



# CITY of ESCONDIDO

## PLANNING COMMISSION MEETING

---

March 24, 2026 at 7:00 PM

**Council Chambers: 201 North Broadway, Escondido, CA 92025**

---

### WELCOME TO YOUR COMMISSION MEETING

We welcome your interest and involvement in the legislative process of Escondido. This agenda includes information about topics coming before the Commission.

#### CHAIR

Stan Weiler

#### VICE CHAIR

Barry Speer

#### COMMISSIONERS

Marc Correll

Corey Gustafson

Jeff Jester

Carrie Mecaro

Dustin Steeve

#### MINUTES CLERK

Angel Estrada

#### HOW TO WATCH

The City of Escondido provides one way to watch a Commission meeting:

#### In Person



201 N. Broadway, Escondido, CA 92025



# CITY of ESCONDIDO

PLANNING COMMISSION

TUESDAY, MARCH 24, 2026

## HOW TO PARTICIPATE

The City of Escondido provides two ways to communicate with the Commission during a meeting:

### In Person



Fill out Speaker Slip and Submit to City Clerk

### In Writing



<https://escondido-ca.municodemeetings.com>

## ASSISTANCE PROVIDED

If you need special assistance to participate in this meeting, please contact our ADA Coordinator at 760-839-4869. Notification 48 hours prior to the meeting will enable the city to make reasonable arrangements to ensure accessibility. Listening devices are available for the hearing impaired – please see the City Clerk.





# CITY of ESCONDIDO

## PLANNING COMMISSION

TUESDAY, MARCH 24, 2026

### AGENDA

#### CALL TO ORDER

#### FLAG SALUTE

#### ROLL CALL

#### APPROVAL OF MINUTES

1. February 10, 2026

#### WRITTEN COMMUNICATIONS

Under state law, all items under Written Communications can have no action, and will be referred to the staff for administrative action or scheduled on a subsequent agenda.

#### ORAL COMMUNICATIONS

Under state law, all items under Written Communications can have no action, and will be referred to the staff for administrative action or scheduled on a subsequent agenda.

This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

#### CURRENT BUSINESS

2. **PL26-0005 – The General Plan’s 2025 Housing Element Annual Progress Report**

REQUEST: A request for Planning Commission to receive and file the General Plan’s 2025 Housing Element Annual Progress Report (“Housing Element APR”).

PROPERTY SIZE AND LOCATION: Citywide

APPLICANT: City of Escondido, Development Services Department

CEQA RECOMMENDATION: This effort is not considered a “project” under CEQA, as defined in section 15378(b)(5) of the State CEQA Guidelines.

STAFF RECOMMENDATION: Receive and file

CITY COUNCIL HEARING REQUIRED:  YES  NO



# CITY of ESCONDIDO

## PLANNING COMMISSION

TUESDAY, MARCH 24, 2026

### **FUTURE AGENDA ITEMS**

### **ORAL COMMUNICATIONS**

Under state law, all items under Written Communications can have no action, and will be referred to the staff for administrative action or scheduled on a subsequent agenda.

This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

### **PLANNING COMMISSIONERS REPORT**

### **CITY PLANNER'S REPORT**

- [3.](#) Tentative Future Agenda

### **ADJOURNMENT**



# CITY of ESCONDIDO

## PLANNING COMMISSION MINUTES

---

**February 10, 2026 at 7:00 PM**  
**Council Chambers: 201 North Broadway, Escondido, CA 92025**

---

### **WELCOME TO YOUR COMMISSION MEETING**

We welcome your interest and involvement in the legislative process of Escondido. This agenda includes information about topics coming before the Commission.

#### **CHAIR**

Stan Weiler

#### **VICE CHAIR**

Barry Speer

#### **COMMISSIONERS**

Marc Correll

Jeff Jester

Carrie Mecaro

Dustin Steeve

Corey Gustafson

#### **MINUTES CLERK**

Angel Estrada

#### **HOW TO WATCH**

The City of Escondido provides one way to watch the Planning Commission meeting:

#### **In Person**



201 N. Broadway, Escondido, CA 92025



# CITY of ESCONDIDO

## PLANNING COMMISSION MINUTES

TUESDAY, FEBRUARY 10, 2026

### MINUTES

**CALL TO ORDER:** 7:02 p.m.

**FLAG SALUTE:** Chair Weiler.

**ROLL CALL:**

**Commissioners Present:** Stan Weiler, Chair; Barry Speer, Vice Chair; Jeff Jester, Commissioner; Dustin Steeve, Commissioner; Corey Gustafson; Commissioner; Carrie Mecaro, Commissioner.

**Commissioners Absent:** Marc Correll, Commissioner.

**City Staff Present:** Veronica Morones, Assistant Director of Development Services; Leia Cabrera, Engineering Manager; Dare DeLano, Assistant City Attorney; Angel Estrada, Minutes Clerk.

**APPROVAL OF MINUTES:**

1. **January 13, 2026 Meeting Minutes.**  
Motion to approve meeting minutes.  
Motion: Vice Chair Speer; Second: Commissioner Jester.  
Motion carried (5-0-1) to approve the minutes.  
Ayes: Weiler, Speer, Jester, Steeve, Gustafson.  
Nays: None.  
Abstain: Mecaro.  
Absent: Correll.

**WRITTEN COMMUNICATIONS:**

None.

**ORAL COMMUNICATIONS:**

None.

**PUBLIC HEARINGS:**

2. **PL24-0126/PL24-0127/PL25-0359 – Juniper Street Office to Residential Conversion**

**REQUEST:** Recommend to the City Council approval of a project with a Specific Planning Area 9 (SPA-9) General Plan land use designation, and within the Specific Plan (S-P) zoning district consisting of a Planned Development Permit (Master and Precise Plan) to allow for ground-floor residential uses, and Design Review Permit to facilitate the conversion of an existing 20,378 square-foot office building into 32 dwelling units (“Project”). The Project includes a Density Bonus request which would permit 2 bonus



# CITY of ESCONDIDO

## PLANNING COMMISSION MINUTES

TUESDAY, FEBRUARY 10, 2026

units pursuant to State Density Bonus Law (SDBL), in addition to the 30 base units allowed by the underlying zone. The Project would entail deed restriction of 8 units for low-income households, and the use of incentives/concessions and waivers as permitted by State Density Bonus Law, and Article 67 of the Escondido Zoning Code. The Project includes an environmental determination made for the Project.

**APPLICANT:** Darshan Patel

**CEQA RECOMMENDATION:** Categorical Exemption – CEQA Guidelines Section 15332 (In-Fill Development Projects).

**STAFF RECOMMENDATION:** Recommend approval to City Council.

**PUBLIC COMMENT:**

Aline Fournier, resident, registered their position in opposition of the project.

Dylan Casey, CalHDF Executive Director, registered their position in support of the project.

**COMMISSION DISCUSSION:**

Chair Weiler disclosed that he drove by the project site.

The Commissioners spoke in great detail regarding the project. Discussion topics included clarification on existing nonconforming setbacks, the process and limitations of waivers and concessions, and how public health and safety considerations are evaluated by staff and other departments. The Commissioners also discussed sidewalk conditions, maintenance responsibilities, and whether existing conditions posed safety concerns. Additional topics included lighting conditions related to the conversion from office to residential use, the project's proximity to the historic district boundary, and broader considerations for future similar projects. The Commissioners acknowledged public concerns regarding parking but noted that parking requirements were outside of their discretion for this project. Overall, the discussion focused on understanding regulatory constraints, safety considerations, and long-term planning implications.

**COMMISSION ACTION:**

Motion to Approve Resolution No. 2026-02 as conditioned.

Motion: Vice Chair Speer; Second: Commissioner Jester.

Motion Carried (6-0) to approve the resolution.

Ayes: Weiler, Speer, Jester, Steeve, Mecaro, Gustafson.

Nays: None.

Abstain: None.

Absent: Correll.



# CITY of ESCONDIDO

## PLANNING COMMISSION MINUTES

TUESDAY, FEBRUARY 10, 2026

**CURRENT BUSINESS:**

None.

**FUTURE AGENDA ITEMS:**

None.

**ORAL COMMUNICATIONS:**

None.

**SELECTION OF CHAIR AND VICE-CHAIR:**

None.

**PLANNING COMMISSIONERS:**

None.

**CITY PLANNER'S REPORT:**

Veronica Morones, Assistant Director of Development Services, reported that the February 24th Planning Commission meeting is anticipated to be canceled due to a lack of private development projects. She stated that meetings are expected to resume at the first meeting in March. She further noted that upcoming items will focus on policy-related work, including annual progress reports on the Housing Element, General Plan, and the Planning Division's work plan. Additionally, she indicated that staff will present a new two-year work program to the Commission, which will be informational in nature and include opportunities for questions and discussion.

**ADJOURNMENT**

Chair Weiler adjourned the meeting at 7:34 p.m.

---

Veronica Morones, Secretary to the Escondido  
Planning Commission

---

Angel Estrada, Minutes Clerk

<b>Jurisdiction</b>	Escondido	
<b>Reporting Year</b>	2025	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	04/30/2021 - 04/30/2029

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

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

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2020-04/29/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	35	-
	Non-Deed Restricted	-	-	-	-	-	-	35	-	-	-	-	-	-
Extremely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	23	-
	Non-Deed Restricted	-	-	5	18	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	1,864	-	25	-	-	4	-	-	-	-	-	203	1,661
	Non-Deed Restricted	-	13	2	20	24	51	6	-	-	-	-	-	-
Low	Deed Restricted	1,249	-	25	10	-	-	-	-	-	-	-	216	1,033
	Non-Deed Restricted	-	3	13	29	34	42	60	-	-	-	-	-	-
Moderate	Deed Restricted	1,527	-	-	-	-	-	-	-	-	-	-	95	1,432
	Non-Deed Restricted	-	36	16	13	11	8	11	-	-	-	-	-	-
Above Moderate		4,967	382	168	154	521	303	267	-	-	-	-	1,795	3,172
Total RHNA		9,607												
Total Units			434	249	231	608	408	379	-	-	-	-	2,309	7,298

\*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

\*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):  
 - You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"  
 - If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).  
 - All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

\*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

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

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

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Jurisdiction		Escondido						
Reporting Year		2025	(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	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
1.1 Sites Inventory and No Net Loss/Replacement Housing Monitoring.	Adopt East Valley Specific Plan in 2022	12/31/2022	6th Cycle	Completed	The East Valley Specific Plan was adopted on July 19, 2023 via Ordinance 2023-10. The plan rezoned approximately 191 acres into mixed use, meeting the 124 above moderate and 44 moderate shortfall of the Housing Element's adequate sites.	Other	1	Link to the East Valley Specific Plan: <a href="https://www.escondido.gov/DocumentCenter/View/2283/East-Valley-Specific-Plan-PDF">https://www.escondido.gov/DocumentCenter/View/2283/East-Valley-Specific-Plan-PDF</a>
1.1 Sites Inventory and No Net Loss/Replacement Housing Monitoring.	Provide the City's sites inventory on the City website and update the inventory at least semi-annually	12/31/2029	6th Cycle	Continuous	The City's Housing Element is publically available on the City's website. The Suitable Sites Inventory (SSI) can be found within the Housing Element. In the 2026 CY staff will be working to create a dedicated, publically accessible GIS map demonstrating where SSI properties are located throughout the City. This map will also ultimately be used to track which properties are entitled and constructed over the course of the housing cycle.	Other	1	Link to the City's regulatory documents webpage: <a href="https://www.escondido.gov/1106/Policy-and-Regulatory-Documents">https://www.escondido.gov/1106/Policy-and-Regulatory-Documents</a>

