

Jurisdiction	Escondido	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	04/15/2021 - 04/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

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

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Income					
1					2	3	4	5					
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SFA,SFD ,2 to 4,5+,ADU, MH)	Tenure R=Renter O=Owner	Date Application Submitted ⁺ (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted
Summary Row: Start Data Entry Below								12	46	188	31	0	11
	2301040300	530 N Elm St		PL21-0191	ADU	O	6/27/2022		1				
	2255500800	2234 Montemar Ave		PL21-0384	ADU	O	2/7/2022				1		
	2360741100	727 W 11th Ave		PL21-0423	ADU	R	1/11/2022		1				
	2257100800	1505 Glasgow Ln		PL21-0435	ADU	O	4/6/2022		1				
	2322900400	835 W 3rd Ave		PL21-0442	ADU	R	3/23/2022						
	2384851400	1437 Ventana Dr		PL21-0445	ADU	O	2/10/2022		1				
	2250302000	2110 Campo Pl		PL21-0458	ADU	O	3/7/2022		1				
	2332011000	754 W 7th Ave		PL21-0469	ADU	O	1/28/2022		1				
	2257500100	2795 Oakwood Creek Way		PL21-0470	ADU	R	8/2/2022				1		
	2290812700	669 Porfirio Diaz Gln		PL21-0475	ADU	O	1/13/2022		1				
	2305111100	1385 Oak Hill Dr		PL21-0479	ADU	O	3/16/2022						
	2254623700	630 Aster St		PL21-0480	ADU	R	8/9/2022				1		
	2303221600	434 S Date St		PL21-0482	ADU	O	1/19/2022		1				
	2302711200	630 E 4th Ave		PL21-0489	ADU	R	2/4/2022				1		
	2401901000	3351 Reed Rd		PL21-0514	ADU	O	8/12/2022		1				
	2354800800	1898 Mountain Valley Ln		PL21-0516	ADU	O	5/23/2022				1		

	2362405600	1849 S Redwood		PL22-0243	ADU	O	8/25/2022			1			
	2363805800	545 Pawnee Gln		PL22-0247	ADU	O	9/29/2022					1	
	2343907100	1540 Mount Gln		PL22-0253	ADU	O	5/16/2022					1	
	2252016600	630 Fern St		PL22-0270	ADU	O	9/1/2022			1			
	2343907700	1545 Mount Glen		PL22-0278	ADU	O	5/23/2022					1	
	2276801700	1811 Paradise St		PL22-0298	ADU	O	8/29/2022			1			
	2275403100	1274 E Mission Ave		PL22-0313	ADU	O	9/21/2022			1			
	2272330500	728 Mills St		PL22-0318	ADU	O	12/9/2022			1			
	2332311200	338-340 W 6th Ave		PL22-0339	ADU	R	12/23/2022						2
	2384911000	1340 Dexter Pl		PL22-0340	ADU	O	10/26/2022			1			
	2343907500	1580 Mount Gln		PL22-0341	ADU	O	6/28/2022					1	
	2333311200	734 W 9th Ave		PL22-0349	ADU	R	11/10/2022					1	
	2303220700	951 E 4th Ave		PL22-0361	ADU	O	11/1/2022			1			
	2384942100	1385 Stoneridge Cir		PL22-0375	ADU	O	10/28/2022						
	2315201200	231 Dorothy Ct		PL22-0377	ADU	O	9/22/2022			1			
	2257002300	1608 Glasgow Ln		PL22-0385	ADU	O	10/17/2022			1			
	2363136900	1980 Sunset Dr		PL22-0386	ADU	O	11/9/2022			1			
	2312103900	1341 S Citrus Ave		PL22-0413	ADU	O	12/20/2022			1			
	2390501100	640 Ranchito Dr		PL22-0421	ADU	R	11/10/2022						
	2255003000	2329 Scott Way		PL22-0428	ADU	O	10/24/2022			1			
	2272230300	1343 Mc Kinley Ave		PL22-0430	ADU	O	11/15/2022			1			
	2334801000	934 E 7TH AVE		PL22-0436	ADU	O	12/23/2022					1	
	2361710700	410 W 15th Ave		PL22-0448	ADU	R	10/20/2022						
	2291520300	451 E Lincoln Ave		PL22-0464	ADU	R	10/31/2022					1	
	2315003800	2279 Weatherby Ave		PL22-0555	ADU	R	11/15/2022					1	
	2249822600	2423 Smokewood Pl		PL22-0608	ADU	R	12/5/2022					1	
	2343300100	1580 Encino Dr		PL22-0643	ADU	O	12/15/2022						1
	2333420400	419 W 7th Ave		PL22-0659	ADU	R	1/2/2022					1	
	2275200100	1525 Sheridan Ave		PL22-0669	ADU	O	1/3/2022			1			
	2381103500	Hamilton Ln	Miller Rd Subdivision	PL21-0358	SFD	O	4/22/2022						
	2381521600	2690 S Escondido Blvd	Villa Portofino	PL22-0021	5+	R	4/9/2022						
	2291210300	251 W Lincoln Ave		ADM20-0113	2 to 4	R	2/15/2022						
	2310401700	2819 Wanek Rd	Wanek Rd Parcel Map	PL20-0748	SFD	O	5/10/2022						
	2331421300	332 S Escondido Blvd	Asencia	PL21-0080	5+	R	3/10/2022					178	
	2361721500	1405 S Escondido Blvd		PL21-0304	5+	R	8/24/2022		6				
	2292200700	630 N Juniper		PL21-0315	2 to 4	R	7/28/2022						
	2241412300 2241412400 2241412500 2241423000 2241423100 2241423200 2241423300	2005 - 2175 Conway Dr	Conway	PL21-0269	SFD	O	11/1/2022					10	

