to natural areas.
- The Escondido City Council approved funding for a Corrugated Metal Pipe (CMP) Condition Survey for 20 miles of CMP storm drains in FY2016-17. In FY 2017-18, all accessible CMPs were televised and prioritized for repair based on pipe condition. One CMP was replaced and three CMPs were repaired in FY 2017-18. CMPs that could not be televised (due to blockage) are being cleaned and will be televised in FY 2018-19. Approximately 20 pipes are anticipated to be replaced or rehabilitated in FY 2018-19 and additional pipes will be repaired in future annual CMP repair projects.
- The City's sediment detention basin located in Kit Carson Park, Eagle Scout Lake, was maintained in May 2018. Approximately 320 cubic yards of sediment was removed to maintain the capacity of the basin.
- The Country Club golf course in the City of Escondido was closed, and the area was rezoned for residential development. The former golf course property will be redeveloped into a residential community, Country Club Redevelopment Project - "The Villages". The Villages project site encompasses an area of 97.5 acres and will have structural biofiltration BMPs to treat runoff. During FY 2017-18, the City of Escondido negotiated with the Villages developer, and as a result, the City's development agreement requires the developer to treat storm water from 103 acres of neighborhoods outside of the Villages project site.
- The City of Escondido has closely followed the development of the Statewide Trash Amendments and San Diego Regional Water Quality Control Board approval of the Trash Order (Order R9-2017-0077) in June 2017. Environmental Programs worked with a consultant and applicable Departments to complete Priority Land Use Assessments and develop a jurisdictional map and schedule, as required by the Order for the Track 1 compliance pathway. The City delivered this first submittal requirement in December 2018.
- In FY 2017-18, the Utilities Department completed 154 classroom and camp presentations to 3,925 elementary school students throughout Escondido.
- In FY 2017-18, the Public Works Recycling Division led 56 events reaching approximately 2,500 residents. Notably, the City sponsors electronic and household hazardous waste events twice a month, reaching approximately 200 people a month. The City also hosted and promoted 4 used oil events, 4 compost workshops (with 51 total attendees), and two volunteer cleanups at Lake Dixon with 160 volunteers last year. Finally, the We Clean Escondido program supports approximately 10 neighborhood cleanup groups with an average of 3-5 volunteers per group, gathering approximately 2 bags of trash for monthly cleanups removing litter before it reaches the MS4.

Anticipated Implementation Activities (0-3 Years):

1. Prepare a Master Plan that identifies gateways and visual quality guidelines

2. Conduct a study to determine the feasibility of expanding the city's recycling program.

G. Growth Management

The purpose of the Growth Management Element is to establish policies for balancing the timing of infrastructure improvements with current and anticipated demands for service through the adoption of specific implementation techniques. A goal of growth management is to phase capital facility improvements concurrent with population growth so that new development does not compound existing service shortfalls, or result in critical infrastructure deficiencies. Effective growth management also establishes parameters for periodically monitoring the impacts that growth has on the community and defines the methods by which impacts are addressed, allowing decision makers to efficiently prioritize capital improvements. Topics or issue areas covered in the Growth Management Element include the following:

- Quality of Life Thresholds
- Public Facility Master Plans
- Public Facility Financing
- Public Facility Phasing
- Public Facility Deficiencies
- Growth Management Monitoring

Indicators and General Plan Implementation (2018)

- Total population – 151,979
 - Population increase from 2010 – 5.2 percent
- Total fees collected through building permits in 2018:
 - Parkland fees – \$1,484,215, a year-over increase of 55.8 percent from \$952,504 in 2017; and a two year-over increase of 499.1 percent from \$247,740 in 2016.
 - Traffic fees – \$843,485, a year-over increase of 110.7 percent from \$400,185 in 2017; and a two year-over increase of 173.4 percent from \$308,417 in 2016.
 - Sewer fees – \$3,485,648, a year-over increase of 74.1 percent from \$2,002,397 in 2017; and a two year-over increase of 592.7 percent from \$503,166 in 2016.
 - Water fees – \$926,080, a year-over decrease of 65.9 percent from \$2,722,530 in 2017; and a two year-over increase of 3.7 percent from \$892,543 in 2016.
- Monitored and reported annually on the performance of development activity.
- Working with LAFCO to complete a Sphere of Influence Update and MSR to confirm properties appropriate to re-zone.
- City Council established a target Reserve balance of 25 percent.

- City conducted an assessment of public facility needs and costs and adjusted development impact fees to reflect the cost of constructing infrastructure associated with serving new growth.
- City evaluated the pricing levels of its habitat credits available for sale at Daley Ranch Conservation Bank in comparison with regional conservation banks and adjusted the pricing levels of habitat credits to better reflect the marketplace.

Anticipated Implementation Activities (0-3 Years):

1. Prepare an Annexation Procedures Manual
2. Monitor Growth Management Measure
3. Participate in LAFCO's island annexation program and contribute to orderly and fiscally solvent annexations into the incorporated city.
4. Various fiscal impact initiatives, as established by the City Council Work Plan from time to time.