<p><b>1.1 Sites Inventory and No Net Loss/Replacement Housing Monitoring.</b></p>	<p>Develop procedure for monitoring No Net Loss by the end of 2022</p>	<p>12/31/2022</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In 2023, City of Escondido staff developed and implemented a procedure to track No Net Loss and unit replacement requirements (AB 1397 and SB 166). The No Net Loss process tracks unit count by income/affordability assumed on parcels in SSL, actual units constructed, and net change in capacity. Issued building permits are also tracked on a monthly basis. For the SB 166 replacement requirement, a secondary process for tracking has been implemented through the City's Cityworks software. Planners register the number of units demolished on an ongoing basis.</p> <p>In 2025, Planners continued to monitor progress on a monthly basis.</p>	<p>Other</p>	<p>1</p>	<p>Staff maintain a living excel document that is regularly monitored and updated to make sure the City complies with No Net Loss</p>
---	--	-------------------	------------------	-------------------	--	--------------	----------	---

<p><b>1.1 Sites Inventory and No Net Loss/Replacement Housing Monitoring.</b></p>	<p>Amend the Zoning Code in 2022 to require replacement of existing units deed restricted or occupied by lower income households as a condition of project approval, consistent with the requirements of State Density Bonus law replacement requirements, pursuant to AB 1397</p>	<p>12/31/2022</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Escondido Zoning Code Section 33-67-1414(a)(4), includes language that is reflective of AB 1397 (2017), "A developer shall be ineligible for concessions or incentives when the housing development is proposed on any property that includes rental dwelling units that are—or if the units have been vacated or demolished, within the five year period preceding the housing development application—subject to a recorded covenant, ordinance, or law that restricts rents to affordable levels or is subject to any other form of rent or price control, or occupied by very low households or low income households, unless the proposed housing development replaces those units and meets the requirements of Government Code section 65915(c)(3)." In 2026, staff will update the Conditions of Approval Template to mirror</p>	<p>Other</p>	<p>0</p>	<p>For any additional questions, please reach out to Sally.Schifman@escondido.gov</p>
<p><b>1.2 Density Transfer Programs</b></p>	<p>Establish density transfer program for East Valley Specific Plan in 2022, after adoption of the Specific Plan anticipated in 2022</p>	<p>12/31/2022</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>The East Valley Specific Plan was adopted by Escondido City Council on July 19, 2023. As part of the plan's adoption, the Density Transfer Program was created. In 2024, the City developed an administrative mechanism to implement and track the EVSP density transfer program.</p>	<p>Other</p>	<p>1</p>	<p>Staff maintain a living excel document, that is regularly monitored and updated in accordance with density transfer requests</p>

<p><b>1.2 Density Transfer Programs</b></p>	<p>Explore an in-lieu fee in 2022 for developing below the targeted densities (Target Production Point, or TPP)</p>	<p>12/31/2022</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>In 2025, the City applied for SANDAG's Smart Growth Incentive Program with the recommendation from SANDAG staff. The City's application included the establishment of an in-lieu fee program for projects that do not meet target production point densities in the EVSP SP area. At their September 10, 2025 meeting, the SANDAG TransNet Independent Taxpayer Oversight Committee questioned the alignment of the program with the governing TransNet ordinance and denied the City's application.</p> <p>Staff are working on a strategy to develop a stepped approach to an in-lieu fee program. Staff are also exploring alternative funding sources.</p>	<p>Other</p>	<p>0</p>	<p>Link to the September 10, 2025 SANDAG TransNet Independent Taxpayer Oversight Committee:  <a href="https://www.youtube.com/watch?v=AUzU80_Rf8">https://www.youtube.com/watch?v=AUzU80_Rf8</a></p>
<p><b>1.3 By-Right Approval of Projects with 20% Affordable Units on "Reuse" Sites and Sites Rezoned</b></p>	<p>Within one year of the adoption of the Housing Element, Amend the Zoning Code to require by-right approval of housing development that includes 20% of the units as housing affordable to lower income households in line with AB 1397.</p>	<p>3/22/2024</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>On October 2023, the City adopted ordinance 2023-15 which modified Article 61, Division 8 of the City of Escondido's Municipal Code to include information regarding AB 1397.</p>	<p>Other</p>	<p>1</p>	<p>Link to Article 61, Division 8 of the City's Municipal Code:  <a href="https://ecode360.com/43840588#43268360">https://ecode360.com/43840588#43268360</a></p>
<p><b>1.4 City-Owned Sites</b></p>	<p>Annually review the inventory of city-owned properties and determine if any should be made available for affordable housing development</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In 2025, the City's Real Property Division retained a real property consultant, JLL, to review all property in the City's portfolio and determine a strategic process for determining if any sites are suitable for the facilitation of development, which would include site identification and utilization. Initial review of the City's property asset portfolio and recommended strategic process will take approximately one year. The City continues to operate in compliance with the Surplus Lands Act, as monitored by the City Attorney's Office.</p>	<p>Other</p>	<p>1</p>	<p>For any additional questions, please reach out to <a href="mailto:Sally.Schifman@escondido.gov">Sally.Schifman@escondido.gov</a></p>

<p>1.4 City-Owned Sites</p>	<p>Annually utilize an RFP process to solicit affordable housing proposals on properties identified for affordable housing development</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In the last five years, the City's Housing and Neighborhood Services team have successfully released 2 RFPs seeking to provide long-term affordable housing. In 2019, the City awarded \$1,000,000 in HOME funds to Habitat for Humanity to construct a development known as El Norte Homes, creating 10 new affordable for-sale homes. In 2020, the city awarded \$4,000,000 in Successor Housing Agency Funds to National CORE for the construction of 50 affordable senior housing apartments for adults 62 and older which included 25 supporting housing units for formerly homeless seniors. Currently, staff are finalizing a \$4.5 million Request for Proposals (RFP) for affordable housing development(s). The RFP is funded using HOME funds and is anticipated to be released in the Spring of 2026.</p>	<p>Other</p>	<p>1</p>	<p>Staff provided an overview of efforts at the October 15, 2025 City Council meeting. A video recording can be found at: <a href="https://escondido.12milesout.com/Video/Meeting/92569b20-9b39-4538-946d-a5f4b929a8f9">https://escondido.12milesout.com/Video/Meeting/92569b20-9b39-4538-946d-a5f4b929a8f9</a></p> <p>For any additional questions, please reach out to <a href="mailto:Danielle.Lopez@escondido.gov">Danielle.Lopez@escondido.gov</a></p>
<p>1.4 City-Owned Sites</p>	<p>Within one year of Housing Element adoption, identify all sites included in the Residential Lands Inventory that are City-owned and actively explore opportunities to facilitate development of such properties, subject to following the requirements of the Surplus Land Act</p>	<p>3/22/2024</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>There is one City-owned property on the Suitable Sites Inventory list that would be accommodate a housing development, APN 230-141-01-00. The Development Services Department has been working with Real Property and Utilities (property user) to determine future use of the site. In 2026, staff will be exploring grant funding opportunities to initiate a feasibility assessment of the property.</p>	<p>Other</p>	<p>0</p>	<p>For any additional questions, please reach out to <a href="mailto:Sally.Schifman@escondido.gov">Sally.Schifman@escondido.gov</a></p>
<p>1.4 City-Owned Sites</p>	<p>Within one year of the Housing Element adoption, review the City's policies to comply with the Surplus Land Act and update in accordance with State law</p>	<p>3/22/2024</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City Attorney's Office reviews compliance with Surplus Land Act and update the City's local ordinance as necessary.</p>	<p>Other</p>	<p>1</p>	<p>For any additional questions, please reach out to <a href="mailto:Sally.Schifman@escondido.gov">Sally.Schifman@escondido.gov</a></p>

<p><b>1.5 Lot Consolidation</b></p>	<p>Develop incentives to facilitate lot consolidation no later than the end of 2023</p>	<p>12/31/2023</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>City staff continue to assist developers with identification of parcels for consolidation and partnership opportunities between interested property owners, as available. The City continues to use a streamlined process for lot consolidation purposes.</p>	<p>Other</p>	<p>0</p>	<p>For any additional questions, please reach out to Sally.Schifman@escondido.gov</p>
<p><b>1.5 Lot Consolidation</b></p>	<p>Monitor the trend of lot consolidation in 2024 to ensure incentives are adequate and appropriate to facilitate development of small lots, and adjust incentives or utilize other mechanisms as appropriate</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City hired two new, additional long range planners in 2025 to bolster implementation of the Housing Element. Long range planning staff is responsible for monitoring lot consolidation trends to determine if incentives are adequate and appropriate for the development of small lots in the City. Adjustments will be made accordingly, as needed.</p>	<p>Other</p>	<p>0</p>	<p>For any additional questions, please reach out to Sally.Schifman@escondido.gov</p>
<p><b>1.6 Density Bonus</b></p>	<p>Review, as necessary, and amend the City's Zoning Ordinance to ensure compliance with State Density Bonus law</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City tracks housing laws, amends, and updates the zoning code as necessary through the annual Omnibus update. Article 6, the City's Density Bonus Ordinance, was updated in 2021, 2022, and 2024 to comply with State Density Bonus law</p>	<p>Other</p>	<p>1</p>	<p>For any additional questions, please reach out to Sally.Schifman@escondido.gov</p>

<p><b>1.7 Removal of Constraints to Development</b></p>	<p>In 2021-2022, Review and amend the Zoning Code to remove constraints to development relating to the requirement of ground floor retail in specific mixed-use districts</p>	<p>12/31/2022</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>The City anticipates conducting a comprehensive update to the Downtown Specific Plan (DSP) in the 2027 CY to align with housing objectives and the greater community vision. Although the DSP has ground floor restrictions, staff consistently explore creative solutions to facilitate housing by processing concurrent entitlements and leveraging tools such as Density Bonus, AB 2011, and SB 6. For example, in 2025, staff facilitated the approval of a 128 housing development that would have prohibited ground floor residential. Staff concurrently processed a specific plan amendment with other entitlements so the project would be approved as proposed and within a reasonable timeline.</p>	<p>Other</p>	<p>0</p>	<p>For any additional questions, please reach out to <a href="mailto:Sally.Schifman@escondido.gov">Sally.Schifman@escondido.gov</a></p>
---	---	-------------------	------------------	------------------------	---	--------------	----------	---

<p><b>1.7 Removal of Constraints to Development</b></p>	<p>In 2021-2022, establish Objective Design Criteria</p>	<p>12/31/2022</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>In 2023, the City began working with SANDAG to develop objective design standards. SANDAG's HAP TA consultant, Ascent, reviewed the City's existing design guidelines and standards to evaluate their objectivity and suitability. Ascent met with the City of Escondido on January 8, 2025 to discuss the request and delivered their assessment in July 2025. Several recommended steps were provided to the City as considerations. While recommendations are presently cost prohibitive for the City to undertake in full, long range planning staff will look for opportunities to strengthen or incorporate objective design standards into existing efforts such as the annual Omnibus code update.</p> <p>In the Summer of 2025, the City was able to hire a Principal Planner and a Senior Planner to the Long</p>	<p>Other</p>	<p>0</p>	<p>For any additional questions, please reach out to Sally.Schifman@escondido.gov</p>
<p><b>1.7 Removal of Constraints to Development</b></p>	<p>In 2021-2022, establish a procedure to process qualifying projects under SB 35</p>	<p>12/31/2022</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>The City of Escondido's Planning team uses the SANDAG SB 35/423 eligibility checklist and Process Guide to comply with the basic requirements of Government Code Section 65913.4. To date, the City has not received any SB 35 submittals.</p>	<p>Other</p>	<p>1</p>	<p>SB 35 Checklist/ Eligibility Process Guide used by the City: <a href="https://www.escondido.gov/DocumentCenter/View/6567/SB-35-Process-and-Eligibility-Checklist-PDF">https://www.escondido.gov/DocumentCenter/View/6567/SB-35-Process-and-Eligibility-Checklist-PDF</a></p>
<p><b>1.7 Removal of Constraints to Development</b></p>	<p>In 2021-2022, establish a written procedure to provide affordable housing with priority for water and sewer services</p>	<p>12/31/2022</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>The City engaged with SANDAG's HAP TA Program to prepare a draft policy directive in compliance with SB 1087. Staff is reviewing the draft and will be presenting the policy directive to executive management in 2026.</p>	<p>Other</p>	<p>0</p>	<p>For any additional questions, please reach out to Sally.Schifman@escondido.gov</p>