	2243100500 2243100600 2243100700 2243100800 2243102000	2039, 2047, 2085, and 2089 N Irisi Ln	Iris Lane Condos	PHG20-0032	5+	O	11/1/2022						
	2364601500	1600 S Escondido Blvd		PL22-0032	5+	R	7/28/2022	5					
	2400110100 2400111200 2400111300 2400202300 2400203200 2400203300 2400202100 2400202700	3425, 3429, 3445, 3485, 3507 E Valley Pky	NE Gateway	PL22-0145	SFD	O	12/1/2022						
	2343907600	1555 Mount Glen		PL22-0272	ADU	O	5/17/2022					1	
	2241301000	Ash and Stanley	Ash Subdivision	PL22-0134	SFD	O	12/15/2022	1					
	2270801900	940 E El Norte Pkwy		PL22- 0294/B22- 2861	ADU	O	7/27/2022		1				
	2363136900	1980 Sunset Dr		PL22-0386	ADU	O	11/4/2022		1				
	2390501100	640 Ranchito Dr		PL22-0421	ADU	R	11/7/2022						
	2271915200	148 TRELIS LN		B18-0520	SFD	O	7/6/2022						
	2290721100	1156 GAMBLE ST		B19-1214	SFD	O	9/1/2022						
	2331111600	422 S SPRUCE ST		B20-1378	SFD	O	4/5/2022						
	2323331700	663 S Tulip Street		B21-3953	SFD	O	11/22/2022						
	2352025900	1500 Gamble Ln		B21-4475	SFD	O	8/9/2022						
	2290713500	454 Emilia Pl		B21-4572	SFD	O	7/14/2022						
	2290713600	442 Emilia Pl		B21-4573	SFD	O	7/14/2022						



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nes	Total Approved Units by Project	Total Disapproved Units by Project	Streamlinin g	Density Bonus Law Applications			Application Status	Notes
	6	7	8	9	10		11	12
Above Moderate- Income	Total <u>PROPOSED</u> Units by Project	Total <u>APPROVED</u> Units by project	Total <u>DISAPPROVED</u> Units by Project	Was <u>APPLICATION</u> <u>SUBMITTED</u> Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Ddi the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Notes ⁺
363	651	622	0					
	1	1		No	No	N/A	Approved	
	1	1		No	No	N/A	Approved	
	1	1		No	No	N/A	Approved	
	1	1		No	No	N/A	Approved	
1	1	1		No	No	N/A	Approved	
	1	1		No	No	N/A	Approved	
	1	1		No	No	N/A	Approved	
	1	1		No	No	N/A	Approved	
	1	1		No	No	N/A	Approved	
	1	1		No	No	N/A	Approved	
	1	1		No	No	N/A	Approved	
	1	1		No	No	N/A	Approved	
	1	1		No	No	N/A	Approved	For Caretaker Occupancy
	1	1		No	No	N/A	Approved	

	1	2		No	No	N/A	Approved	ADU and JADU
	1	1		No	No	N/A	Approved	
	1	1		No	No	N/A	Approved	
	1	1		No	No	N/A	Approved	
	1	1		No	No	N/A	Approved	
	1	1		No	No	N/A	Approved	
	1	1		No	No	N/A	Approved	
	1	1		No	No	N/A	Approved	
	2	2		No	No	N/A	Approved	ADU and JADU
	1	1		No	No	N/A	Approved	
	1	1		No	No	N/A	Approved	
	1	1		No	No	N/A	Approved	
1	1	1		No	No	N/A	Approved	
	1	1		No	No	N/A	Approved	
	1	1		No	No	N/A	Approved	
	1	1		No	No	N/A	Approved	
	1	1		No	No	N/A	Approved	
1	1	1		No	No	N/A	Approved	
	1	1		No	No	N/A	Approved	
	1	1		No	No	N/A	Approved	
	1	2		No	No	N/A	Approved	ADU and JADU
1	1	1		No	No	N/A	Approved	
	1	1		No	No	N/A	Approved	
	1	1		No	No	N/A	Approved	
	1	1		No	No	N/A	Approved	
	1	1		No	No	N/A	Approved	
	1	1		No	No	N/A	Approved	
3	3	3		No	No	N/A	Approved	
15	15	15		No	No	N/A	Approved	
4	4	4		No	No	N/A	Approved	
1	1	1		No	No	N/A	Approved	
2	180	180		No	Yes	Yes	Approved	
48	54	54		No	Yes	Yes	Approved	
4	4	4		No	No	N/A	Approved	
44	54	54		No	Yes	Yes	Approved	

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Planning Period	04/15/2021 - 04/15/2023

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Note: "*" indicates an optional field
Cells in grey contain auto-calculated formulas