H. Economic Prosperity

The purpose of the Economic Prosperity Element is to establish policies that promote the long-term vitality of Escondido's local economy by developing and guiding employment and business opportunities and encouraging appropriate economic and business development in the city. Policies in this element promote a sustainable local economy to benefit current and future generations without compromising resources, and are intended to favorably influence the balance between employment and housing. Topics or issue areas covered in the Economic Prosperity Element include the following:

- | | |
|-----------------------------------|--|
| • Employment Acreage | • Long-Term Economic Wellbeing |
| • Wage and Job/Housing | • Minimizing Infrastructure Impediments |
| • Small Business | • Strengthening Workforce Qualifications |
| • Twenty-First Century Industries | • City Leadership |
| • Tourism and Recreation | • Economic Development Monitoring |
| • Existing Economic Districts | |
| • Marketing and Image | |

Indicators and General Plan Implementation (2018)

- Civilian employed population – 71,644, a year-over increase of 4.3 percent from 68,645 in 2017; and a two year-over increase of 8.1 percent from 66,225 in 2016.
 - Service occupations – 17,222 (24.0 percent)
 - Sales and office – 17,191 (23.9 percent)
 - Management/business sector – 7,922 (11.0 percent)
 - Education – 2,918 (4.1 percent)
 - Healthcare practitioner – 2,333 (3.2 percent)
- Major pipeline projects (initiated, in progress, or completed during the reporting period)

- 2,427 new single-family and multi-family units
 - 183,500 square feet of new retail commercial space
 - 86,000 square feet of new medical office space
 - 240,000 square feet of new industrial space and an additional 10 new industrial lots
 - 697 new hotel units (keys)
- Grand total receipts for all business license accounts - \$2,013,116.09, which is a year-over increase of 5.2 percent from \$1,913,790.27 in 2017; and a two year-over increase of 13.5 percent (\$1,772,260.51 in 2016).
 - Continued implementing the *Working Together to Get to Yes* initiative.
 - Continued to build on the momentum of the Innovate 78 regional economic development initiative focused on business retention expansion and attraction along the 78 Corridor and strategies to expedite permit processing and improve overall customer service.
 - 2018 Comprehensive Economic Development Strategy completed.
 - Grand Ave. median landscape improvements completed. Work underway for the design of Grand Avenue streetscape and Street Alignment Plan.
 - Conducted a retail seminar for downtown merchants with Barbara Wold.
 - Held the annual local wineries event.
 - Launched Opportunity Zones webpage to promote investment in Downtown Escondido.
 - Received San Diego Section APA award in the Implementation category for economic development strategy implementation success.
 - Drafted policy for disposition of city-owned property in TOD area.
 - Hosted Meet the Buyers in partnership w/Small Business Development Center.
 - Facilitated temporary sign standards workshop w with Chamber of Commerce.
 - East Bay EDA presentation on regional economic development collaboration.
 - SD Global Investment Forum panel on North County opportunities.
 - Impact Datasource “Economic Development Secrets” podcast.

Anticipated Implementation Activities (0-3 Years):

1. Economic Development strategies and tactics as outlined in the City’s updated comprehensive economic development strategy.
2. Economic Development strategies and tactics as outlined in the City Council Action Plan every two (2) years.
3. Continuation of the Innovate 78 initiative with new focus on the 78 Corridor’s startup ecosystem, entrepreneurship and talent pipeline development.
4. Partnership with the San Diego Regional EDC on a regional strategy for economic inclusion.
5. Promote investment in Escondido’s newly established Opportunity Zone.
6. Redevelopment of properties in Spruce St. area.
7. Explore tools to improve historic downtown core, including assessment district options.

V. Degree to which the General Plan complies with the Adopted Office of Planning and Research (OPR) Guidelines

The Governor's Office of Planning and Research (OPR) is responsible for updating the resources for drafting and amending a general plan. OPR also monitors general plan implementation with annual progress reports from cities and counties, and grants general plan extensions for qualified cities and counties. OPR adopted General Plan Guidelines (GPG) in 2003 for use by local jurisdictions in the preparation of their general plans. Also, a December 2010 GPG update to the guidelines provided guidance on how to address the Complete Streets Act and modify the Circulation Element to plan for a balanced, multimodal transportation network. It is important to note that the Guidelines are permissive, not mandatory.

Staff has prepared an analysis of the Escondido General Plan compared to the general criteria included in State law, along with an evaluation of the degree to which the Escondido General Plan complies with the OPR Guidelines.

The GPG contain ten chapters and three appendices of requirements and references, in the following basic areas:

1. General Plan Basics: The General Plan generally complies with the basic requirements in that it is comprehensive, internally consistent, and has a long-term perspective.
2. Sustainable Development and Environmental Justice: The General Plan complies with guidelines for sustainable development and environmental justice. General plan policies and programs generally discuss inclusive public participation, social and economic well-being, jobs/housing balance, managed and balanced growth, livable communities and quality of life, and responsible resource conservation.
3. Preparing and Amending the General Plan: The City complied with the Guidelines in the preparation and adoption of the General Plan (2012) and continues to comply with the Guidelines, CEQA, and the Government Code in the processing of any General Plan amendments.
4. Required Elements: The General Plan contains all of the required elements (Appendix B).
5. Format and Element Integration: The format of the General Plan complies with the Guidelines in that all of the required elements are present and no one element takes precedence over any other (equal legal status). The document is posted on the City's website and available for public review at City Hall and the Library.
6. Optional Elements: The General Plan includes optional elements that are either individual sections or are consolidated with other elements.
7. CEQA and the General Plan: The General Plan preparation, adoption, and amendments comply with all requirements of the California Environmental Quality Act.

8. Public Participation: The preparation, adoption, and administration of the General Plan all include public participation, to the extent required by the General Plan Guidelines, CEQA, and the Government Code.
9. Implementing the General Plan: To date, the implementation of the General Plan has complied with all applicable Guideline requirements, including consistency with zoning, subdivisions, redevelopment, building code administration, financing mechanisms, and the preparation of this Annual Progress Report.
10. Special General Plan Considerations: The General Plan preparation and administration comply with the applicable Acts.