<p><b>1.8 Monitoring of Growth Management Measure</b></p>	<p>Monitor the City's progress toward the RHNA and review Proposition S as a potential constraint annually</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>City staff regularly engage with the development community. To date, there has not been any expressed concern regarding Prop S and its potential to become a hindrance to proposed projects.</p>	<p>Other</p>	<p>1</p>	<p>For any additional questions, please reach out to Sally.Schifman@escondido.gov</p>
<p><b>1.8 Monitoring of Growth Management Measure</b></p>	<p>Prior to the 7th cycle housing element update, the City will conduct an assessment to determine whether Proposition S is adversely impacting housing production and fair housing within the City</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>The City is actively seeking funding to conduct a Fair Housing Assessment that will evaluate the impacts of Prop S on the cost, supply, and timing of housing developments. The Fair Housing Assessment would include stakeholder engagement from residential developers and affordable housing stakeholders.</p>	<p>Other</p>	<p>0</p>	<p>For any additional questions, please reach out to Sally.Schifman@escondido.gov</p>
<p><b>2.1 Accessory Dwelling Units</b></p>	<p>Promote ADU as an affordable housing and income source for property owners and provide ADU resources on the City website, with the goal of facilitating 360 ADUs over eight years.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>The City has issued and finalized building permits for 394 ADU's since the beginning of the Housing Element's Planning Period (June 30, 2020).  As part of the City's Pre-approved ADU (PAADU) program, the City developed educational materials that touch the ADU permit process, common pitfalls, and technical considerations for homeowners. While the resources are intended for PAADU units, they can be used for an ADU permit application. City staff often refer and direct applicants to such resources for guidance. Additionally, the City is undergoing a department-wide permit streamlining effort which will update public facing documents including ADU handouts.</p>	<p>Units</p>	<p>360</p>	<p>Link to the City's Pre-approved ADU Program: <a href="https://www.escondido.gov/1207/Pre-Approved-ADU-Program-PAADU">https://www.escondido.gov/1207/Pre-Approved-ADU-Program-PAADU</a></p>

<p><b>2.1 Accessory Dwelling Units</b></p>	<p>In 2022, review the ADU ordinance for compliance with State law, including objective design standard requirements and amend the ordinance as necessary and appropriate</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Staff reviewed and updated the City's ADU ordinance in 2024 as part of the annual omnibus effort. However, before the item was brought to City Council, the City received a letter from the California Housing Defense Fund outlining concerns with the proposed ADU updates. Since receiving the letter on February 18, 2025, staff have been working to address the comments and revise the ordinance accordingly. State laws adopted during the 2025 legislative session prompted further updates to the ADU ordinance. Staff anticipate the Ordinance to be submitted for HCD review in the second quarter of 2026.</p>	<p>Other</p>	<p>1</p>	<p>For any additional questions, please reach out to Sally.Schifman@escondido.gov</p>
<p><b>2.1 Accessory Dwelling Units</b></p>	<p>Amend the ADU ordinance in 2022 to allow ADUs on churches and places of worship, and other premises with social organizations as the principal land use</p>	<p>12/31/2022</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>City staff are including language that would allow ADUs on churches and places of worship by right as part of the 2026 ADU ordinance update. Although the City's local ADU ordinance does not currently include language regarding ADUs on churches and places of worship, staff continue to follow and defer to State ADU law. If the City were to receive a request for an ADU to be built on the premises of a religious facility, the ADU would be allowed by right.</p>	<p>Other</p>	<p>0</p>	<p>For any additional questions, please reach out to Sally.Schifman@escondido.gov</p>
<p><b>2.1 Accessory Dwelling Units</b></p>	<p>Continue to offer the City's incentives to facilitate ADU development: removed parking requirements and owner-occupancy requirement beyond the State-established sunset year of 2025</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>City staff continue to promote reduced parking requirements for ADUs to facilitate construction.</p>	<p>Other</p>	<p>1</p>	<p>For any additional questions, please reach out to Sally.Schifman@escondido.gov</p>

<p><b>2.1 Accessory Dwelling Units</b></p>	<p>Develop eight to nine pre-approved ADU floor and architectural plans by 2022</p>	<p>12/31/2022</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>In 2024, the City worked with RRM Design Group to develop 4 pre-approved ADU (PAADU) architectural plans. With reallocation of LEAP funding, the City also developed a public-facing ADU guidebook and complementary resources that help guide homeowners through the ADU permitting process. In 2024, the City held 2 community outreach and engagement events to raise awareness of the program, in which, approximately 142 people attended. In 2025, City staff provided a program update to Planning Commission and City Council. Although RRM developed 4 PAADU plans, each plan is customizable (e.g., a homeowner can choose to build Plan 1 as a Studio or one bedroom), thereby effectively creating 8 plans.</p>	<p>Other</p>	<p>4</p>	<p>Link to the City's Pre-approved ADU Program: <a href="https://www.escondido.gov/1207/Pre-Approved-ADU-Program-PAADU">https://www.escondido.gov/1207/Pre-Approved-ADU-Program-PAADU</a></p>
<p><b>2.1 Accessory Dwelling Units</b></p>	<p>Monitor the trend of ADU construction annually, including affordability, in the City through the Housing Element Annual Progress Reports. If trends indicate a potential shortfall in meeting the estimated 360 ADUs, or by affordability, strengthen the City's efforts to incentivize ADU construction and reassess and revise the City's overall sites strategies for the RHNA within six months through adjusting ADU capacity assumptions consistent with actual permitted units, identifying additional sites to increase the City's No Net Loss Buffer to the extent necessary to fully accommodate the RHNA (see also Program 1.1 for monitoring of no net loss) and rezoning if necessary</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City monitors ADU construction annually as a part of the Housing Element APR process and monthly as part of the RHNA tracking process. Since the beginning of the Housing Element's Planning Period (June 30, 2020), the City has issued and finalized building permits for 394 ADU's, exceeding the initial projected number of 360 ADUs for the planning period.</p>	<p>Units</p>	<p>360</p>	<p>For any additional questions, please reach out to Pricila.Roldan@escondido.gov</p>

<p><b>2.2 First-Time Homebuyer Assistance</b></p>	<p>Assist one household annually with HELP (for eight households over the Housing Element planning period)</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City of Escondido manages 111 active First-time Homebuyer loans. The Program served one individual for the 2025 calendar year.</p> <p>Housing and Neighborhood Services staff continues to provide information about the First-time Home Buyer Program to residents. Although there's public interest in the program, HUD's HOME requirement for a home to fall within HUD's maximum purchase price prevents individuals from participating in the First-time Homebuyer program. The median list price of a home in Escondido according to Realtor.com is \$879,000 which is \$181,000 more than the maximum purchase price set by HUD, \$698,000. San Diego's exorbitant housing prices and increasing interest rates make it nearly impossible for individuals who can afford a home to qualify for the First-</p>	<p>Persons</p>	<p>1</p>	<p>Staff provided an overview of efforts at the October 15, 2025 City Council meeting. A video recording can be found at: <a href="https://escondido.12milesout.com/Video/Meeting/92569b20-9b39-4538-946d-a5f4b929a8f9">https://escondido.12milesout.com/Video/Meeting/92569b20-9b39-4538-946d-a5f4b929a8f9</a>.</p> <p>For any additional questions, please reach out to Danielle.Lopez@escondido.gov</p>
<p><b>2.2 First-Time Homebuyer Assistance</b></p>	<p>Beginning in 2022, explore funding availability annually and pursue additional funding to expand the program scope and eligible households for the First-Time Homebuyer Assistance Program</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Housing and Neighborhood Services Staff are actively exploring alternative funding/grant opportunities to fund and expand this program.</p>	<p>Other</p>	<p>1</p>	<p>For any additional questions, please reach out to Danielle.Lopez@escondido.gov</p>
<p><b>2.3 Essential Middle Income Rental Housing Program</b></p>	<p>Identify rental properties for potential acquisition and conversion to affordable housing under the CalCHA program, specifically pursue at least one affordable housing project under the CalCHA program in Downtown over the HE planning period.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In 2025, the City did not receive inquiries to convert properties to affordable housing.</p>	<p>Other</p>	<p>1</p>	<p>For any additional questions, please reach out to Danielle.Lopez@escondido.gov</p>
<p><b>2.4 Housing Choice Vouchers</b></p>	<p>Continue to provide information on and refer eligible households to the Housing Choice Voucher</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City continues to market the Housing Choice Voucher Program and other rental assistance programs such as HUD Section 8 rental assistance on the City's website and public counters.</p>	<p>Other</p>	<p>1</p>	<p>Link to the City's Housing and Neighborhood Services website: <a href="https://www.escondido.gov/214/Housing-Neighborhood-Services">https://www.escondido.gov/214/Housing-Neighborhood-Services</a></p>

<p><b>2.4 Housing Choice Vouchers</b></p>	<p>Rental Assistance for extremely low /very low income households – 1,000 households with Housing Choice Vouchers; 30 senior/disabled households for rent sub with HUD Section 8</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In 2025, HUD's Section 8 housing program provided assistance to 876 Escondido residents. There were 5,276 on the waitlist.  As part of the 2025 Consolidated Plan, the City allocated a total of \$72,000 to the City's local Rental Subsidy Program. Previously, the City served a total 18 seniors with an ongoing rent subsidy of \$200 per month. In 2025, the City expanded the program allowing the City to serve 30 households. On October 15, 2025, City Council directed staff to increase the assistance amount to serve additional households. In 2026, staff will be presenting funding allocation options to increase the number and amount of subsidy for households.</p>	<p>Households</p>	<p>1030</p>	<p>Staff provided an overview of efforts at the October 15, 2025 City Council meeting. A video recording can be found at: <a href="https://escondido.12milesout.com/Video/Meeting/92569b20-9b39-4538-946d-a5f4b929a8f9">https://escondido.12milesout.com/Video/Meeting/92569b20-9b39-4538-946d-a5f4b929a8f9</a>.  For any additional questions, please reach out to Danielle.Lopez@escondido.gov</p>
<p><b>2.4 Housing Choice Vouchers</b></p>	<p>Annually assist about 30 very low income households with rent subsidies at apartment complexes and mobile home parks.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Please refer to line item 42 for information on the City's Housing Choice Voucher.</p>	<p>Households</p>	<p>30</p>	<p>None</p>
<p><b>2.4 Housing Choice Vouchers</b></p>	<p>Continue to market programs on City website and at public counters</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Please refer to line item 41 for information on marketing of the City's Housing Choice Voucher.</p>	<p>Other</p>	<p>1</p>	<p>None</p>
<p><b>2.5 Mobile Home Park Conversion</b></p>	<p>Annually promote home ownership opportunities for lower and moderate income mobile home tenants. As needed, provide technical assistance to mobile home park tenants and assist in the application for funding from HCD to pursue mobile home park conversion to resident ownership.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In 2025, the City sold two mobile homes to a developer. The City's Real Property team took over the process after Housing looped them in. Real Property is currently considering enacting the Surplus Land Act to begin selling mobile home spaces as lots. The team is currently evaluating benefits and drawbacks in pursuing this option.</p>	<p>Other</p>	<p>1</p>	<p>For any additional questions, please reach out to Danielle.Lopez@escondido.gov</p>
<p><b>2.6 Mobile Home Rent Review</b></p>	<p>Throughout the Planning Period, review proposed increases in rents in mobile home parks. The Rent Review Board considers such requests with the objective of maintaining affordability of the units.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In 2025, 4 short-form applications were submitted, all of which were approved. No long-form applications were submitted. No pending applications at the moment of review</p>	<p>Other</p>	<p>1</p>	<p>For any additional questions, please reach out to Danielle.Lopez@escondido.gov</p>