Parcel ID	Address	City	County	Parcel Type	Use	Area (sq ft)	Area (ac)	Units	Start Date	End Date	Units/Year	Notes
236305300	2213 S Ave Glen	Wilmington	SUBD-0008B21-1330	SFA	O			1	5/26/2022			
236305300	2211 S Ave Glen	Wilmington	SUBD-0008B21-1330	SFA	O			1	6/17/2022			
236491700	2323 Lumbard Glen	Del Prado North	PHC15-0338B21-0726	SFA	O			3	2/8/2022			
236471900	468 474 480 486 492	Del Prado North	PHC15-0338B21-0726	SFA	O			5	4/30/2022			
238130300	481 Carver Glen	Del Prado North	PHC15-0338B21-1330	SFA	O			4	4/30/2022			
1873104	2663 Quail Rd		PL21-0138B21-1488	ADU	O			1	8/24/2022			
224171200	1787 Foothill View Pl		ADM18-0149B14-2201	ADU	O			1	12/29/2022			
233411000	438 E 87th Ave		820-0436	ADU	O			1	10/26/2022			
2311024	227 S Citrus Ave		PL21-0168B21-2946	ADU	O			1	6/17/2022			
2364917	3061 Wilmour Pl		PL21-0176B21-2338	ADU	O			1	3/22/2022			
2320214	630 E 3rd Ave		PL21-0207B21-2348	ADU	O			1	1/27/2022			
232268000	945 W 4th Ave		PL21-0246B21-3023	ADU	O			1	10/13/2022			
230602300	1373 Kanaw Pl		ADM00-0388B21-1022	ADU	O			1	4/8/2022			
232021800	638 E 5th Ave		ADM00-0388B21-1718	ADU	O			1	1/14/2022			
236470600	811 Casa De Oro Pl		PL20-0448B20-2851	ADU	R			1	4/29/2022			
232680100	238 E 11th Ave		820-2669	ADU	R			1	8/4/2022			
236402800	2018 Avenida Del Doble		PL20-0472B20-3699	ADU	O			1	4/21/2022			
236701000	1121 E Mission Ave		PL20-0514B20-3348	ADU	R			1	1/6/2022			
236206700	221 W Falcón Ave		PL20-0623B20-3920	ADU	O			1	5/25/2022			
237040800	716 Hoover St		PL20-0558B20-3606	ADU	R			1	5/19/2022			
230819400	655 Beechwood St		PL20-0818B20-3878	ADU	O			1	7/14/2022			
236474000	742 Dakota Pl		PL21-0881B21-1681	ADU	R			1	5/13/2022			
236741000	727 W 11th Ave		PL21-0423B21-0172	ADU	R			1	9/12/2022			
229302000	2110 Campo Pl		PL21-0405B21-0664	ADU	O			1	8/4/2022			
232822200	2472 Madley Ln	Harris Ranch	820-3812	SFD	O			1	5/26/2022			
230305300	2217 S Ave Glen	Wilmington	820-1836	SFA	O			1	11/11/2022			
2307014	1127 E Mission Ave		PL21-0308B21-2476	ADU	O			1	5/26/2022			
230305300	2213 S Ave Glen	Wilmington	820-1836	SFA	O			1	5/26/2022			
230305300	2213 S Ave Glen	Wilmington	820-2604	SFA	O			1	7/29/2022			
230401400	1380 Rock Hill Pl		PL21-0305B21-3322	ADU	R			1	10/6/2022			
232821200	2473 Madley Ln	Harris Ranch	820-1783	SFD	O			1	1/24/2022			
232822400	2480 Madley Ln	Harris Ranch	820-1784	SFD	O			1	1/24/2022			
232821800	2486 Madley Ln	Harris Ranch	820-1786	SFD	O			1	1/24/2022			
232821700	2491 Madley Ln	Harris Ranch	820-1787	SFD	O			1	1/24/2022			
232822300	2488 Madley Ln	Harris Ranch	820-1785	SFD	O			1	1/24/2022			
230305300	1800 Blackhawk Park		820-2206	SFA	O			1	1/29/2022			
230100100	1291 Broadway Pl		PL21-0254B21-0198	ADU	O			2	8/7/2022			
230305300	380 Blackhawk Park	Wilmington	820-2206	SFA	O			1	7/25/2022			
230305300	2213 S Ave Glen	Wilmington	820-2207	SFA	O			1	7/29/2022			
230304300	877 W 18th Ave		PL21-0310B21-0275	ADU	R			1	1/6/2022			
230305300	2213 Ave Glen	Wilmington	820-2208	SFA	O			1	7/29/2022			
233141000	343 W 3rd Ave		PL21-0314B21-0072	ADU	R			1	4/21/2022			