VI. Plans, Projects, and Accomplishments

The Planning and Building Divisions processed a variety of planning permits during 2016, including conditional use permits (CUPs), subdivision map requests, and associated environmental reviews. The breakdown in applications received is as follows:

- 2 Adjustment Plats
- 2 Admin. Adjustments
- 1 Lot-Tie Rescission
- 1 Annexation
- 53 Notices of Exemption
- 62 Certificates of Appropriateness
- 2 Certificates of Compliance
- 2 Comprehensive Sign Programs
- 3 Major CUPs
- 4 Minor CUPs
- 5 Daley Ranch Mitigation Bank Credit Purchases
- 22 Design Reviews
- 2 Development Agreements
- 1 EIR
- 3 Extensions of Time
- 1 General Plan Amendment Initiation
- 1 Grading Exemption
- 3 Mills Act Contracts
- 2 Minor Development Applications
- 3 MNDs
- 3 Master Plans
- 2 Precise Plans
- 9 Major Plot Plans
- 4 Minor Plot Plans
- 1 Re-zone
- 15 ADUs
- 74 Sign Permits

- 61 Temporary Sign/Banner Permits
- 25 Temporary Use Permits
- 2 Tentative Maps
- 1 Vegetation Removal Permit
- 2 Zoning Code Amendments
- 15 Zoning Consistency/Verification Letters

Progress in meeting the City's Share of Regional Housing Needs Government Code Section 65400(a)(2)(B) provides: "*The Housing Element portion of the Annual Progress Report shall be prepared through the use of forms and definitions adopted by the Department of Housing and Community Development ...*" The tables provided in Appendix D demonstrates the progress made in meeting the City's share of regional housing needs. HCD requires a report format that consists of six Excel spreadsheets. Therefore, Appendix D also addresses the progress in meeting housing goals and objectives specified in the Housing Element, adopted in 2012.

VII. Conclusion

The General Plan is the City's guiding vision. Upkeep and maintenance of the General Plan is a continuous process. As noted in this Annual Progress Report, the City implements the General Plan's vision on a day-to-day basis, in its many planning projects, and strives to include the public in the decision-making process.

APPENDIX A
GOVERNMENT CODE SECTION 65400

Government Code Section 65400

a) After the legislative body has adopted all or part of a general plan, the planning agency shall do both of the following:

1) Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open- space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.

2) Provide by April 1 of each year an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development that includes all of the following:

A) The status of the plan and progress in its implementation.

B) The progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583. The housing element portion of the annual report, as required by this paragraph, shall be prepared through the use of forms and definitions adopted by the Department of Housing and Community Development pursuant to the rulemaking provisions of the Administrative Procedure Act (Chapter 3. 5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2). Prior to and after adoption of the forms, the housing element portion of the annual report shall include a section that describes the actions taken by the local government towards completion of the programs and status of the local government's compliance with the deadlines in its housing element. That report shall be considered at an annual public meeting before the legislative body where members of the public shall be allowed to provide oral testimony and written comments.

C) The degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the general plan.

b) If a court finds, upon a motion to that effect, that a city, county, or city and county failed to submit, within 60 days of the deadline established in this section, the housing element portion of the report required pursuant to subparagraph (B) of paragraph (2) of subdivision (a) that substantially complies with the requirements of this section, the court shall issue an order or judgment compelling compliance with this section within 60 days. If the city, county, or city and county fails to comply with the court's order within 60 days, the plaintiff or petitioner may move for sanctions, and the court may, upon that motion, grant appropriate sanctions. The court shall retain jurisdiction to ensure that its order or judgment is carried out. If the court determines that its order or judgment is not carried out within 60 days, the court may issue further orders as provided by law to ensure that the purposes and policies of this section are fulfilled. This subdivision applies to proceedings initiated on or after the first day of October following the adoption of forms and definitions by the Department of Housing and Community Development pursuant to paragraph (2) of subdivision (a), but no sooner than six months following that adoption.

APPENDIX B
GENERAL PLAN RELATIONSHIP TO STATE LAW REQUIREMENTS

State law requires that general plans include seven elements. The elements may be combined or renamed, but basic requirements must be included. Elements for other topics of local concern may also be included. The relationship between State mandated elements and the Escondido General Plan are illustrated below.

Mandatory Element	Escondido General Plan	Element Description
Land Use	Land Use and Community Form	Designates the proposed distribution and location of the uses of land for housing, business, industry, open space, and other categories of public and private land use activities.
Circulation	Mobility and Infrastructure	Specifies the general location of existing and proposed major thoroughfares, transportation routes, and other local public utilities and facilities.
Conservation	Resource and Conservation	Addresses the conservation, development, and utilization of natural resources including water and its hydraulic force, soils, rivers and other waters, wildlife, minerals, and other natural resources.
Open Space	Resource and Conservation	Addresses the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life.
Safety	Community Protection	Identifies variety of risks and hazards. This includes any unreasonable risks associated with the effects of seismically induced surface rupture and tsunami, slope instabilities, flooding, and fire hazards.
Noise	Community Protection	Identifies noise problems and analyzes current and projected noise levels for highways, roadways, transit systems, and

ground stationary noise sources.

Housing

Housing

Develops a plan to meet current and future housing needs of all people within the community, regardless of socio-economic status.

Optional Element

Community Health and Services

Develops a policy framework for recreational services, library services, schools and education, cultural enrichment, and public health and wellbeing.

Optional Element

Growth Management

Develops quality of life standards and establishing public facility planning strategies.