<p><b>2.7 Special Needs Housing</b></p>	<p>Review and revise the Zoning Code as necessary in 2022 to remove constraints to special needs housing, specifically to:</p> <ul style="list-style-type: none"> <li>• Comply with SB 745 and AB 2162 for transitional and supportive housing.</li> <li>• Comply with SB 2 separation requirement.</li> <li>• Comply with Employee Housing Act.</li> <li>• Ensure findings for reasonable accommodation requests are objective.</li> <li>• Permit residential care facilities for seven or more persons as similar uses in the same zone.</li> <li>• Permit manufactured housing meeting building code standards in zones where residential uses are permitted.</li> </ul>	<p>12/31/2022</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>In 2024, the City began collaboration with SANDAG's Housing Acceleration Technical Assistance Program (HAP TA) to develop Zoning Code amendments that will address provisions of special needs housing including transitional housing, emergency shelters, employee housing, reasonable accommodation for persons with disabilities, residential care facilities, and manufactured homes. However, at the time, the City did not have the staff capacity to act on the ordinances at once. In the Summer of 2025, the City hired two new long range planning staff, resulting in a total of 3 dedicated full time staff members for long range functions. Zoning Ordinance updates are underway. Staff anticipates updated ordinance sections to go before decision makers in 2026.</p>	<p>Other</p>	<p>0</p>	<p>For any additional questions, please reach out to Sally.Schifman@escondido.gov</p>
<p><b>2.8 Affordable Housing Development</b></p>	<p>At least once a year explore funding availability under various programs and pursue funding if appropriate, with the goal of facilitating the development of 570 lower income units over eight years</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In the last five years, the City's Housing and Neighborhood Services team has successfully released 2 RFPs seeking to provide long-term affordable housing, building a total of 60 affordable units. Currently, staff are finalizing a \$4.5 million Request for Proposals (RFP) to build one or two more affordable housing development(s).</p>	<p>Units</p>	<p>570</p>	<p>For any additional questions, please reach out to Danielle.Lopez@escondido.gov</p>

<p><b>2.8 Affordable Housing Development</b></p>	<p>Annually conduct outreach to developers for affordable housing opportunities</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City has only had one full-time long range planner to handle long range planning tasks: Climate Action Plan, Housing Element Implementation, Annual Reporting, and more. Limited staff capacity has prevented the City from carrying out the implementation of Program 2.8. In the Summer of 2025, the City was able to hire a Principal Long-range Planner and a Senior Long-range Planner, tripling long range planning staff capacity. The added capacity will allow staff to make progress toward this goal.</p>	<p>Other</p>	<p>1</p>	<p>None</p>
<p><b>2.9 Inclusionary Housing Assessment</b></p>	<p>By the June 1, 2022, Present the City's Housing Subcommittee with a list of all San Diego County jurisdictions that details whether they maintain an adopted inclusionary housing ordinance, and the extent of such ordinance</p>	<p>6/1/2022</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>In January and February of 2022, Planning staff presented to the City's Housing Subcommittee on inclusionary housing regulations at the countywide level. The subcommittee agendas for those meetings can be found at the following links listed below. Staff presented an original content infographic and table consisting of all inclusionary programs adopted and in process at that time.</p> <p><a href="https://escondido-ca.municodemeetings.com/sites/escondido-ca.municodemeetings.com/files/fileattachments/housing_ad-hoc_subcommittee_meeting/meeting/packets/16671/2022_jan_20_housing_subcommittee_agenda.pdf">https://escondido-ca.municodemeetings.com/sites/escondido-ca.municodemeetings.com/files/fileattachments/housing_ad-hoc_subcommittee_meeting/meeting/packets/16671/2022_jan_20_housing_subcommittee_agenda.pdf</a></p> <p><a href="https://escondido-ca.municodemeetings.com/sites/escondido-ca.municodemeetings.com/fi">https://escondido-ca.municodemeetings.com/fi</a></p>	<p>Other</p>	<p>0</p>	<p>None</p>

<p><b>2.9 Inclusionary Housing Assessment</b></p>	<p>By the June 1, 2022, provide the City's Housing Subcommittee with research on alternative inclusionary housing mechanisms not evaluated within the Residential Feasibility Sector Study (2021)</p>	<p>6/1/2022</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>At the January and February 2022 Housing Subcommittee meetings, staff presented alternative inclusionary mechanisms that could provide for affordable units throughout the City, including case studies outside of California. This included discussion on the use of a housing trust fund to support creation of affordable units, which was ultimately adopted as part of the East Valley Specific Plan.</p>	<p>Other</p>	<p>0</p>	<p>None</p>
<p><b>2.9 Inclusionary Housing Assessment</b></p>	<p>Beginning January 1, 2023, staff will assess the number of affordable units processed annually for development since the start of the sixth cycle planning period. In the event two consecutive annual reviews show that processing of affordable units is not on track to meet projected goals, a sector feasibility study will occur to reassess an affordable housing obligation</p>	<p>1/1/2023</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>In 2023 it was determined that the City's affordable units were not numerically on track with projected RHNA allocations, triggering the need to conduct a Residential Sector Feasibility Study (RSFS). The City has not had the funding or staff capacity to act on such obligations; however, in the Summer of 2025, the City hired two new long range planning staff, resulting in a total of 3 dedicated full time staff for long range planning functions. Approval of Measure I in April 2025 will generate additional funding for the City, creating an opportunity that will allow planning staff to move forward with this effort once funding is secured. Staff are actively advocating for leadership to prioritize the study. If funding is provided, staff anticipate to finalize the RSFS by the end of 2027.</p>	<p>Other</p>	<p>0</p>	<p>Link to Escondido's website and Measure I: <a href="https://escondido.gov/1219/Measure-I">https://escondido.gov/1219/Measure-I</a></p>

<p><b>2.10 SB 9 Ordinance</b></p>	<p>By June 1, 2022, amend Chapters 32 (Subdivisions) and 33 (Zoning) of the City's Municipal Code for compliance with SB 9</p>	<p>6/1/2022</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>In 2022, the City adopted an SB 9 ordinance via Ordinance number 2022-18, which created two new sections in Article 6 of the Escondido Zoning Code. Sections 33-115 and 33-116 touch on the standards and procedures to build two single family dwellings in a single family lot and/or lot split one single family parcel into two.</p>	<p>Other</p>	<p>1</p>	<p>Escondido Zoning Code, Article 6 Residential Zones: <a href="https://ecode360.com/43265438#43265573">https://ecode360.com/43265438#43265573</a></p>
<p><b>2.10 SB 9 Ordinance</b></p>	<p>Beginning in 2023, monitor the trend of SB 9 development annually, including affordability, in the City through the Housing Element Annual Progress Reports.</p> <p>City staff will assess the following metrics associated with the citywide SB 9 ordinance:</p> <ol style="list-style-type: none"> <li>1. Where the majority of SB 9 subdivisions are occurring within the City (through spatial analysis)</li> <li>2. The number and type of development (i.e., number of units developed per lot and unit type)</li> <li>3. Whether the owner of record at the time of development retained a property developed under SB 9 past the State's 3-year requirement (note: this metric will not be available for the first 3 years of monitoring).</li> <li>4. An estimate of affordability level of developed units resulting from SB 9 applications based on information provided by the property owner</li> </ol>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City has received fewer than 10 requests for urban lot splits since 2023. There are currently four applications in the review process. Five SB 9 requests were for land subdivisions. As SB 9 projects obtain certificates of occupancy, the City will monitor ownership and affordability. Staff is also currently working with a property owner that may pursue small lot development under the Starter Home Revitalization Act as amended by SB 1123 (2024), which would be the first project processed under that law for the City.</p>	<p>Other</p>	<p>1</p>	<p>None</p>
<p><b>3.1 Housing Rehabilitation</b></p>	<p>Rehabilitate four rental units annually (32 units over eight years)</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In FY 23-24, the City rehabilitated 15 units. In FY 25, the City of Escondido allocated \$50,000 in CDBG funding to provide a Minor Home Repair Program to seniors. Staff are working to plan and implement that program.</p>	<p>Units</p>	<p>32</p>	<p>For any additional questions, please reach out to <a href="mailto:Danielle.Lopez@escondido.gov">Danielle.Lopez@escondido.gov</a></p>
<p><b>3.1 Housing Rehabilitation</b></p>	<p>Pursue additional funding to reinstate the owner-occupied rehabilitation program and expand the rental rehabilitation program, including an acquisition/rehabilitation component</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>No housing rehabilitation programs were initiated by the City in the 2025 FY.</p>	<p>Other</p>	<p>0</p>	<p>For any additional questions, please reach out to <a href="mailto:Danielle.Lopez@escondido.gov">Danielle.Lopez@escondido.gov</a></p>

<p><b>3.2 Focus on Neighborhoods</b></p>	<p>Allocate funding for neighborhood services and improvements through the CDBG Annual Action Plan process. Prioritize neighborhood focus in PINs, Environmental Justice Communities, Census Tracts 202.13 and 202.14, and any other areas with a concentration of lower-income households while ensuring anti-displacement measures are implemented to reduce or eliminate the potential for displacement and gentrification</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Every year, the City's Housing and Neighborhood Services staff releases a request for proposals for community improvement projects located in Disadvantaged Communities. Staff selects projects based on need, location, and implementation feasibility. The following projects were selected for the 2025 fiscal year:  <ul style="list-style-type: none"> <li>• Legal Aid Support for Escondido Residents with interest in fair housing</li> <li>• Operation HOPE-North County's Steps to Independence program, which provides 24/7 emergency shelter and supportive services</li> <li>• Family Counseling for the prevention and early intervention of behavioral health problems in young school aged children</li> <li>• Senior Cares Program to provide counseling and referral of services to approximately 200 low- and</li> </ul> </p>	<p>Other</p>	<p>1</p>	<p>None</p>
<p><b>3.2 Focus on Neighborhoods</b></p>	<p>Utilize CDBG funds for the purpose of tenant rental assistance to a minimum of 50 families through the planning period to reduce displacement within priority neighborhoods</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>On October 15, 2025, City Council authorized a Subrecipient Agreement with Escondido Education COMPACT to administer a rental mortgage, and utility assistance program for low- and moderate-income residents using \$1,660,000 in CDBG-CV funds. These CDBG-CV funds are available for one-time use and all grant expenses must be expended by July 24, 2026. COMPACT will serve 225 residents with rent or mortgage assistance and 180 with past due utilities.</p>	<p>Households</p>	<p>50</p>	<p>The October 15, 2025 City Council meeting video recording can be found at: <a href="https://escondido.12milesout.com/Video/Meeting/92569b20-9b39-4538-946d-a5f4b929a8f9">https://escondido.12milesout.com/Video/Meeting/92569b20-9b39-4538-946d-a5f4b929a8f9</a>.</p>
<p><b>3.2 Focus on Neighborhoods</b></p>	<p>Utilize CDBG funds for the purpose of tenant rental assistance for 100 unique individuals annually through the planning period to reduce displacement within priority neighborhoods</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Please refer to line item 58</p>	<p>Persons</p>	<p>100</p>	<p>None</p>