230305300	2217 Ave Glen	Wilmington	820-2201	SFA	O			1	7/29/2022			
230405500	1550 S Juniper St		PL21-0211B21-3714	ADU	R			6	3/28/2022			
230407000	1550 S Juniper St		PL21-0222B21-4084	ADU	R			2	4/13/2022			
230605300	2213 E Garden Glen	Wilmington	820-2202	SFA	O			1	7/29/2022			
2343006	614 Calle Ladera		PL21-0383B21-3931	ADU	O			1	1/14/2022			
2322103	541 W 8th Ave		PL21-0388B21-4239	ADU	O			1	1/28/2022			
23269128	1235 S Juniper St		PL21-0375B21-3699	ADU	R			1	3/29/2022			
2274616	1031 Bridgeway St		PL21-0405B21-4170	ADU	O			1	3/26/2022			
2325218	910 S Maple St		PL21-0413B21-4012	ADU	O			1	1/30/2022			
2384003	1288 Pleasant Hill St		PL21-0420B21-4207	ADU	O			1	10/19/2022			
230305300	2213 S Ave Glen	Wilmington	820-1834	SFA	O			1	5/26/2022			
230305300	2213 S Ave Glen	Wilmington	820-1770	SFA	O			1	3/30/2022			
230305300	2213 S Ave Glen	Wilmington	820-2602	SFA	O			1	7/29/2022			
230621700	2401 Blackhawk Park	Oak Creek	820-2002	SFD	O			1	5/8/2022			
234300100	1580 Exeter Dr		PL22-0643	ADU	O			1	12/15/2022			
2320215	549 S Lgna		ADM18-0399B21-1428	ADU	R			1	11/23/2022			
234902700	940 Lora Vista Dr		PL22-0192	ADU	R			1	7/28/2022			
230130301	422 Orange Glen	Del Prado North	820-0750	SFA	O			5	2/8/2022			
230301400	438 Olive Glen	Del Prado North	820-0758	SFA	O			5	2/8/2022			
230301500	2338 Lumbard Glen	Del Prado North	820-0769	SFA	O			5	2/8/2022			
238130309	8 Broderick Rd	Del Prado North	821-2707PHG15-3811	SFA	O			3	6/23/2022			
234142000	1122 Orange Blossom Hwy	Del Prado North	820-3215	SFD	O			1	9/15/2022			
23209130	8 Broderick Rd	Del Prado North	821-2707PHG15-3811	SFA	O			4	5/27/2022			
231100100	8 Broderick Rd	Del Prado North	821-2707PHG15-3811	SFA	O			6	9/29/2022			
238130309	8 Broderick Rd	Del Prado North	821-2707PHG15-3811	SFA	O			6	9/28/2022			
238130309	8 Broderick Rd	Del Prado North	821-2707PHG15-3811	SFA	O			4	9/22/2022			
23209130	8 Broderick Rd	Del Prado North	821-2707PHG15-3811	SFA	O			4	9/27/2022			
23209118	8 Broderick Rd	Del Prado North	821-2707PHG15-3811	SFA	O			4	8/4/2022			
238130309	8 Broderick Rd	Del Prado North	821-2707PHG15-3811	SFA	O			4	9/18/2022			
238130309	8 Broderick Rd	Del Prado North	821-2707PHG15-3811	SFA	O			4	8/9/2022			
238130309	8 Broderick Rd	Del Prado North	821-2707PHG15-3811	SFA	O			3	6/24/2022			
231819500	2885 Julia Court Dr		820-1829	SFD	O			1	1/27/2022			
23209130	8 Broderick Rd	Del Prado North	820-2702	SFA	O			1	6/23/2022			
238130309	8 Broderick Rd	Del Prado North	820-1828	SFD	O			1	7/13/2022			
238130309	8 Broderick Rd	Del Prado North	820-1827	SFD	O			1	7/13/2022			
238130309	8 Broderick Rd	Del Prado North	820-1826	SFD	O			1	7/13/2022			
238130309	8 Broderick Rd	Del Prado North	820-1825	SFD	O			1	7/13/2022			
238130309	8 Broderick Rd	Del Prado North	820-1824	SFD	O			1	7/13/2022			
238130309	8 Broderick Rd	Del Prado North	820-1823	SFD	O			1	7/13/2022			
238130309	8 Broderick Rd	Del Prado North	820-1822	SFD	O			1	7/13/2022			
238130309	8 Broderick Rd	Del Prado North	820-1821	SFD	O			1	7/13/2022			
238130309	8 Broderick Rd	Del Prado North	820-1820	SFD	O			1	7/13/2022			