Optional Element

Economic Prosperity

Provides a policy framework to promote the City's long-term viability and to advance the City's position as a "economic hub" with employment and business opportunities.

APPENDIX C
PIPELINE PROJECTS

Pipeline Project Map and Pipeline Project List:

<https://www.escondido.org/planning.aspx>

APPENDIX D
2018 HOUSING ELEMENT REPORT

Please Start Here

General Information	
Jurisdiction Name	Escondido
Reporting Calendar Year	2018
Contact Information	
First Name	Kristina
Last Name	Owens
Title	Associate Planner
Email	kowens@escondido.org
Phone	(760) 839-4519
Mailing Address	
Street Address	201 North Broadway
City	Escondido
Zipcode	92025

Submittal Instructions

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. **Online Annual Progress Reporting System (Preferred)** - This enters your information directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*
2. **Email** - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

v 1_29_19

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

Jurisdiction	Escondido	
Reporting Year	2018	(Jan. 1 - Dec. 31)

Note: + Optional field
Cells in grey contain auto-calculation formulas

Table A

Housing Development Applications Submitted

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes		
1				2	3	4	5							6	7	8	9	10	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
Summary Row: Start Data Entry Below															52	52			
	23107039	206 S Rose St		ADM18-0041	2 to 4	R	7/25/2018								2	2		No	
	22822050	917 W Lincoln Ave		ADM18-0049	5+	R	3/23/2018								9	9		No	
	23032103	829 E 4th Ave		ADM18-0077	2 to 4	R	7/25/2018								2	2		No	
	27230132	3907 Sierra Linda Drive		ADM18-0054	ADU	O	5/15/2018						1		1	1		No	
	22748021	1061 Rincon Villa Pl		ADM18-0065	ADU	R	4/13/2018						1		1	1		No	
	23855006	2091 Hallmark PL		ADM18-0073	ADU	O	6/13/2018						1		1	1		No	
	22849031	960 Sugarloaf Dr		ADM18-0076	ADU	O	6/20/2018				1				1	1		No	
	23220018	100 Howell Heights		ADM18-0078	ADU	O	5/2/2018				1				1	1		No	
	22950203	421 E 4th Ave		ADM18-0082	ADU	R	7/24/2018						1		1	1		No	
	23625522	1880 Redwood St		ADM18-0086	ADU	O	7/11/2018				1				1	1		No	
	22735526	1004 N Ash St		ADM18-0088	ADU	O	6/28/2018						1		1	1		No	
	22769004	1522 Sheridan Pl		ADM18-0094	ADU	O	8/22/2018						1		1	1		No	
	23045222	1076 Circle Dr		ADM18-0096	ADU	R	7/6/2018						1		1	1		No	
	23449110	1942 Hemingway Ct		ADM18-0099	ADU	O	9/25/2018		1						1	1		No	
	27102213	3045 El Ku Ave		ADM18-0100	ADU	O	9/11/2018						1		1	1		No	
	22717027	1526 E Washington		ADM18-0124	ADU	O	11/1/2018		1						1	1		No	
	22459004	1074 Memory Ln		ADM18-0144	ADU	R	10/12/2018						1		1	1		No	
	22417120	1767 Foothill View Pl		ADM18-0149	ADU	R	9/26/2018						1		1	1		No	
	24054024	2632 Emerald Oaks Gl		ADM18-0160	ADU	O	10/12/2018						1		1	1		No	
	23324213	252 w 7th Ave		ADM18-0161	ADU	O	8/31/2018				1				1	1		No	
	23055060	1510 Boyle Ave		ADM18-0163	ADU	O	10/12/2018						1		1	1		No	
	23230122	431 Vine St		ADM18-0167	ADU	O	12/17/2018						1		1	1		No	
	22412041	319 Aspero Ct		ADM18-0212	ADU	O	11/13/2018						1		1	1		No	
	22906201	1140 Gamble st		ADM18-0240	ADU	O	12/20/2018						1		1	1		No	
	23852023	3101 Foxhall Gl		B18-0359	SFD	O	2/14/2018							1	1	1		No	
	23237207-58392	1001 S Hale #9		B18-0146	MH	O	1/23/2018						1		1	1		No	
	2263901219	El Norte Pkwy #316		B18-0180	MH	O	1/25/2018						1		1	1		No	
	2362214-48965	541 W 15th #27		B18-0302	MH	O	2/7/2018						1		1	1		No	
	23505042	1301 S Hale		B18-0422	MH	O	2/22/2018						1		1	1		No	
	23102238-30559	E Valley Pkwy #247		B18-0738	MH	O	3/30/2018						1		1	1		No	
	23104033	0 E Valley Pkwy #24		B18-0903	MH	O	4/20/2018						1		1	1		No	
	23237207-58398	1001 S Hale #15		B18-1425	MH	O	6/14/2018						1		1	1		No	
	2263900954	El Norte Pkwy #146		B18-1506	MH	O	6/25/2018						1		1	1		No	
	2351631352	W Citracdo Pkwy #52		B18-2103	MH	O	7/31/2018						1		1	1		No	
	23104033-53180	0 E Valley Pkwy #23		B18-1883	MH	O	8/20/2018						1		1	1		No	
	23104033-15675	0 E Valley Pkwy #64		B18-2161	MH	O	8/23/2018						1		1	1		No	
	2263900854	W El Norte Pkwy #54		B18-2595	MH	O	10/1/2018						1		1	1		No	