<p><b>3.2 Focus on Neighborhoods</b></p>	<p>Implement General Plan policies from the Mobility and Infrastructure, and Community Health and Services Elements surrounding safe routes to schools programming (Pedestrian Network Policy 3.9), and pursue agreements with Escondido school districts to enable city residents to joint use school facilities for recreational purposes (Parks and Recreation Policy 2.12)</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>In 2025, Escondido staff worked towards the Mobility and Infrastructure Element update. Walk audits and other community engagement events informed improvements around safe routes to schools. Once the Mobility and Infrastructure Element update is completed, expected in 2026, the City will pursue agreements with Escondido school districts to implement improvements and use facilities for recreational purposes.</p>	<p>Other</p>	<p>0</p>	<p>Mobility Element Update website: <a href="https://fp.mysocialpinpoint.com/escondido-CATS">https://fp.mysocialpinpoint.com/escondido-CATS</a></p>
<p><b>3.2 Focus on Neighborhoods</b></p>	<p>Complete construction of, at minimum, four projects that ensure Safe Routes to Schools during the planning period, such as infill of missing sidewalks, bike lanes, and modification to traffic signals</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>Please refer to line item 60</p>	<p>Other</p>	<p>4</p>	<p>None</p>
<p><b>3.2 Focus on Neighborhoods</b></p>	<p>Complete, at minimum, one shared use agreement with the Escondido school districts during the planning period</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>Please refer to line item 60</p>	<p>Other</p>	<p>0</p>	<p>None</p>
<p><b>3.3 Preservation of At-Risk Housing</b></p>	<p>Annually, track the status of Silvercrest and other affordable housing developments with the intention of working with owners to extend affordability periods</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The Housing and Neighborhood Services team has identified three affordable housing properties that are nearing their affordability expiration date: Daybreak Grove (13 units), Sunrise Place (8 units), and Silvercrest (75 units).  Daybreak Grove (13 units): On December 23, 2025, City staff sent the final contract to renew affordability for Daybreak Grove. The execution of the agreement would extend affordability of the property for 40 years. The City anticipates receiving a final version of the agreement within 14-business days. The City is currently awaiting the requested information from the ownership entity so the agreement can be finalized and recorded.  Sunrise Place (8 units): Housing and Neighborhood staff anticipate sending</p>	<p>Other</p>	<p>1</p>	<p>For any additional questions, please reach out to <a href="mailto:Danielle.Lopez@escondido.gov">Danielle.Lopez@escondido.gov</a></p>

3.3 Preservation of At-Risk Housing	Work to extend affordability covenants on Silvercrest beginning in 2022, and for other affordable housing projects 2 years prior to their end date	12/31/2029	6th Cycle	In Progress	Please refer to line item 63	Other	0	None
3.3 Preservation of At-Risk Housing	Contact qualified entities and other affordable housing developers to solicit their participation in extending affordability covenants on existing affordable housing projects 2 years prior to a covenant's contractual end date	12/31/2029	6th Cycle	Continuous	Please refer to line item 63	Other	1	None
3.3 Preservation of At-Risk Housing	If a Notice of Intent is filed by any affordable housing project to convert to market-rate, ensure the project complies with the expanded noticing (three-year, one-year, and six-month) as required by State law	12/31/2029	6th Cycle	In Progress	No affordable housing projects have submitted a Notice of Intent to convert to market rate during this reporting period.	Other	0	For any additional questions, please reach out to Danielle.Lopez@escondido.gov
3.3 Preservation of At-Risk Housing	Support the applications by nonprofits in their pursuit for funding to preserve affordable housing projects	12/31/2029	6th Cycle	Continuous	No applications were submitted to the City in the 2025 CY.	Other	1	For any additional questions, please reach out to Danielle.Lopez@escondido.gov
3.3 Preservation of At-Risk Housing	If necessary, refer existing tenants to waiting lists of affordable developments as soon as possible to allow time for the waiting period and for relocation	12/31/2029	6th Cycle	Continuous	City Housing and Neighborhood Services staff provide the Affordable Housing brochure to community members seeking housing resources. During this reporting period, Juniper Senior and Valley Senior, both senior affordable housing communities, contacted the City regarding potential unit availability. When income qualified senior households contact the City for assistance, staff refer them to these properties and share contact information so they may apply directly. Staff continue to make referrals as updated availability information is received.	Other	1	Link to Affordable Housing Brochure: <a href="https://www.escondido.gov/DocumentCenter/View/4837/Housing-Assistance-Brochure---English-PDF">https://www.escondido.gov/DocumentCenter/View/4837/Housing-Assistance-Brochure---English-PDF</a>
3.4 Fair Housing	Annually through the funding allocation process, allocate resources to retain qualified fair housing service provider(s) to provide fair housing outreach, education, complaint investigation, testing, and legal services, as well as tenant/landlord counseling and mediation services.	12/31/2029	6th Cycle	Continuous	The City of Escondido contracts with Legal Aid Services of San Diego (LASSD) annually to provide fair housing outreach, education, complaint investigation, testing, and legal services, as well as tenant/landlord counseling and mediation services.	Other	1	None

<p><b>3.4 Fair Housing</b></p>	<p>The City's Fair Housing Provider to assist at least 200 persons annually</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>LASSD served 246 Escondido residents with fair housing outreach, education, complaint investigation, testing, legal services (referral, advice, or representation), as well as landlord/tenant counseling and mediation services.</p>	<p>Persons</p>	<p>200</p>	<p>None</p>
<p><b>3.4 Fair Housing</b></p>	<p>The City's Fair Housing Provider to conduct random testing on a regular basis (a minimum 10 tests per year) to identify issues, trends, and problem properties. Adjust the random testing program to reflect new 2020 Census data and emerging trends in the City.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In FY 24-25, LASSD conducted 10 paired tests to detect fair housing discrimination from housing providers. Zero tests were conducted in Q1, 2 tests in Q2, 4 tests in Q3, and 4 tests in Q4. Zero tests were conducted in Q1 of FY 25-26.</p>	<p>Other</p>	<p>10</p>	<p>None</p>
<p><b>3.4 Fair Housing</b></p>	<p>The City's Fair Housing Provider to annually provide training and technical assistance to City staff regarding fair housing law, reasonable accommodations, and current fair housing events.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>No training sessions were conducted through LASSD in 2025, as none were requested by City staff. In 2026, LASSD will provide trainings to City staff upon the City's request.</p>	<p>Other</p>	<p>1</p>	<p>None</p>
<p><b>3.4 Fair Housing</b></p>	<p>The City's Fair Housing Provider to annually participate in the San Diego Regional Alliance for Fair Housing (SDRAFFH) regional housing fair as a means of providing education to the public on fair housing issues.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The was no SDRAFFH Regional Fair Housing event in 2025.</p>	<p>Other</p>	<p>1</p>	<p>None</p>
<p><b>3.4 Fair Housing</b></p>	<p>The City's Fair Housing Provider to participate in SDRAFFH quarterly meetings on fair housing regulation and discussion.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>LASSD staff planned attended all SDRAFFH quarterly and subcommittee meetings and is an active participant of the committee. Managing Attorney Amalea Romero serves as President. SDRAFFH meetings were held on 8/22/2024, 9/19/2024, 10/17/24, 11/24/24, 12/19/24, 1/23/2025, 2/27/2025, 3/27/2025, 4/24/2025, 5/22/2025, 6/26/2025, 7/24/2025, 9/4/2025, and 9/25/2025.</p>	<p>Meetings</p>	<p>4</p>	<p>None</p>

<p>3.4 Fair Housing</p>	<p>The City's Fair Housing Provider to attend an April City Council meeting to accept the City's Fair Housing Month Proclamation and provide education to the City Council.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>LASSD attended Escondido City Council Meeting on April 23, 2025 to accept the Fair Housing Month Proclamation. This is an annual presentation. In 2026, LASSD will attend a City Council Meeting in April.</p>	<p>Meetings</p>	<p>1</p>	<p>None</p>
<p>3.4 Fair Housing</p>	<p>In 2022, develop an expanded fair housing outreach program via a multi-media and multi-lingual approach, with increased efforts in the Downtown and EVSP areas. The outreach program will include:  <ul style="list-style-type: none"> <li>• Development, production, and distribution of fair housing brochures and/or pamphlets regarding fair housing law and regulatory issues; seminars; workshops; events; and educational forums.</li> <li>• Development and maintenance of a toll free phone system to receive fair housing complaints, to resolve or refer such complaints to the appropriate source for resolution, and to maintain and provide to the City complete statistical record on all complaints and their resolution.</li> </ul> </p>	<p>12/1/2022</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>LASSD continues to provide a broad-based outreach program to provide fair housing education to the community of Escondido. LASSD maintains current information regarding the fair housing and tenant protections on the City's website in English and Spanish. In addition, Spanish translators and flyers in both English and Spanish are made available at all LASSD fair Housing workshops. An example of this in practice is that LASSD distributed 100 flyers (75 English; 25 Spanish) at the Escondido Community Child Development Center and 100 flyers (75 English; 25 Spanish) at the Escondido Covered California Enrollment Center on 5/21/2025. LASSD held 14 webinars, 5 outreach events, and 1 training throughout the 2024-2026 FY.  LASSD maintains a toll-free</p>	<p>Other</p>	<p>1</p>	<p>Escondido Housing and Neighborhood Services website:  <a href="https://escondido.gov/214/Housing-Neighborhood-Services">https://escondido.gov/214/Housing-Neighborhood-Services</a></p>
<p>3.4 Fair Housing</p>	<p>In 2022, revise the scope of services by the fair housing service provider--Legal Aid Society of San Diego (LASSD), to conduct at least two fair housing workshops within Escondido, with targeted outreach to residents in the Downtown and EVSP areas, as well as within Census Tracts 202.13 and 202.14</p>	<p>12/1/2022</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>The City revised LASSD's scope of services to include fair housing workshops on 07/01/2022. LASSD continues to implement a comprehensive outreach program to educate the Escondido community on fair housing. In 2025, LASSD conducted approximately eight Fair Housing webinars with targeted outreach to residents in the Downtown and EVSP areas.</p>	<p>Other</p>	<p>1</p>	<p>None</p>