These four new units are part of SFA-0008 (Wilmington) which was approved in 2021 as SFA development, where the entire site described 4 total units (not 4 each).

These four new units are part of SFA-0008 (Wilmington) which was approved in 2021 as SFA development, where the entire site described 4 total units (not 4 each).

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 Cells in grey contain auto-calculation formulas

Parcel ID	Address	APN	ADU Type	Count	Start Date	End Date	Construction Status	Completion Date	Notes
2275403100	1274 E Mission Ave	PL22-0313	ADU	0	9/21/2022				Affordability was based on rental price specified by property owner on housing tracking forms.
2384911000	1340 Dental Pl	PL22-0340	ADU	0	10/26/2022				Affordability was based on rental price specified by property owner on housing tracking forms.
2312103800	1041 S China Ave	PL22-0413	ADU	0	12/09/2022				Affordability was based on rental price specified by property owner on housing tracking forms.
2272320000	1343 Mt. Kinley Ave	PL22-0430	ADU	0	11/16/2022				Affordability was based on rental price specified by property owner on housing tracking forms.
2341651000	1302 Park Hill Ln	PL21-0519	ADU	1	7/5/2022				Affordability was based on rental price specified by property owner on housing tracking forms.
2384851400	1437 Veterans Dr	PL21-0445	ADU	0	3/19/2022				Affordability was based on rental price specified by property owner on housing tracking forms.
2272530800	1440 Mt. Kinley Ave	PL22-0140	ADU	0	8/22/2022				Affordability was based on rental price specified by property owner on housing tracking forms.
2257100800	1605 Glasgow Ln	PL21-0435	ADU	0	4/6/2022				Affordability was based on rental price specified by property owner on housing tracking forms.
2310667000	151 Dayland Bl	PL22-0522	ADU	1	5/6/2022				Affordability was based on rental price specified by property owner on housing tracking forms.
2272520100	1525 Sheldahl Ave	PL22-0669	ADU	0	1/30/2022				Affordability was based on rental price specified by property owner on housing tracking forms.
2303090000	1581 Tanglewood Ln	PL22-0388	ADU	1	9/26/2022				Affordability was based on rental price specified by property owner on housing tracking forms.
2207022000	1608 Glasgow Ln	PL22-0385	ADU	0	10/17/2022				Affordability was based on rental price specified by property owner on housing tracking forms.
2304223000	1769 Winjane Pl	PL22-0228	ADU	0	8/23/2022				Affordability was based on rental price specified by property owner on housing tracking forms.
2303557000	1780 Seawick Rd	PL22-0230	ADU	1	8/8/2022				Affordability was based on rental price specified by property owner on housing tracking forms.
2302402000	1849 S Redwood	PL22-0343	ADU	0	8/25/2022				Affordability was based on rental price specified by property owner on housing tracking forms.
2304808000	1898 Mountain Valley Ln	PL21-0516	ADU	0	5/23/2022				Affordability was based on rental price specified by property owner on housing tracking forms.
2344918000	1902 Herringway Ct	PL22-0112	ADU	0	7/22/2022				Affordability was based on rental price specified by property owner on housing tracking forms.
2310673000	1960 E Grand Ave	PL22-0066	ADU	1	5/19/2022				Affordability was based on rental price specified by property owner on housing tracking forms.
2246127000	2049 Via Alameda	PL22-0065	ADU	0	7/21/2022				Affordability was based on rental price specified by property owner on housing tracking forms.
2312920000	2144 Mountain View Dr	PL22-0300	ADU	0	1/4/2022				Affordability was based on rental price specified by property owner on housing tracking forms.
2316201000	221 Durity Ct	PL22-0377	ADU	0	9/22/2022				Affordability was based on rental price specified by property owner on housing tracking forms.
2265028000	2329 Scott Way	PL22-0428	ADU	0	10/14/2022				Affordability was based on rental price specified by property owner on housing tracking forms.
2348230000	2423 Sankelwood Pl	PL22-0608	ADU	1	12/5/2022				Affordability was based on rental price specified by property owner on housing tracking forms.
2272570000	2729 Oakwood Oak Way	PL21-0470	ADU	1	8/30/2022				Affordability was based on rental price specified by property owner on housing tracking forms.
2401901000	3351 Reed Rd	PL21-0514	ADU	0	8/12/2022				Affordability was based on rental price specified by property owner on housing tracking forms.
2302112000	338-340 W 8th Ave	PL22-0339	ADU	1	12/23/2022				Affordability was based on rental price specified by property owner on housing tracking forms.
2334249000	419 W 7th Ave	PL22-0859	ADU	1	12/2/2022				Affordability was based on rental price specified by property owner on housing tracking forms.
2302218000	434 S Dana St	PL21-0462	ADU	0	1/19/2022				Affordability was based on rental price specified by property owner on housing tracking forms.
2332005000	439 E 5th Ave	PL22-0180	ADU	0	3/11/2022				Affordability was based on rental price specified by property owner on housing tracking forms.
2291520000	451 E Lincoln Ave	PL22-0464	ADU	1	10/31/2022				Affordability was based on rental price specified by property owner on housing tracking forms.
2381018000	520 W 12th Ave	PL22-0371	ADU	1	3/11/2022				Affordability was based on rental price specified by property owner on housing tracking forms.
2301940000	530 N Elm St	PL21-0191	ADU	0	6/27/2022				Affordability was based on rental price specified by property owner on housing tracking forms.
2332919000	535 E 5th Ave	PL22-0073	ADU	0	8/24/2022				Affordability was based on rental price specified by property owner on housing tracking forms.
2383808000	545 Panama Cir	PL22-0347	ADU	0	5/29/2022				Affordability was based on rental price specified by property owner on housing tracking forms.
2254623700	630 Adam St	PL21-0480	ADU	1	8/9/2022				Affordability was based on rental price specified by property owner on housing tracking forms.
2302112000	630 E 4th Ave	PL21-0489	ADU	1	2/4/2022				Affordability was based on rental price specified by property owner on housing tracking forms.
2252018000	630 Fern St	PL22-0370	ADU	0	9/12/2022				Affordability was based on rental price specified by property owner on housing tracking forms.
2268127000	660 Purita Deu Cir	PL21-0475	ADU	0	1/13/2022				Affordability was based on rental price specified by property owner on housing tracking forms.
2272320000	728 Mills St	PL22-0318	ADU	0	12/9/2022				Affordability was based on rental price specified by property owner on housing tracking forms.
2302011000	754 W 7th Ave	PL21-0489/22-0818	ADU	0	1/26/2022				Affordability was based on rental price specified by property owner on housing tracking forms.
2303021400	772 Cady Ln	PL21-0439/22-2231	ADU	0	6/23/2022				Affordability was based on rental price specified by property owner on housing tracking forms.
2334651500	811 Chastnut St	PL22-0342	ADU	0	10/17/2022				Affordability was based on rental price specified by property owner on housing tracking forms.
2381523000	830 W 15th Ave	PL22-0328	ADU	0	8/18/2022				Affordability was based on rental price specified by property owner on housing tracking forms.
2302211100	850 E 5th Ave	PL22-0076	ADU	1	5/25/2022				Affordability was based on rental price specified by property owner on housing tracking forms.
2334010000	934 E 7th Ave	PL22-0436	ADU	0	12/23/2022				Affordability was based on rental price specified by property owner on housing tracking forms.