2263901046	El Norte Pkwy #219	B18-2596	MH	O	10/1/2018						1		1	1		No
23102238-26010	E Valley Pkwy #247	B18-2699	MH	O	10/9/2018						1		1	1		No
2263901071	El Norte Pkwy #244	B18-3034	MH	O	11/1/2018						1		1	1		No
23104228-10	E Valley Pkwy #18	B18-3193	MH	O	11/4/2018						1		1	1		No
23616111-54113	1415 S Pine St #8	B18-3620	MH	O	12/27/2018						1		1	1		No

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Housing Element Implementation

25 §6202)

Jurisdiction	Escondido	
Reporting Year	2018	(Jan. 1 - Dec. 31)

Note: + Optional field
Cells in grey contain auto-calculation formulas

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below													32	13	54
	23237207-58392	1001 S Hale #9		B18-0146	MH	O								1/23/2018	1
	2263901219	W El Norte Pkwy #316		B18-0180	MH	O								1/25/2018	1
	2362214-48965	541 W 15th #27		B18-0302	MH	O								2/7/2018	1
	23505042	1301 S Hale #39		B18-0422	MH	O								2/22/2018	1
	23102238-30559	00 E Valley Pkwy #247		B18-0738	MH	O								3/30/2018	1
	23104033	700 E Valley Pkwy #24		B18-0903	MH	O								4/20/2018	1
	23237207-58398	1001 S Hale #15		B18-1425	MH	O								6/14/2018	1
	2263900954	W El Norte Pkwy #146		B18-1506	MH	O								6/25/2018	1
	2351631352	0 W Citracdo Pkwy #52		B18-2103	MH	O								8/20/2018	1
	23104033-53180	700 E Valley Pkwy #23		B18-1883	MH	O								7/3/2018	1
	23104033-15675	700 E Valley Pkwy #64		B18-2161	MH	O								8/23/2018	1
	2263900854	5 W El Norte Pkwy #54		B18-2595	MH	O								10/1/2018	1
	2263901046	W El Norte Pkwy #219		B18-2596	MH	O								10/1/2018	1
	23102238-26010	00 E Valley Pkwy #247		B18-2699	MH	O								10/9/2018	1
	2263901071	W El Norte Pkwy #244		B18-3034	MH	O								11/1/2018	1
	23104228-10	550 E Valley Pkwy #18		B18-3193	MH	O								11/14/2018	1
	23616111-54113	1415 S Pine St #8		B18-3620	MH	O								12/27/2018	1

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Note: + Optional field
Cells in grey contain auto-calculation formulas

	27230132	3907 Sierra Linda Drive	ADM18-0054	ADU	O								1	7/2/2018	1
	22748021	1061 Rincon Villa Pl	ADM18-0065	ADU	R								1	5/10/2018	1
	23855006	2091 Hallmark PL	ADM18-0073	ADU	O								1	7/3/2018	1
	22849031	960 Sugarloaf Dr	ADM18-0076	ADU	O					1				7/25/2018	1
	23220018	100 Howell Heights	ADM18-0078	ADU	O					1				5/2/2018	1
	22950203	421 E 4th Ave	ADM18-0082	ADU	R								1	7/24/2018	1
	23625522	1880 Redwood St	ADM18-0086	ADU	O					1				7/11/2018	1
		1004 N Ash St	ADM18-0088	ADU	O										
	22735526												1	7/3/2018	1
	22769004	1522 Sheridan Pl	ADM18-0094	ADU	O								1	8/22/2018	1
	23045222	1076 Circle Dr	ADM18-0096	ADU	R								1	7/6/2018	1
	23449110	1942 Hemingway Ct	ADM18-0099	ADU	O										
										1				9/25/2018	1
	27102213	3045 El Ku Ave	ADM18-0100	ADU	O								1	9/11/2018	1
	22717027	1526 E Washington	ADM18-0124	ADU	O										
														11/1/2018	1
	22459004	1074 Memory Ln	ADM18-0144	ADU	R								1	10/11/2018	1
	22417120	1767 Foothill View Pl	ADM18-0149	ADU	R								1	8/22/2018	1
	24054024	2632 Emerald Oaks Gl	ADM18-0160	ADU	O								1	10/11/2018	1
	23324213	252 w 7th Ave	ADM18-0161	ADU	O										
										1				9/20/2018	1
	23055060	1510 Boyle Ave	ADM18-0163	ADU	O										
													1	10/11/2018	1

Affordability by Household Incomes - Building Permits									Affordability by Household Incomes - Certificates of Occupancy									
7							8	9	10								11	12
Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	
	1		1		18	220		240		65					11	203	279	
				1			1/31/2018	1								1	4/9/2018	1
				1			3/19/2018	1								1	5/18/2018	1
				1			2/22/2018	1								1	3/8/2018	1
				1			3/6/2018	1								1	4/9/2018	1
				1			4/18/2018	1								1	6/19/2018	1
				1			5/17/2018	1								1	5/29/2018	1
				1			7/18/2018	1								1	9/6/2018	1
				1			7/6/2018	1								1	9/21/2018	1
				1			10/9/2018	1								1	10/29/2018	1
				1			8/21/2018	1								1	10/2/2018	1
				1			9/6/2018	1							1		12/13/2018	1
				1			10/25/2018	1										
				1			10/5/2018	1							1		11/30/2018	1
				1			10/17/2018	1										
				1			11/14/2018	1										
				1			12/5/2018	1										
				1			12/27/2018	1							1		12/28/2018	1

	N				Affordability determined by MH sales prices in Parks in Escondido.					
	N				Affordability determined by MH sales prices in Parks in Escondido.					
	N				Affordability determined by MH sales prices in Parks in Escondido.					
	N				Affordability determined by MH sales prices in Parks in Escondido.					
	N				Affordability determined by MH sales prices in Parks in Escondido.					
	N				Affordability determined by MH sales prices in Parks in Escondido.					
	N				sales prices in Parks in					
	N				price specified by property owner					
	N				price specified by property owner					
	N				price specified by property owner					
	N				Affordability was based on rental price specified by property owner on the new housing tracking forms.					