<p><b>3.4 Fair Housing</b></p>	<p>Beginning in 2022, increase outreach and education on the use of HCV to both tenants and landlords, including the new State source of income protection (SB 329 and SB 222) by holding at least one educational event annually during the planning period to landlords and residents on the use of HCV and fair housing topics. Target additional outreach efforts in Downtown and EVSP areas, and high-resource/low density areas; especially in areas where ADUs and SB 9 development have been constructed to promote the use of HCVs in lower density areas, with a goal of reaching at least 50 individuals annually in each target area</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>LASSD continues to provide a broad-based outreach program to provide fair housing education to the community of Escondido. LASSD maintains current information regarding the fair housing and tenant protections on our website in English and Spanish.</p>	<p>Other</p>	<p>1</p>	<p>None</p>
<p><b>3.4 Fair Housing</b></p>	<p>Annually, staff will conduct spatial analysis to determine where ADU and SB 9 construction is generally aggregating within the City and sphere of influence. Specifically, the City will assess whether such development/construction is occurring within identified racially concentrated areas of affluence (RCAAs), and high resource/lower density areas.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City's permitting software, Cityworks, tracks both ADUs and SB 9 projects. As of December 31, 2025, the City has finalized a total of 292 ADUs. The finalized ADU projects are spatially distributed across the jurisdiction.  Regarding SB 9, the City has received fewer than 10 SB 9 applications since 2023, with the approval of four, and five in the permit review process. SB 9 projects are spatially distributed across the jurisdiction.</p>	<p>Other</p>	<p>1</p>	<p>None</p>
<p><b>3.4 Fair Housing</b></p>	<p>In the event ADU and SB 9 development/construction is decreasing annually within identified RCAAs, and high-resource/lower density areas, the City will increase targeted education for ADUs, SB 9 development, and HCVs within these identified areas to reach an additional 50 individuals annually, in order to expand the availability of affordable housing in resource-rich areas.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>To date, the city has not identified a disproportionate decrease in applications for ADUs or SB 9 applications in RCAAs. Therefore, an increase in targeted education for ADUs, SB 9 development, and HCVs within target areas is not necessary and has not occurred.</p>	<p>Persons</p>	<p>50</p>	<p>None</p>

<p><b>3.4 Fair Housing</b></p>	<p>Pursue adoption of the EVSP in 2022 and implementation to expand locational and housing type choices through zone changes within the EVSP plan area that will allow for an addition of up to 2,185 new dwelling units, and through the Affordable Housing Trust Fund (AHTF), which will utilize in-lieu fees associated with lower production densities to finance affordable housing off site.</p> <p>The AHTF will be finalized and created within 18 months of the EVSP adoption. The City commits to utilizing AHTF funds, in tandem with other affordable housing funds (e.g., PLHA, SB 2) and/or private development, to fund/construct a minimum of 100 deed restricted affordable units over the planning period.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>The East Valley Specific Plan was adopted on July 19, 2023 via Ordinance 2023-10. The plan rezoned approximately 191 acres into mixed use, meeting the 124 above moderate and 44 moderate shortfall of the Housing Element's adequate sites.</p>	<p>Other</p>	<p>1</p>	<p>Link to the East Valley Specific Plan: <a href="https://www.escondido.gov/DocumentCenter/View/2283/East-Valley-Specific-Plan-PDF">https://www.escondido.gov/DocumentCenter/View/2283/East-Valley-Specific-Plan-PDF</a></p>
<p><b>3.4 Fair Housing</b></p>	<p>Expand housing in the EVSP area through the Affordable Housing Trust Fund (AHTF), which will utilize in-lieu fees associated with lower production densities to finance affordable housing off site.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>In 2025, the City applied for SANDAG's Smart Growth Incentive Program 6th Cycle round of funding with the recommendation from SANDAG staff. The City's application included the development of an affordable housing trust fund (AHTF). At their September 10, 2025 meeting, the SANDAG TransNet Independent Taxpayer Oversight Committee questioned the alignment of the program with the governing TransNet ordinance and denied the City's application.</p>	<p>Other</p>	<p>0</p>	<p>Link to the September 10, 2025 SANDAG TransNet Independent Taxpayer Oversight Committee: <a href="https://www.youtube.com/watch?v=AUzU80">https://www.youtube.com/watch?v=AUzU80</a></p>
<p><b>3.4 Fair Housing</b></p>	<p>The AHTF will be finalized and created within 18 months of the EVSP adoption. The City commits to utilizing AHTF funds, in tandem with other affordable housing funds (e.g., PLHA, SB 2) and/or private development, to fund/construct a minimum of 100 deed restricted affordable units over the planning period.</p>	<p>1/1/2025</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Staff are working on a strategy to develop a stepped approach to develop an AHTF. Staff are also exploring alternative funding sources. Please refer to line 82.</p>	<p>Units</p>	<p>100</p>	<p>Link to the September 10, 2025 SANDAG TransNet Independent Taxpayer Oversight Committee: <a href="https://www.youtube.com/watch?v=AUzU80">https://www.youtube.com/watch?v=AUzU80</a></p>

<p><b>3.4 Fair Housing</b></p>	<p>In 2022, develop an Affirmative Marketing Plan (AFM). The primary purpose of affirmative marketing is to reduce patterns of segregation and encourage integration in housing by promoting housing choices and opportunities regardless of one's protected characteristics, such as race, color, religion, national origin, or disability.</p>	<p>12/31/2022</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>Historically, there has only had one full time long range planning staff handling long range planning tasks: Climate Action Plan, Housing Implementation, Annual Reporting, and more. The limited staff capacity has prevented the City from carrying out the implementation of this effort. In the Summer of 2025, the City was able to hire a Principal Planner and a Senior Planner to the Long Range Planning team, tripling long range planning staff capacity. The added capacity will allow staff to make progress toward this goal.</p>	<p>Other</p>	<p>0</p>	<p>None</p>
<p><b>3.4 Fair Housing</b></p>	<p>The City commits to annually monitor all developments with affordable units for adherence to the Affirmative Marketing Plan requirements.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>Historically, there has only had one full time long range planning staff handling long range planning tasks: Climate Action Plan, Housing Implementation, Annual Reporting, and more. The limited staff capacity has prevented the City from carrying out the implementation of this effort. In the Summer of 2025, the City was able to hire a Principal Planner and a Senior Planner to the Long Range Planning team, tripling long range planning staff capacity. The added capacity will allow staff to make progress toward this goal.</p>	<p>Other</p>	<p>0</p>	<p>None</p>

<p><b>3.4 Fair Housing</b></p>	<p>The City will conduct educational outreach on the Affirmative Marketing Plan as part of the expanded fair housing outreach program the Private Market/Limited Outreach program (Discrimination in Capacity - Meaningful Action II), to the Downtown and EVSP areas, and Census Tracts 202.13 and 202.14.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>Historically, there has only had one full time long range planning staff handling long range planning tasks: Climate Action Plan, Housing Implementation, Annual Reporting, and more. The limited staff capacity has prevented the City from carrying out the implementation of this effort. In the Summer of 2025, the City was able to hire a Principal Planner and a Senior Planner to the Long Range Planning team, tripling long range planning staff capacity. The added capacity will allow staff to make progress toward this goal.</p>	<p>Other</p>	<p>0</p>	<p>None</p>
<p><b>3.4 Fair Housing</b></p>	<p>In 2022, amend the ADU ordinance to allow ADUs on churches and places of worship, and other premises with social organizations as the principal land use (see Program 2.1). There are several religious institutions throughout the City located within high resource/lower density areas.</p>	<p>12/31/2022</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Please refer to line item 34</p>	<p>Other</p>	<p>0</p>	<p>None</p>
<p><b>3.4 Fair Housing</b></p>	<p>Once the Zoning Code is amended, City staff will conduct biannual outreach and education workshops to religious facilities and social organizations to solicit interest and provide technical assistance on this process.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>City staff are working to update the local ADU ordinance to include a by right approval of ADUs on churches and places of worship as part of the 2026 ADU ordinance update. Once an update ordinance is adopted, City staff will begin conducting biannual outreach and education workshops to religious facilities and social organizations.</p>	<p>Meetings</p>	<p>2</p>	<p>None</p>
<p><b>3.4 Fair Housing</b></p>	<p>City staff will contact all religious facilities and social organizations with active business licenses within the City as annual outreach to educate entities on this process to facilitate a goal of 21 new ADUs over the planning period.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>City staff are working to update the local ADU ordinance to include a by right approval of ADUs on churches and places of worship as part of the 2026 ADU ordinance update. Once an update ordinance is adopted, City staff will begin conducting outreach with the goal of facilitating 21 units over the planning period.</p>	<p>Units</p>	<p>21</p>	<p>None</p>

<p><b>3.4 Fair Housing</b></p>	<p>Conduct neighborhood improvements pursuant to the City's Capital Improvement Plan, CDBG Consolidated Plan, and future Active Transportation Plan (scheduled for 2023). The City will pursue the following public improvement projects located in the Downtown, EVSP, and within Census Tracts 202.13 and 202.14:</p> <p>Downtown:</p> <ul style="list-style-type: none"> <li>• Pedestrian Signal Crossings at Tulip Street and Quince Street</li> <li>• Grand Avenue Streetscape Improvements between Maple and Juniper, including a roundabout at Broadway and Grand</li> </ul> <p>EVSP:</p> <ul style="list-style-type: none"> <li>• Creek Trail Crossing Improvements between Hickory and Harding (Harding to Fig overlaps with Tract 202.13)</li> </ul> <p>Census Tracts 202.13 and 202.14:</p> <ul style="list-style-type: none"> <li>• Creek Trail Crossing Improvements between Juniper and Fig</li> <li>• Restroom and Lighting Improvements at Grape Day Park</li> <li>• Aquatics Center at Grape Day Park</li> </ul>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Downtown:</p> <ul style="list-style-type: none"> <li>• The pedestrian signal crossings at Tulip Street and Quince Street were completed in 2023</li> <li>• The Grand Avenue Streetscape Improvements between Maple and Juniper and roundabout at Broadway and Grand were completed in June 2025.</li> </ul> <p>EVSP:</p> <ul style="list-style-type: none"> <li>• Creek Trail Crossing Improvements between Hickory and Harding (Harding to Fig overlaps with Tract 202.13) were completed in 2022.</li> </ul> <p>Census Tracts 202.13 and 202.14:</p> <ul style="list-style-type: none"> <li>• Creek Trail Crossing Improvements between Juniper and Fig were completed in 2022.</li> <li>• The restroom and Lighting Improvements at Grape Day Park are nearing the end of engineering design. Construction is expected to begin in 2026.</li> </ul>	<p>Other</p>	<p>0</p>	<p>None</p>
--------------------------------	---	-------------------	------------------	--------------------	---	--------------	----------	-------------

<p><b>3.4 Fair Housing</b></p>	<p>By end of 2022 develop an Environmental Justice Element to redress social equity disparities by prioritizing and targeting CAP and Environmental Justice implementation projects into the most vulnerable areas as defined by the "2020 Social Equity and Health Index Map," Environmental Justice Communities (EJ Communities) identified within the Environmental Justice Element. Projects identified include:</p> <ul style="list-style-type: none"> <li>• Reducing urban heating and increasing carbon sequestration through planting and maintenance of 1,010, low water and/or native street trees by end of 2030;</li> <li>• Promote physical activity through installation of a fitness court at Washington Park by end of 2023.</li> <li>• Promote physical activity through installation of a skate park at Westside Park by end of 2025.</li> <li>• Promote physical activity by completing all phases of the Citywide Access Improvements Project by the end of the planning period, which includes sidewalk infill in East, Central, and Downtown Escondido—all areas located within PINs.</li> </ul>	<p>12/31/2022</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>On October 1, 2025, the Escondido City Council adopted Resolution No. 2025-112 which approved the addition of an Environmental Justice section to the Community Health and Services chapter of the General Plan. At the same time, City staff have been working on the installation of a fitness court at Washington Park, a skatepark at Westside park, and various improvements that promote physical activity such as Escondido Creek Trail renovations, the installation of outdoor fitness courts, and upgrades to existing playgrounds at various parks in PIN neighborhoods.</p>	<p>Other</p>	<p>1</p>	<p>City Council Staff report adopting the Environmental Justice Element: <a href="https://mccmeetings.blob.core.usgovcloudapi.net/escondidca-pubu/MEET-Packet-4964edd74cd847089f95c1bda28ec112.pdf">https://mccmeetings.blob.core.usgovcloudapi.net/escondidca-pubu/MEET-Packet-4964edd74cd847089f95c1bda28ec112.pdf</a></p>
<p><b>3.4 Fair Housing</b></p>	<p>By December 31, 2022, begin the process of establishing a Clean Energy Equity Plan (completion by January 1, 2025) to improve equitable access to clean and sustainable energy in PINs and EJ Communities.</p>	<p>12/31/2022</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>Historically, there has only had one full time long range planning staff handling long range planning tasks: Climate Action Plan, Housing Implementation, Annual Reporting, and more. The limited staff capacity has prevented the City from carrying out the implementation of this effort. In the Summer of 2025, the City was able to hire a Principal Planner and a Senior Planner to the Long Range Planning team, tripling long range planning staff capacity. The added capacity will allow staff to make progress toward this goal. In CY 2026 staff will request budget allocation to move forward with this effort.</p>	<p>Other</p>	<p>0</p>	<p>None</p>