Jurisdiction	Escondido	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	04/15/2021 - 04/15/2029

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	2										3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2020-04/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1,864	-	25	-	-	-	-	-	-	-	-	65	1,799
	Non-Deed Restricted		13	2	25	-	-	-	-	-	-	-		
Low	Deed Restricted	1,249	-	25	10	-	-	-	-	-	-	-	80	1,169
	Non-Deed Restricted		3	13	29	-	-	-	-	-	-	-		
Moderate	Deed Restricted	1,527	-	-	-	-	-	-	-	-	-	-	65	1,462
	Non-Deed Restricted		36	16	13	-	-	-	-	-	-	-		
Above Moderate		4,967	372	178	154	-	-	-	-	-	-	-	704	4,263
Total RHNA		9,607												
Total Units			424	259	231	-	-	-	-	-	-	-	914	8,693
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5		2021	2022	2023	2024	2025	2026	2027	2028	2029	6 Total Units to Date	7 Total Units Remaining
Extremely Low-Income Units*		932		-	25	-	-	-	-	-	-	-	25	907

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

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

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

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

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Escondido		
Reporting Year	2022	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.1 Sites Inventory and No Net Loss/Replacement Housing Monitoring.	New housing opportunities for homeownership and rental for all households by supporting construction of new housing for homeownership and rental units on vacant and nonvacant sites identified in the sites inventory.	Ongoing--spanning 2021-2022 and semi-annually	<p>Partially completed/underway.</p> <p>1. Develop a procedure to track No Net Loss and Replacement Requirement (SB 166 & AB 1397)--ongoing. A process for tracking No Net Loss is underway and is updated monthly. Said process tracks unit count and income/affordability assumed on parcels in SSI; actual units constructed and income/affordability, and; net change in capacity and RHNA. A secondary process for tracking has also been implemented through the City's Cityworks software to track demolition of existing units.</p> <p>2. The EVSP is still underway and is scheduled for adopting in 2023, a year behind the anticipated date.</p> <p>3. A sites inventory is in draft form that is anticipated to launch in 2023 on the City's webpage for the general public.</p> <p>4. The zoning code was amended in 2021 to require replacement of existing units deed restricted or occupied by lower income households as a condition of approval.</p>

<p>1.2 Density Transfer Programs</p>	<p>Efficient use of land resources by increasing the residential capacity of a project. The program ensures that capacity in the Downtown and East Valley will never be lost if a property is developed with fewer residential units allowed by the zoning.</p>	<p>2022</p>	<p>Not yet Implemented.</p> <p>Since the EVSP is yet to be adopted, implementation of the density transfer program and in-lieu fee in the EVSP has not yet occurred in line with schedule.</p>
<p>1.3 By-Right Approval of Projects with 20% Affordable Units on "Reuse" Sites and Sites Rezoned</p>	<p>Facilitate housing development for lower income households by allowing for by-right approval of housing development that includes 20% of the units as housing affordable to lower income households in line with AB 1397.</p>	<p>Within 1-year of housing element adoption</p>	<p>Not yet Implemented.</p> <p>Although the City adopted the Housing Element in August 2021, the City is still working toward compliance with HCD and has caused delay in certain project implementation.</p>
<p>1.4 City-Owned Sites</p>	<p>Facilitate the redevelopment/development of affordable housing on City-owned sites.</p>	<p>Annually</p>	<p>Underway.</p> <p>HNS has met with the City's Real Property Division numerous times in fall 2022 to review and discuss city-owned parcels for the Surplus Land Act. A GIS list of properties has been created and staff will return to the City Council in 2023 to receive further direction.</p> <p>The City's current policies are aligned with state's requirements for the Surplus Land Act.</p>
<p>1.5 Lot Consolidation</p>	<p>Efficient use of land resources through consolidation of small lots to achieve economies of scale and offer opportunity for improved site design and amenities.</p>	<p>Ongoing and action in 2023</p>	<p>Partially completed/underway.</p> <ol style="list-style-type: none"> 1. A sites inventory is in draft form that is anticipated to launch in 2023 on the City's webpage for the general public. This inventory will include identification of sites for consolidation. 2. City staff continue to assist developers with identification of parcels for consolidation and facilitating introductions as available with interested property owners. 3. The City continues to use a streamlined process for lot consolidation purposes. 4. The City anticipates a zoning ordinance update that will include incentives for lot consolidation by end of 2023.

1.6 Density Bonus	Facilitate affordable housing development.	2022	Completed. The City amended the Density Bonus ordinance in 2021 and 2022 to comply with AB 2345.
1.7 Removal of Constraints to Development	Facilitate housing development by removing potential constraints to development.	2021-2022	Partially completed. The City amended the Zoning Code in 2021 to remove the requirement for nonresidential development on ground floor only. All other amendments are yet to be implemented.
1.8 Monitoring of Growth Management Measure	Increased public awareness of the City's housing needs and obligations under State law.	Ongoing	Underway. The City continues to monitor growth toward RHNA monthly and annually.
2.1 Accessory Dwelling Units	Additional housing opportunities for lower and moderate income households through ADU construction.	Throughout planning period, as well as actions in 2022.	Underway. 1. ADU submittals are continuing to increase annually. Staff continues to facilitate ADU submittals through interactions with the public and development community. The ADU ordinance was updated in 2021 and 2022 to ensure compliance with State Law, and consistency across the Zoning Code. 2. The ADU ordinance has not yet been updated for allowance of ADUs on religious institutions. 3. The City monitors ADU construction annually and monthly as a part of the RHNA tracking process. Trends during the 6th cycle thus far show the City is on track to meeting its 360 ADU estimate, with over 100 ADUs issued building permits in the planning period so far.