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Escondido
Reporting Year	2018 (Jan. 1 - Dec. 31)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs. Please contact HCD if your data is different than the material supplied here

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability														
Income Level	RHNA Allocation by Income Level	2										Total Remaining RHNA by Income Level		
		2013	2014	2015	2016	2017	2018	2019	2020	2021	3		4	
Very Low	1042	7				46							54	988
Low	791	28		11		34							75	716
	733	1											7	726
Moderate	1609	108	56	7	1	5	1						964	645
Above Moderate	4175	144	56	18	164	495	223						1100	3075
Total RHNA														
Total Units		144	56	18	164	495	223						1100	3075

Note: units serving extremely low-income households are included in the very low-income permitted units totals. Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Escondido
Reporting Year	2018 (Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
<p>1.1 Project Development - Create increased supply of affordable housing units for lower income households, including those households with extremely low incomes. Every effort will be made to accomplish this through redevelopment and acquisition/rehabilitation.</p>	<p>Increased supply of rental units for extremely low, very low and low-income residents. 300 units.</p>	<p>Ongoing</p>	<p>The City recently contracted with Community HousingWorks, 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 CHW project was completed in April 2017 and consists of 11 HOME affordable units out of 200 total affordable units in the project. Interfaith rehabilitated an existing 4-unit project in 2018. Solutions competed construction of a new affordable rental project consisting of 33 units (32 affordable) in July 2017. Including 3 previous projects (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 137 affordable housing units have been created since 2013.</p>
<p>1.2 Lot Consolidation - Encourage consolidation of small lots to utilize land more efficiently and facilitate the development of mixed use and affordable multi-family developments.</p>	<p>Facilitate development as envisioned in the General Plan.</p>	<p>Ongoing</p>	<p>A ministerial process is utilized for basic lot consolidation. The City continues to encourage consolidation of lots to facilitate mixed-use and affordable developments.</p>

<p>1.3 Infill New Construction - Support new construction of homeownership and rental units and redevelopment/revitalization on infill sites. The city also encourages recycling and revitalizing of sites for a variety of housing types and income levels.</p>	<p>New housing opportunities for homeownership and rental for low- and moderate-income households.</p>	<p>Ongoing</p>	<p>The majority of the affordable residential projects completed during the period have been on infill sites. Solutions for Change completed construction on a new affordable rental project of 33 units (32 affordable) on an infill site on South Escondido Boulevard in July 2017. Interfaith Community Services rehabilitated a four-unit residential project to be used for low-income households in 2018. CHW rehabilitated 11 HOME affordable units (200 total) on Rose St. in 2017. The 11-unit project by Habitat in 2015, the 35-unit project by CHW in 2013 and the 44 units by UHC in 2015 all were on infill sites.</p>
<p>1.4 City-Owned Sites - Facilitate the redevelopment/development of affordable housing on City-owned sites.</p>	<p>Use City-ownership as a potential inducement for rehabilitation of more affordable housing.</p>	<p>Ongoing</p>	<p>The Housing and Neighborhood Services Division, the Engineering Services Department, and the City's Real Property Agent continue to review City-owned properties when they become available as potential sites for redevelopment as affordable housing.</p>
<p>1.5 Density Bonus - Amend Density Bonus Ordinance to be consistent with State law.</p>	<p>Additional housing opportunities for low- and moderate-income households.</p>	<p>Ongoing</p>	<p>City staff completed an amendment to the Zoning Code in 2017 to modify Density Bonus provisions so they are in conformance with state law. Several projects are currently in the pipeline or have been recently completed using Density Bonus provisions.</p>
<p>2.1 Housing Rehabilitation: Renter Occupied - Continue to explore potential rental rehabilitation programs.</p>	<p>Increase opportunities for rental rehabilitation for lower income households (25 units).</p>	<p>Ongoing</p>	<p>Funding from a CalHOME grant allowed the City to re-establish an owner-occupied rehabilitation program for low-income households in single-family residences and mobilehomes in 2015. The program ended after two years. Staff continues to explore funding opportunities for a new renter-occupied rehabilitation program.</p>
<p>2.2 Acquisition/Rehabilitation - Continue to explore ways to encourage the recycling of deteriorated and older structures for affordable housing opportunities.</p>	<p>Additional affordable housing opportunities for lower income households (200 units).</p>	<p>Ongoing</p>	<p>Recycling of existing, dilapidated structures continues to be a priority in Escondido. An RFP in 2014 for affordable housing developers resulted in two affordable developments: 11 acquisition/rehabilitation units in a 200-unit development was completed in 2017, and a 44-unit rehabilitation project was completed in 2015. An RFP in 2017 resulted in a 4-unit affordable rehabilitation project completed in 2018.</p>