<p><b>3.4 Fair Housing</b></p>	<p>As part of the Clean Energy Equity Plan, create the following program:  An education program that engages with at least 50 residents annually within PINs and EJ Communities, at minimum, in English and Spanish, to educate residents on EV and solar regulation and resources (i.e., charging resources, rebate resources) in order to increase solar and EV ownership, EV car-sharing, and installation of EV chargers in existing multi-family projects. Staff will monitor solar and EV charging station installations through building permits at all multi-family projects and mobile homes annually.</p>	<p>12/31/2022</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>Please refer to line item 92</p>	<p>Units</p>	<p>50</p>	<p>None</p>
<p><b>3.4 Fair Housing</b></p>	<p>As part of the Clean Energy Equity Plan, create the following program:  A local home retrofit program for alternative fuel water heaters to reinvest in PINs and EJ Communities, with a focus on the oldest housing stock, with a goal to retrofit 15 water heaters annually. Staff will monitor alternatively fueled water heater retrofits through building permits annually.</p>	<p>12/31/2022</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>Please refer to line item 92</p>	<p>Other</p>	<p>0</p>	<p>None</p>
<p><b>3.4 Fair Housing</b></p>	<p>As part of the Clean Energy Equity Plan, create the following program:  A micro-grid feasibility study to identify clean energy development and access. The City commits to implement an action program based on the feasibility study's results within PINs and EJ Communities.</p>	<p>1/1/2025</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>Please refer to line item 92</p>	<p>Other</p>	<p>0</p>	<p>None</p>
<p><b>3.4 Fair Housing</b></p>	<p>As part of the Clean Energy Equity Plan, create the following program:  Educate at least 50 homeowners and tenants of multi-family housing annually about weatherization projects and the cost savings gained from energy efficient homes through training programs offered in English and Spanish.</p>	<p>1/1/2025</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>Please refer to line item 92</p>	<p>Persons</p>	<p>50</p>	<p>None</p>

<p><b>3.4 Fair Housing</b></p>	<p>No later than December 31, 2025, adopt an Urban Forestry Program, which would include the following:  A complete assessment of existing conditions and calculate canopy coverage percentage for PINs and EJ Communities in order to create a tree planting and replacement plan to achieve coverage within PINs and EJ Communities of at least 35% in residential areas and 15% in nonresidential areas. The planting and replacement plan will strategically facilitate the completion of the 1,010 tree planting project</p>	<p>12/31/2025</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>The City received funding from the US Forest Service to develop an Urban Forestry Management Plan. On February 19, 2025, the City initiated a contract agreement with consultant, Dudek, to start the project. Since, Dudek staff and the City have initiated a partial tree inventory, existing conditions assessment, and narrative with action items to increase the City's tree canopy. Staff anticipate finalizing the plan by the end of 2026.</p>	<p>Other</p>	<p>0</p>	<p>Urban Forestry Management Plan Website: <a href="https://www.yourescondido.com/urban-forest-management-plan-ufmp-survey">https://www.yourescondido.com/urban-forest-management-plan-ufmp-survey</a></p>
<p><b>3.4 Fair Housing</b></p>	<p>By 2025, complete all phases of the Escondido Creek Trail project, which will promote physical activity and public facilities through new pedestrian pathways and at grade road crossings resulting in an addition of 2.5 acres of parkland within PIN and EJ Communities</p>	<p>12/31/2025</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Construction for the Escondido Creek Trail improvements began in February 2025. The project is expected to be completed mid 2026.</p>	<p>Other</p>	<p>0</p>	<p>Escondido Creek Trail website: <a href="https://www.escondido.gov/392/Escondido-Creek-Trail">https://www.escondido.gov/392/Escondido-Creek-Trail</a></p>
<p><b>3.4 Fair Housing</b></p>	<p>By 2023, the City commits to equity prioritizations when creating development agreements. A Development Agreement is a voluntary legal agreement, approved by the City Council, between the City and a developer involving a development project. Generally, Development Agreements involve negotiations in which developers obtain increased certainty in return for providing more considerations of public benefit than would normally be required. Specifically, the City commits to prioritizing at least three development agreement benefits in the PINs, Environmental Justice Communities, and Census Tracts 202.13 and 202.14 during the planning period. Examples of development agreement benefits include new public amenities such as park infrastructure, and improved public facilities such as sidewalk infill.</p>	<p>12/31/2023</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>On November 18, 2025, the City of Escondido's Planning Commission approved The Maple project, located at 137 W Valley Parkway, Escondido, CA. As part of the project, the Maple development will convert 118 parking spaces into a 128 housing development and provide public art near the adjacent publicly accessible Maple Street Plaza. Staff anticipate the project to be approved by City Council in January of 2026.  Staff continue to explore ways to incorporate other public amenities that would benefit the 202.13 and 202.14 Census Tracts.</p>	<p>Other</p>	<p>3</p>	<p>For any additional questions, please reach out to Sally.Schifman@escondido.gov</p>
<p><b>3.4 Fair Housing</b></p>	<p>Amend the Zoning Code in 2022 to require replacement of existing units deed restricted or occupied by lower income households as a condition of project approval (see Program 1.1).</p>	<p>12/31/2027</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Please refer to line item 15</p>	<p>Other</p>	<p>0</p>	<p>None</p>

3.4 Fair Housing	Amend Zoning Code in 2022 to require by-right approval of housing development that includes 20% of the units as housing affordable to lower income households, on reuse and rezone sites (see Program 1.3).	10/25/2023	6th Cycle	Completed	Please refer to line item 18	Other	1	None
3.4 Fair Housing	Pursue at least one affordable housing project under the CalCHA program in Downtown over the HE planning period (see Program 2.4).	12/31/2029	6th Cycle	Continuous	Please refer to line item 40	Other	1	None
3.4 Fair Housing	Prioritize funding for rehabilitation and deed restriction of multi-family rental housing in Downtown, with the goal of achieving 16 units (see Program 3.1)	12/31/2029	6th Cycle	Continuous	Please refer to line item 55	Units	32	None
3.4 Fair Housing	Present to City Council findings on such protections and recommend for adoption of appropriate tenant protection policies, such as Right to Return, Just Cause for Eviction, and any other policies as directed by City Council by end of 2024.	12/31/2024	6th Cycle	Continuous	No progress was made on this objective in 2025. Staff will make an effort to address this in 2026.	Other	1	For any additional questions, please reach out to Danielle.Lopez@escondido.gov
3.4 Fair Housing	Evaluate South Centre City Specific Plan and Downtown Specific Plan policies and standards for adequacy and efficacy in protecting existing city residents from displacement. Based on findings of this evaluation, revise the specific plans to reduce displacement risk by end of 2024.	12/31/2024	6th Cycle	Not Yet Started	Historically, there has only had one full time long range planning staff handling long range planning tasks: Climate Action Plan, Housing Implementation, Annual Reporting, and more. The limited staff capacity has prevented the City from carrying out the implementation of this effort. In the Summer of 2025, the City was able to hire a Principal Planner and a Senior Planner to the Long Range Planning team, tripling long range planning staff capacity. The added capacity will allow staff to make progress toward this goal.	Other	0	For any additional questions, please reach out to Sally.Schifman@escondido.gov
3.4 Fair Housing	Hold at least one educational workshop annually throughout the planning period on tenant protections, access to homeownership information, and foreclosure protections/education in each plan area referenced above, as well as within PINs, Environmental Justice Communities, and Census Tracts 202.13 and 202.14	12/31/2029	6th Cycle	Continuous	No progress was made on this objective in 2025. Staff will make an effort to address this in 2026.	Meetings	1	None







# STAFF REPORT

DATE: 3/24/2026

PL26-0005 – The General Plan’s 2025 Housing Element Annual Progress Report

**PROJECT NUMBER / NAME:** PL26-0005 – The General Plan’s 2025 Housing Element Annual Progress Report

REQUEST: A request for Planning Commission to receive and file the General Plan’s 2025 Housing Element Annual Progress Report (“Housing Element APR”).

PROPERTY SIZE AND LOCATION: Citywide

APPLICANT: City of Escondido, Development Services Department

GENERAL PLAN / ZONING: N/A

PRIMARY REPRESENTATIVE: Pricila Roldan, Associate Planner

DISCRETIONARY ACTIONS REQUESTED: None

PREVIOUS ACTIONS: The Planning Commission received and filed the 2024 calendar year Housing Element APR on March 11, 2025.

CEQA RECOMMENDATION: This effort is not considered a “project” under CEQA, as defined in section 15378(b)(5) of the State CEQA Guidelines.

STAFF RECOMMENDATION: Receive and file

REQUESTED ACTION: None

CITY COUNCIL HEARING REQUIRED:  YES  NO

REPORT APPROVALS:  Kevin Snyder, Director of Development Services

Veronica Morones, Assistant Director of Development Services



# CITY of ESCONDIDO

## STAFF REPORT

### BACKGROUND

The City of Escondido’s General Plan sets a Citywide vision for communities within its jurisdiction. The General Plan consists of chapters that set policies and goals on topics such as land use, circulation, housing, safety, noise, open space, conservation, environmental justice, quality of life standards, and economic prosperity. The Housing Element (Chapter IV) is one of the General Plan’s chapters and it’s specifically designed to encourage the development and construction of housing through various programs and objectives.

Since 1969, the California Department of Housing and Community Development (“HCD”) has worked with regional, city and county governments to assess statewide housing needs. HCD and regional councils of governments, such as the San Diego Association of Governments (“SANDAG”), are responsible for determining and allocating the number of housing units required to meet future population growth—these numbers are known as the Regional Housing Needs Assessment/Allocation (“RHNA”). Each city is required to plan for its assigned RHNA in their Housing Element along with policies, projects, and programs that will support meeting RHNA for each housing income category: Above Moderate, Moderate, Low, and Very Low. Every eight years, state and regional partners reassess California’s housing needs, revise RHNAs, and begin a new cycle of programming.

The San Diego Region is currently in its sixth Housing Element cycle, beginning April 2021 and ending April 2029 (“planning period”). Some areas of California have already begun working on their seventh cycle planning period. As part of the seventh cycle, HCD will monitor two new income levels: Acutely low- and Extremely low-income. HCD has already included these new categories in the 2025 Housing Element APR to begin tracking prior to the start of the seventh cycle. Any unit considered as Acutely Low- and Extremely Low-income in the 2025 Housing Element APR will still count towards the City of Escondido’s RHNA; such units will count toward the Very Low-income category.