<p>2.2 First-Time Homebuyer Assistance</p>	<p>Additional housing opportunities for lower income households by helping at least one household annually (8 over the planning period).</p>	<p>Ongoing/annually</p>	<p>Ongoing.</p> <p>No First-Time Homebuyers were served in calendar year 2022.</p> <p>HNS staff receives multiple phone calls a week regarding the First Time Home Buyer Program. Although there is public interest, there is an overall lack of housing inventory that fits within HUD's maximum purchase price limits and household income size. Prices for a single-family home in Escondido has significantly increased over the years and loan interest rates which has hindered the opportunity for low-income households from qualifying for the program. City staff is conducting a comprehensive evaluation of the program needs to improve its existing homebuyer program.</p> <p>City staff attended a virtual series training in July 2022 facilitated by TDA Inc to increase homeownership opportunities for low-to moderate-income residents in Escondido. HNS staff was a presenter and attendee at the San Diego Housing Federation's conference on Affordable Housing & Community Development Conference in November 2022.</p>
<p>2.3 Essential Middle Income Rental Housing Program</p>	<p>Additional housing opportunities for lower and moderate income household.</p>	<p>Ongoing</p>	<p>Underway.</p> <p>The City acquired and converted five, middle-income properties in 2021. Many of the residents living in these properties have had their rent reduced in 2022 when their annual leases expired. City staff are working with the property management company to receive monthly reports on the number of residents receiving housing at 80-120% AMI. The City will monitor the project in summer 2023.</p>

<p>2.4 Housing Choice Vouchers</p>	<p>Rental Assistance for extremely low /very low income households – 1,000 households with Housing Choice Vouchers; 30 senior/disabled households for rent sub</p>	<p>Ongoing</p>	<p>Underway.</p> <p>In 2022, County of San Diego’s Housing Authority issued 981 vouchers to residents of Escondido. Two-thirds of the voucher recipients were administered to extremely low-income seniors or persons with disabilities. The waitlist for the City was 3,171 households.</p> <p>City staff continues to refer and help residents get connected to the County’s Housing Choice Voucher program.</p> <p>The City continues to assist 20 very low-income households living in apartment complexes or mobilehome parks with an ongoing rent subsidy ranging from \$75 - \$125 per month. The program’s numbers decreased by three in 2022, because two participants were awarded a Housing Choice Voucher and one person moved out of the city. The total cost of the program is \$24,600. City staff will be issuing n new application process to assist 10 additional households in 2023.</p> <p>The City continues to market the Housing Choice Voucher Program and other rental assistance programs on the City’s website and public counters.</p>
<p>2.5 Mobile Home Park Conversion</p>	<p>Housing stabilization and home ownership opportunities for lower and moderate income households</p>	<p>Ongoing/annually</p>	<p>Underway.</p> <p>No mobilehome park conversions occurred in 2022. No city-sponsored workshops or technical assistance was provided to the residents to meet this goal.</p>
<p>2.6 Mobile Home Rent Review</p>	<p>Stabilized rents for mobile home residents, many of whom are lower income.</p>	<p>Ongoing</p>	<p>Underway.</p> <p>The City continues to review and process applications in adherence with local and State law.</p> <p>Seven applicants were received in 2022 and three were presented to the Rent Review Board and received a rent decision. The other four applicants have either been deemed incomplete or are pending.</p>

2.7 Special Needs Housing	Increased housing opportunities for households with special needs.	2022	<p>Not yet implemented.</p> <p>Although the City adopted the Housing Element in August 2021, the City is still working toward compliance with HCD and has caused delay in certain project implementation. Staff anticipates Housing Element ordinances to be adopted in 2023/2024.</p>
2.8 Affordable Housing Development	Acquisition, rehabilitation, preservation, or construction of affordable housing for lower and moderate income households.	Annually	<p>The City closed a loan with Habitat for Humanity San Diego in September 2022. The City invested \$1,000,000 of HOME funding to aid in the development of 10 new affordable homeownership units at less than 80% AMI. The property is located at 245 E. El Norte Parkway, Escondido, CA and construction began in May 2022. These units are expected to be finalized in April 30, 2024 and sold by December 2024. The City authorized a deferral agreement for fees related to the Habitat for Humanity project.</p> <p>Valley Senior is a 50-unit, multifamily development for seniors 62+ with 24 units individuals experiencing homelessness and 25 units for 30-60% AMI using recycled RDA Funds. One unit will be reserved for the onsite manager. The project is currently under construction and is expected to be completed in Summer 2023. The City helped the developer, National CORE, apply and qualify for financial assistance for the project connected with the Downtown Specific Plan.</p>
2.9 Inclusionary Housing Assessment (<i>not yet adopted</i>)	Education of City Officials and general public on inclusionary housing mechanisms; potential adoption on an inclusionary housing ordinance.	2022 and prior to 7th cycle	<p>This program is not yet adopted by the City of Escondido. As part of the Housing Element's compliance review by HCD, this program was added in response to HCD's comments and is scheduled for adoption on March 22, 2023 by City Council.</p> <p>Not yet implemented.</p>
2.10 SB 9 Ordinance	Increase housing opportunities and densities throughout the City's low density residential zones.	2022	<p>This program is not yet adopted by the City of Escondido. As part of the Housing Element's compliance review by HCD, this program was added in response to HCD's comments and is scheduled for adoption on March 22, 2023 by City Council.</p> <p>Completed.</p> <p>The City adopted an SB 9 local ordinance in 2022 in line with State Law.</p>
3.1 Housing Rehabilitation	Improved housing conditions for lower income households.	Annually	<p>Not yet implemented.</p> <p>No housing rehabilitation programs have been initiated by the City. This goal will be addressed in 2023 and 2024.</p>

<p>3.2 Focus on Neighborhoods</p>	<p>A place-based strategy for neighborhood improvements and the opportunity for significant community impact both in physical improvement and improvement in quality of life for neighborhood residents.</p>	<p>Annually</p>	<p>City staff conducted outreach and trainings on environmental justice and climate action plans with neighborhoods focused in PINs and environmental justice communities in census tracts 202.13 and 202.14 on July 21, 2022. Underway.</p> <p>Over 20 neighborhood leaders were in present with representation from census tracts 202.13 and 202.14.</p> <p>No CDBG funds were used for tenant rental assistance.</p> <p>During 2022, Project NEAT staff identified properties in nine neighborhoods as deteriorated and investigated 118 code violations.</p> <p>Of the 118 projects, 30 were referred to the Code Compliance Division for additional enforcement action due to resident non-compliance with local ordinances.</p> <p>No properties were referred directly to Code Compliance with staff intervention due to severity of violations, building permit violations, and possible criminal activity associated with a property.</p> <p>Code Compliance opened 135 cases in 2022.</p> <p>HNS is working with internal staff from engineering, planning and GIS to look at safe routes to school. The issue of sidewalks and the use of CDBG funds were discussed at the October 20, 2022 Neighborhood Leadership Forum when City staff presented on CAPER data. Many residents from the South Tulip Neighborhood (205.03) have expressed concerns of children walking to Felicita Elementary School, because the lack of sidewalks.</p>
<p>3.3 Preservation of At-Risk Housing</p>	<p>Continued affordability of subsidized housing developments.</p>	<p>Annually</p>	<p>Underway.</p> <p>City staff made several attempts to contact Salvation Army regarding their Silvercrest Property in Escondido. Additional communication will be made to ensure the property remains affordable.</p> <p>City staff is working on creating a workout agreement for Community Housing Work's Daybreak and Sunrise to extend the affordability of 29 units for another 45-years. A new agreement is expected to be issued in 2023.</p>

<p>3.4 Fair Housing</p>	<p>The City will undertake a series of actions to affirmatively further fair housing.</p>	<p>Various implementation dates, including annually.</p>	<p>Underway--Discrimination and Limited Outreach I:</p> <p>Legal Aid assisted 239 unduplicated individuals living in Escondido with fair housing concerns. Legal Aid focused its testing efforts on the source of income discrimination. Out of 10 tests focusing on the source on income as a protected class, one household was treated differently. City of Escondido staff had Legal Aid conduct additional testing in December 2022 around income discrimination in relation to having a Housing Choice Voucher. Legal Aid contacted the same apartment complex twice and no differential treatment was detected among both testers.</p> <p>City staff did not participate in the San Diego Regional Alliance for Fair Housing's regional fair in April 2022. City staff attended SDRAFFH quarterly meetings in July and October 2022. City staff is part of the monthly subcommittee and working to host the annual fair housing conference.</p> <p>April 2022 was declared Fair Housing Month at the City of Escondido and a proclamation was issued.</p> <p>Legal Aid presented to the City's Housing Subcommittee in 2022 on fair housing laws, ordinances, and no-fault eviction.</p> <p>HNS staff met with Legal Aid in summer 2022 to discuss the needs in the community and brainstorm strategies on how to strengthen rental protections for Escondido residents.</p> <p>Legal Aid review the City's Housing Element in December and provided feedback five key areas that could help bolster fair housing efforts. Staff will meet with Legal Aid in 2023 to discuss the development of the AFH Marking plan.</p>
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General Comments: The City adopted the 2021-2029 Housing Element for the 6th cycle on August 11, 2021. However, the City has yet to achieve compliance through HCD. At the time of this report's submittal, the draft revisions to the adopted 2021-2029 Housing Element will have been presented to the City Council for adoption and submitted to HCD for their final adoption review. All changes proposed within the City's revised 2021-2029 Housing Element have been reviewed previously by HCD, with a letter provided (dated Dec. 8, 2022) stating the draft revisions meet statutory compliance. However, the City had yet to comply with AB 1398 and rezoning requirements. The City's rezoning effort (the East Valley Specific Plan) is anticipated for adopting in late Spring 2023. Therefore, all reporting is based on the City's 2021-2029 Housing Element.

Jurisdiction	Escondido	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	04/15/2021 - 04/15/2029

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

Table F

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

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

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

Jurisdiction	Escondido	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	04/15/2021 - 04/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	25
Low	Deed Restricted	10
	Non-Deed Restricted	29
Moderate	Deed Restricted	0
	Non-Deed Restricted	13
Above Moderate		154
Total Units		231

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

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	68	41
SFD	4	83	164
2 to 4	8	0	0
5+	385	10	20
ADU	93	70	38
MH	0	0	0
Total	490	231	263

Housing Applications Summary	
Total Housing Applications Submitted:	110
Number of Proposed Units in All Applications Received:	651
Total Housing Units Approved:	622
Total Housing Units Disapproved:	0

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

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

Cells in grey contain auto-calculation formulas