<p>2.3 Focus on Neighborhoods - Collaborate with departments to channel resources and efforts into improvement of neighborhood quality of life, including code enforcement, housing rehabilitation and capital improvements.</p>	<p>The concentration of City resources to individual neighborhoods and the opportunity for significant community impact both in physical improvement and improvement in quality of life for neighborhood residents. Continue collaboration efforts through funding resources, policies and community outreach.</p>	<p>Ongoing</p>	<p>Currently there are 18 recognized neighborhood groups on 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. In Spring 2019 the City Council will develop the 2019-2020 City Council Action Plan which is expected to include a neighborhood component to include strategies to improve neighborhoods.</p>
<p>2.4 Preservation of At-Risk Housing - Continue to explore means to continue housing affordability for lower income households that would be impacted by the conversion of subsidized projects to market rate housing.</p>	<p>Continued affordability of subsidized housing developments. If owner wishes to sell, contact potential buyers who would want to extend affordability, and if unsuccessful, follow up with Section 8 and relocation potential.</p>	<p>Ongoing</p>	<p>The City continues to monitor at-risk units, particularly those identified in the Housing Element. This effort is ongoing. The City worked with Community HousingWorks to preserve the affordability of 200 units in Cypress Cove (now Manzanita Apartments) while extending affordability on 11 of the units using HOME funds in 2017. No at-risk units were lost in 2017 or 2018.</p>
<p>3.1 First-Time Homebuyer/Home Entry Loan Program (HELP) - Provide low interest loans to lower income households for closing costs and down payment, of lesser of 5% of purchase price or \$25,000, using federal HOME funds.</p>	<p>Increased homeownership opportunities for lower income households (150 households).</p>	<p>Ongoing</p>	<p>In December 2017 Housing and Neighborhood Services staff met with local real estate professionals to discuss possible impediments to issuing First-time homebuyer loans and possible solutions. The City continues to try to improve the success of the loan program. 0 HELP loans funded during 2018, 0 HELP loans funded during 2017, 0 HELP loans funded during 2016, 4 HELP loans funded during 2015, 2 HELP loans funded during 2014, 3 HELP loans funded during 2013. 9 total first-time homebuyer loans were funded during the period.</p>
<p>3.2 First-Time Homebuyer/Mortgage Credit Certificates - Provide mortgage credit certificates to first-time homebuyers to reduce federal income taxes and more easily qualify for a loan.</p>	<p>Additional homeownership opportunities for low- and moderate-income households (20 households).</p>	<p>Ongoing</p>	<p>Although MCCs remain available to Escondido residents, a local MCC administrator no longer exists and MCCs are not reported locally after 2014.</p>

<p>3.3 Rental Subsidy - Provide households with affordable rents through rent subsidy programs for households with incomes not exceeding 50% of the Area Median Income.</p>	<p>Provide rental subsidy to 110 very low-income senior/disabled households in mobilehome parks and apartments. Support Rental Assistance to 1,200 very-low income households with Housing Choice Vouchers through collaboration with Housing Authority of San Diego County.</p>	<p>Ongoing</p>	<p>During 2018 1,022 Escondido households were assisted with a Housing Choice Voucher (Section 8 voucher), administered through the Housing Authority of San Diego County. An additional 13,924 are on the wait list in Escondido. At the end of 2018, 23 senior/disabled households in mobilehome parks and an additional 7 in apartment for a total of 30 (down from 32 in mobilehomes and 17 in apts for a total of 49 at the beginning of 2018), 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. The City continues to provide technical assistance to mobilehome parks considering conversions to resident ownership. No recent conversions have been requested. The City continues to manage the remaining City-owned spaces in Escondido Views (4 lots) and Mountain Shadows (22 lots) mobilehome parks.</p>
<p>3.4 Mobilehome Park Conversion - Provide technical assistance to mobilehome resident groups in the conversion of existing parks to resident ownership.</p>	<p>Continued mobilehome resident ownership opportunities for lower income residents. Continue to work with City policies and procedures to assist in conversions.</p>	<p>Ongoing</p>	
<p>3.5 Mobilehome Rent Review - Rent review via the Rent Review Board of applications for increases in mobilehome parks.</p>	<p>Stabilized rents for mobilehome residents, many of whom are lower income.</p>	<p>Ongoing</p>	<p>During 2018, 11 short form rent review hearings and no long-form rent review hearings were held. Average monthly increases approved for short form applications ranged from \$9.12 to \$36.54.</p>
<p>3.6 Fair Housing - Actively engage in furthering fair housing for all residents through specific education outreach and monitoring activities.</p>	<p>Continued enforcement of the Fair Housing Plan which will prevent discrimination in housing and disputes between landlords and tenants.</p>	<p>Ongoing</p>	<p>In 2018 the City contracted with the Legal Aid Society of San Diego, Inc. to provide Fair Housing Services to Escondido residents, including 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>4.1 Emergency Shelters - Amend the Zoning Code to permit emergency shelters by right, consistent with State law.</p>	<p>Consistency with state law. Provision of shelter for families/individuals with special needs.</p>	<p>0-3 years</p>	<p>The City's Emergency Shelter Overlay, in compliance with State law, was approved by the City Council in October 2013. Staff re-evaluated the size and location of the Overlay in 2015, but left the language unchanged. The City is in compliance with State law. A year round shelter operated by Interfaith Community Services currently operates outside the Overlay area.</p>
<p>4.2 Transitional/Supportive housing - Amend the zoning code to differentiate transitional/supportive housing operated as group quarters versus a regular housing development. Uses will be permitted where housing is otherwise permitted.</p>	<p>Increased housing opportunities for special needs persons.</p>	<p>0-3 years</p>	<p>An amendment to the Zoning Code to define transitional and supportive housing as specified in State law, and to permit both where residential units are otherwise permitted, was completed in June 2017.</p>
<p>4.3 Senior Housing Ordinance - Amend the Zoning Code to permit senior housing by right where housing is permitted.</p>	<p>Increased housing opportunities for seniors.</p>	<p>0-3 years</p>	<p>An amendment to the Zoning Code to permit senior housing by right where housing is permitted, was completed in June 2017.</p>
<p>4.4 Monitoring of Growth Management Measure - Periodically monitor and evaluate Proposition S for its impacts on the cost, supply and timing of affordable housing. Analyze the ability to accommodate the city's regional housing need, constraints on supply and affordability of housing.</p>	<p>Increased public awareness of the City's housing needs and obligations under state law.</p>	<p>Ongoing</p>	<p>The City's Housing Element shows that the City's RHNA can be accommodated. In 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.</p>