Table 1 shows Escondido’s sixth cycle RHNA by income.

**Table 1: City of Escondido’s 6th Cycle RHNA Numbers**

*Income level*

	<b>Above Moderate</b>	<b>Moderate</b>	<b>Low</b>	<b>Very Low</b>	<b>Total</b>
<i>RHNA</i>	4,967 units	1,527 units	1,249 units	1,864 units	9,607 units

*Note: The term “unit” refers to a dwelling unit. A dwelling unit can be a single-family home, an apartment, condominium, and/or an accessory dwelling unit.*

Annual Progress Reports (“APRs”) allow Escondido leadership and the public to reflect and evaluate the progress and implementation approaches of locally adopted documents. Every year, City staff provide an update on the General Plan’s implementation through a series of APRs:

- 1) **The General Plan APR** details the City’s progress for the implementation of the General Plan.
- 2) **The Climate Action Plan APR** details the City’s progress to reduce Citywide greenhouse gas emissions.
- 3) **The Housing Element APR** details the City’s progress toward meeting its state mandated RHNA.

California Government Code section 65400 requires cities and counties to present and submit their Housing Element APR to their legislative body, HCD, and the Governor’s Office of Land Use and Climate Innovation (“LCI”)



# CITY of ESCONDIDO

## STAFF REPORT

by April 1st of each year. In the interest of meeting state mandated deadlines, the information provided within this report only covers the 2025 Housing Element APR. Staff will report on the General Plan and Climate Action Plan APRs at a later time.

### SUMMARY OF REQUEST

Staff request Planning Commission receive and file the Housing Element APR; refer to Attachment 1. The same report will be provided to City Council for review pursuant to Government Code.

### SUPPLEMENTAL DETAILS OF REQUEST

The Housing Element APR provides, in part, a summary of permitting activities for residential projects during the 12-month calendar year, and updates on City accomplishments in implementing Housing Element programs. Permitting activities for residential projects can be generally broken down into three milestones:

- 1) **Entitlement** - when an applicant submits an application to the planning services area for a project and works with City staff to obtain permit(s) approval. Staff ensure the project meets design, zoning, and safety standards.
- 2) **Building Permit Issuance (i.e., construction)** - when an applicant can move forward with grading and construction of the project.
- 3) **Final Building Inspection** - when City staff ensure a project’s constructed units meet approved plans and safety codes. Once a unit passes its final building inspection, then the unit can be occupied.

When it comes to Housing Element reporting, only issued building permits count toward meeting RHNA. In other words, projects can only be included in the City’s progress in meeting its RHNA once they reach the second milestone: Building Permit Issuance. Table 2 provides an overview of Escondido’s progress toward meeting the planning period’s RHNA.

**Table 2: Summary of the City of Escondido’s Progress to meet the 6th Cycle RHNA Numbers**

*Income level*

	<i>Above Moderate</i>	<i>Moderate</i>	<i>Low</i>	<i>Very Low</i>	<i>Total</i>
RHNA (2021- 2029)	<b>4,967 units</b>	<b>1,527 units</b>	<b>1,249 units</b>	<b>1,864 units</b>	<b>9,607 units</b>
<i>Year 1 (2021)</i>	168 units	16 units	38 units	27 units	249 units
<i>Year 2 (2022)</i>	154 units	13 units	39 units	25 units	231 units
<i>Year 3 (2023)</i>	521 units	11 units	34 units	42 units	608 units
<i>Year 4 (2024)</i>	303 units	8 units	42 units	55 units	408 units
<i>Year 5 (2025)</i>	267 units	11 units	60 units	41 units	379 units
<i>Subtotal (%)</i>	<i>1,413 units (28%)</i>	<i>59 units (4%)</i>	<i>213 units (17%)</i>	<i>190 units (10%)</i>	<i>1,875 units (20%)</i>



# CITY of ESCONDIDO

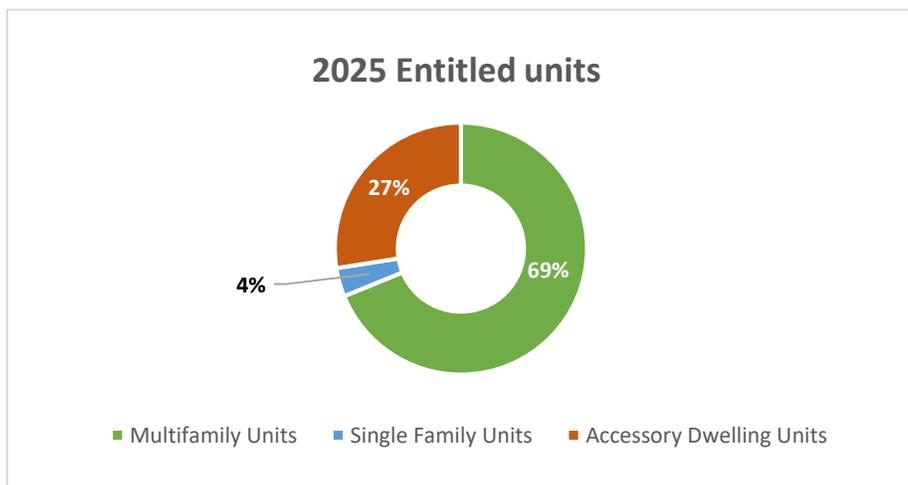
## STAFF REPORT

*Note: Units in Table 2 are reflective of Building Permit Issuance for the respective calendar year.*

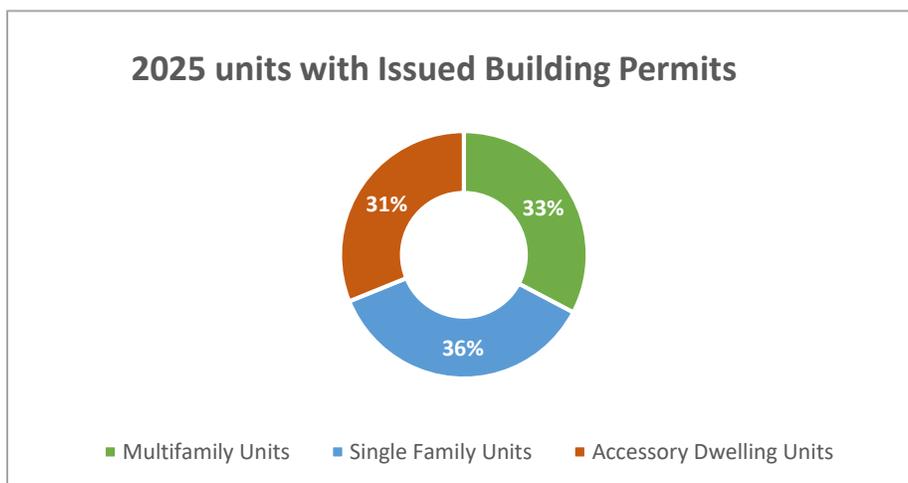
*Note: The City has received credits toward the City's 6th cycle RHNA. For the purposes of this report, the numbers are not shown below but are denoted within Attachment 1, Table B (see Projection Period 06/30/2020-04/29/2021).*

The following charts summarize residential project permitting activity reported in the 2025 Housing Element APR by milestones: Entitlement, Building Permit Issuance, and Final Building Inspection.

**Entitlement** - In 2025, the City entitled a total of 353 residential units. Of the 353 units, a total of 243 (69%) are multifamily units, 13 (4%) are single family units, and 97 (27%) are accessory dwelling units (ADUs).



**Building Permit Issuance** - In 2025, the City issued building permits for a total of 379 residential units. Of the 379 units, a total of 124 (33%) are multifamily units, 137 (36%) are single family units, and 118 (31%) are ADUs.

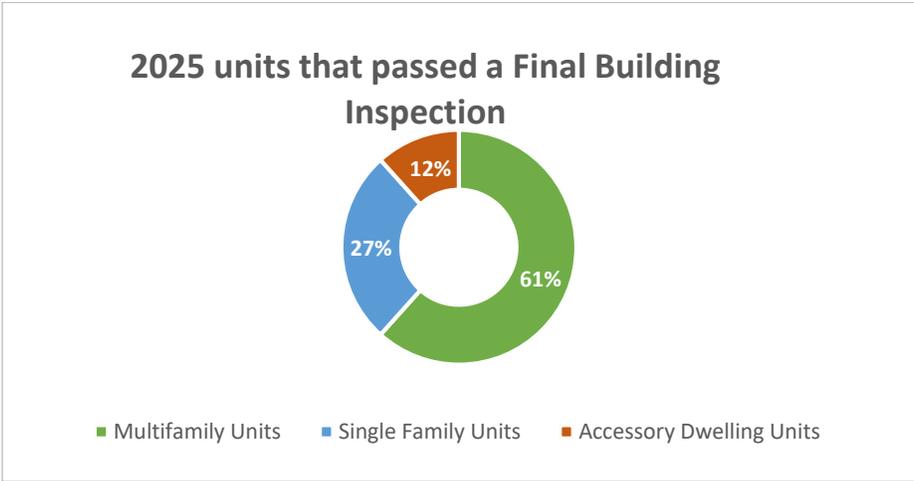


**Final Building Inspection** - In 2025, the City completed final building inspections for a total of 602 residential units. Of the 602 units, a total of 371 (61%) are multifamily units, 161 (27%) are single family units, and 70 (12%) are ADUs.



# CITY of ESCONDIDO

## STAFF REPORT



Staff will continue motoring progress in 2026. After Planning Commission and City Council receive and file this report, staff will submit the Housing Element APR to the necessary reporting agencies: HCD, LCI, and SANDAG. The APR will provide regional and state partners the opportunity to identify trends in land use and housing which will give them a better understanding of local development activities.

### FISCAL ANALYSIS

There are no direct fiscal impacts associated with this progress report.

### ENVIRONMENTAL ANALYSIS

The Housing Element APR is a reporting document and does not create or alter policy. The content is provided for informational purposes only and is exempt from the requirements of the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines section 15378(b)(5), which exempts from the definition of a “project” organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment.

### PUBLIC INPUT

As of the writing of this report, City staff received no public comment on this item.

### CONCLUSION AND RECOMMENDATION

Receive and file.

### ATTACHMENTS

1. 2025 Housing Element Annual Progress Report



# CITY OF ESCONDIDO

## STAFF REPORT

---

Agenda Item No. 3

March 24, 2026

Tentative Future Agenda Items

---

DATE: March 24, 2026

TO: Planning Commissioners

FROM: Veronica Morones, City Planner/Assistant Director of Development Services

SUBJECT: Tentative Future Agenda Items

---

The items listed below are anticipated to be brought to the Planning Commission for consideration, discussion, and/or recommendation to the City Council over the next several months. Because there are factors out of City staff's control, this list is subject to change. The intent is to provide visibility regarding projects that the Commission should expect to see in the near future. (Items are listed in no particular order.)

Additionally, these items shall not be considered to be agenda items for this meeting so no discussion is permitted other than clarification of what the item is.

Private Development Projects:

- 5 lot subdivision on Hamilton
- Alexan Density Bonus Residential Project

Policy Work:

- General Plan Annual Project Report (APR)
- 2023-25 CY Climate Action Plan APR
- El Caballo Park Master Plan and Environmental Review
- Housing Element Implementation Ordinances
  - o Ministerial/by-right ordinance
  - o Permanent Supportive Housing ordinance
  - o ADU ordinance comprehensive update

Informational Presentations:

- California Environmental Quality Act
- North County Mall Permit History