<p>5.1 Affordable Housing Financing - Continue to pursue a variety of funding sources to support affordable housing in the community.</p>	<p>Acquisition, rehabilitation, preservation or construction of affordable housing for lower and moderate income households.</p>	<p>Ongoing</p>	<p>Staff continues to pursue all available opportunities to utilize additional funding sources for potential projects and programs, including tax credits, grants and collaboration with non-profit providers.</p>
<p>5.2 Housing Information and Referral - Update public information in many formats identifying the City's housing programs and provide opportunities to market those programs.</p>	<p>More effective and targeted housing programs, especially for lower income households.</p>	<p>Ongoing</p>	<p>Housing program and project information is updated as needed and is distributed via a variety of avenues, such as the City website, brochures, mailers and referral cards, and at City Hall. Staff continues to seek additional ways to distribute information to the public. The City website was most recently updated at the beginning of 2018. This resulted 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 2016 the Housing Division and Neighborhood Division were merged into the Housing and Neighborhood Services Division under a Housing and Neighborhood Services Manager. This allows for more streamlined assistance to the public.</p>
<p>GOVERNMENT CONSTRAINTS TO THE MAINTENANCE, IMPROVEMENT AND DEVELOPMENT OF HOUSING AS IDENTIFIED IN HOUSING ELEMENT</p>			
<p>Land Use Controls</p>	<p>Evaluate land use issues for direct impact on provision of housing for all economic sectors of the community.</p>	<p>Ongoing</p>	<p>The Downtown Specific Plan was updated in 2013, including increasing residential densities up to 100 du/ac in the downtown core, which should lead to an increase in multi-family units. The South Escondido Bid and South Centre City Area Plans were revised and combined to form the S. Centre City Specific Plan, which was completed in 2018. Target areas in Escondido's core incorporate strategies to create a wide range of single- and multi-family residential development, supporting housing choice and opportunities in the City's infill areas.</p>
<p>Residential Development Standards</p>	<p>Evaluate residential development standards to ensure they are not unreasonably limiting the number of units that may be constructed.</p>	<p>Ongoing</p>	<p>In 2017 the City's residential zones were consolidated in one place in the Zoning Code to streamline requirements and provide for more consistency. A new category was established (R-5-30), implementing a General Plan designation allowing higher density in transit corridors and shopping/employment areas. The City continues to evaluate residential development standards and policies that may directly impact provision of housing for all sectors of the community.</p>

<p>Provision for a Variety of Housing Opportunities</p>	<p>Encourage the development of a variety of housing types for all economic segments of the population.</p>	<p>Ongoing</p>	<p>Adequate sites are available for a variety of housing types for all economic segments of the population, including high density zones. The Zoning Code has provisions for ADUs, mobilehomes, multi-family dwellings, SROs and residential care facilities. In 2013 the City approved a zoning overlay where emergency shelters are permitted by right. Similar code amendments were completed in 2017 for transitional/supportive housing and senior housing. There are no other known policies or regulations that constrain development of housing for persons with disabilities.</p>
<p>Development Conditions and Fees</p>	<p>The City to periodically review fees to ensure they reflect current impacts and necessary impacts.</p>	<p>Ongoing</p>	<p>Escondido's residential development fees have been reviewed and have not been found to act as a constraint to the development of housing. The development fees will continue to be reviewed annually and modified as needed to accommodate housing while meeting cost recovery needs.</p>
<p>On- and Off-Site Improvements</p>	<p>requirements for on- and off-site improvements vary depending on the presence of existing improvements, as well as the size and nature of the proposed development.</p>	<p>Ongoing</p>	<p>Requirements for on- and off-site improvements on residential projects are reviewed periodically for changes that can be made.</p>
<p>Building Codes and Enforcement</p>	<p>Evaluate use and enforcement of building codes</p>	<p>Ongoing</p>	<p>The 2016 California Building Codes and Green Building Standards Code have been adopted by the City. The City has no local ability to waive provisions of State Building Codes. However, there is an appeal process to challenge interpretations of the building code requirements.</p>

Permits and Processing Times	The City will periodically evaluate permit requirements and processing times to determine if they are a constraint to new housing.	Ongoing	The City continues to explore ways to streamline processing of applications and reduce fees for affordable and mixed-use housing. During the current HE cycle, the Design Review Board was consolidated into the Planning Commission/staff review in an effort to streamline pre-processing. In addition, the city complies with all streamlining efforts of housing applications required by the State.

Jurisdiction	Escondido	
Reporting Year	2018	(Jan. 1 - Dec. 31)

Permitted Units Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	4
Low	Deed Restricted	0
	Non-Deed Restricted	5
Moderate	Deed Restricted	0
	Non-Deed Restricted	32
Above Moderate		13
Total Units 44		54

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

Entitlement Summary	
Total Housing Applications Submitted:	42
Number of Proposed Units in All Applications Received:	52
Total Housing Units Approved:	52
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas