



CITY of ESCONDIDO

COUNCIL MEETING AGENDA

WEDNESDAY, MARCH 04, 2026

4:00 PM - Closed Session (Cancelled)

5:00 PM - Regular Session

Escondido City Council Chambers, 201 North Broadway, Escondido, CA 92025

WELCOME TO YOUR CITY COUNCIL MEETING

We welcome your interest and involvement in the legislative process of Escondido. This agenda includes information about topics coming before the City Council and the action recommended by City staff.

MAYOR

Dane White

DEPUTY MAYOR

Joe Garcia (District 2)

COUNCILMEMBERS

Consuelo Martinez (District 1)

Christian Garcia (District 3)

Judy Fitzgerald (District 4)

CITY MANAGER

Sean McGlynn

CITY ATTORNEY

Michael McGuinness

CITY CLERK

Zack Beck

HOW TO WATCH

The City of Escondido provides three ways to watch a City Council meeting:

In Person



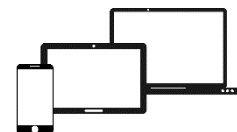
201 N. Broadway

On TV



Cox Cable Channel 19 and U-verse Channel 99

Online



www.escondido.gov



CITY *of* ESCONDIDO

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WEDNESDAY, MARCH 04, 2026

HOW TO PARTICIPATE

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

In Person



Fill out Speaker Slip and Submit to City Clerk

In Writing



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

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WEDNESDAY, MARCH 04, 2026

REGULAR SESSION

5:00 PM Regular Session

MOMENT OF REFLECTION

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

FLAG SALUTE

The City Council conducts the Pledge of Allegiance at the beginning of every City Council meeting.

CALL TO ORDER

Roll Call: Fitzgerald, C. Garcia, J. Garcia, Martinez, White

ORAL COMMUNICATIONS

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

CONSENT CALENDAR

Items on the Consent Calendar are not discussed individually and are approved in a single motion. However, Council members always have the option to have an item considered separately, either on their own request or at the request of staff or a member of the public.

1. AFFIDAVITS OF PUBLICATION, MAILING, AND POSTING (COUNCIL/RRB)

2. APPROVAL OF WARRANT REGISTER

Approval for City Council and Housing Successor Agency warrants issued between February 16, 2026 to February 22, 2026.

Staff Recommendation: Approval (Finance Department: Christina Holmes, Director of Finance)

3. APPROVAL OF MINUTES: Regular meeting of February 18, 2026



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4. WAIVER OF READING OF ORDINANCES AND RESOLUTIONS

5. PL25-0363: AUTHORIZATION REQUEST FOR A GENERAL PLAN AMENDMENT FOR HALLMARK COMMUNITIES TO SUBMIT A PRIVATE DEVELOPMENT APPLICATION FOR PURPOSES OF CONSTRUCTING UP TO 70 SINGLE FAMILY DWELLING UNITS IN THE IMPERIAL OAKES CORPORATE CENTER (SPA#13)

Request the City Council consider adoption of Resolution No. 2026-42 authorizing City Staff to intake and process a General Plan Amendment to amend the adopted 2012 General Plan to facilitate construction of up to 70 single-family dwelling units in the Imperial Oaks Corporate Center (SPA #13).

Staff recommendation: Provide Direction (Development Services Department: Kevin Snyder, AICP, Director of Development Services)

Presenter: Ivan Flores, AICP, Principal Planner

a) Resolution No. 2026-42

6. REQUEST APPROVAL FOR CONTRACT AMENDMENT TO THE CONSULTING AGREEMENT WITH KIMLEY HORN AND ASSOCIATES, INC. FOR THE JOHN MASSON MEMORIAL BIKE PARK PROJECT

Request the City Council adopt Resolution No. 2026-41, authorizing the Mayor, on behalf of the City, to execute the Third Amendment to Consulting Agreement with Kimley Horn for project management, and design services in the amount of \$93,185.

Staff Recommendation: Approval (Development Services Department: Kevin Snyder, Development Services Director and Joseph Goulart, Public Works Director)

Presenter: Michael Tully, Project Manager

a) Resolution No. 2026-41

7. AMENDMENT NO. 4 TO THE 2003 RECYCLED WATER SERVICE AGREEMENT BETWEEN THE CITY OF ESCONDIDO, RINCON DEL DIABLO MUNICIPAL WATER DISTRICT, AND SAN DIEGO GAS & ELECTRIC COMPANY

Request the City Council adopt Resolution No. 2026-20, authorizing the Mayor to execute, on behalf of the City of Escondido, the Fourth Amendment to the 2003 Recycled Water Service Agreement among the City of Escondido, Rincon del Diablo Municipal Water District, and San Diego Gas and Electric Company ("SDGE").

Staff Recommendation: Approval (Utilities Department: Daniel Peterson, Director of Utilities)

Presenter: Daniel Peterson, Director of Utilities

a) Resolution No. 2026-20



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8. CONTINUING REPAIR OF THE EMERGENCY REPAIR OF THE ESCONDIDO TRUNK SEWER MAIN

Request the City Council adopt Resolution No. 2026-26 declaring that pursuant to the terms of Section 22050 of the California Public Contract Code, the City Council finds that there is a need to continue the emergency repair of the Escondido Trunk Sewer Main.

Staff Recommendation: Approval (Utilities Department: Daniel Peterson, Director of Utilities)

Presenter: Kyle Morgan, Assistant Director of Utilities, Wastewater

a) Resolution No. 2026-26

9. PURCHASE ONE (1) MEDIX AMBULANCE FROM REPUBLIC EVS

Request the City Council adopt Resolution No. 2026-30 authorizing the Fleet Services Division of the Public Works Department to purchase one (1) Medix Ambulance from Republic EVS of Huntington Beach, California, for \$395,137.95 by utilizing a cooperative purchase agreement through HGAC, Contract No. AM10-23.

Staff Recommendation: Approval (Public Works Department: Joseph Goulart, Director of Public Works)

Presenter: Jeramiah Jennings, Fleet Maintenance Manager

a) Resolution No. 2026-30

10. ACCEPTANCE OF \$10,000 FROM CARNEGIE CORPORATION OF NEW YORK

Request the City Council adopt Resolution No. 2026-31 authorizing the acceptance and appropriation of a \$10,000 gift from the Carnegie Corporation of New York on behalf of the Escondido Public Library.

Staff Recommendation: Approval (Public Works Department: Joseph Goulart, Director of Public Works)

Presenter: Robert Rhoades, Assistant Director of Community Services

a) Resolution No. 2026-31



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PUBLIC HEARINGS

11. PL24-0126/PL24-0127/PL25-0359: JUNIPER STREET OFFICE TO RESIDENTIAL CONVERSION

Request the City Council adopt (1) Ordinance No. 2026-05 determining the project is exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, and adoption of a Master and Precise Development Plan allowing ground-floor residential uses for the project site and reduced setbacks for an existing building and (2) Resolution No. 2026-40 approving a Design Review Permit and Density Bonus Request to facilitate the conversion of an existing office building into 32 residential dwelling units.

Staff Recommendation: Approval (Development Services Department: Kevin Snyder, AICP, Director of Development Services)

Presenter: Ivan Flores, AICP, Principal Planner

a) Resolution No. 2026-40

b) Ordinance No. 2026-05 (First Reading and Introduction)

12. PUBLIC HEARING TO CONSIDER ADOPTION OF SAFE SIDEWALK VENDING ORDINANCE NO. 2026-04

Request the City Council adopt Ordinance 2026-04 Safe Sidewalk Vending Ordinance.

Staff Recommendation: Approval (Economic Development Department: Jennifer Schoeneck, Director of Economic Development)

Presenters: Jennifer Schoeneck, Director of Economic Development and Michael McGuinness, City Attorney

a) Ordinance No. 2026-04 (First Reading and Introduction)

13. PUBLIC HEARING TO APPROVE A SUBSTANTIAL AMENDMENT TO THE 2025-2029 CONSOLIDATED PLAN AND 2025-2026 ANNUAL ACTION PLAN TO EXPAND AND INCREASE HOME FUNDING FOR THE RENTAL SUBSIDY PROGRAM

Request the City Council of the City of Escondido conduct a public hearing and adopt Resolution No. 2026-33 amending the 2025-2029 Consolidated Plan and 2025-2026 Annual Action Plan to expand and increase HOME funding for the Rental Subsidy Program.

Staff Recommendation: Approval (Development Services Department: Kevin Snyder, AICP, Director of Development Services)

Presenters: Danielle Lopez, Housing Manager and Norma Olquin, Management Analyst

a) Resolution No. 2026-33



CITY of ESCONDIDO

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14. PUBLIC HEARING TO CONSIDER A SECOND SUBSTANTIAL AMENDMENT TO THE 2025-2029 CONSOLIDATED PLAN AND 2025-2026 ANNUAL ACTION PLAN TO ALLOCATE HOME FUNDS TO AN AFFORDABLE HOUSING DEVELOPMENT PROJECT

Request the City Council of the City of Escondido conduct a public hearing to receive a report from City staff describing the proposed second substantial amendment to the 2025-2029 Consolidated Plan and 2025-2026 Annual Action Plan and provide direction.

Staff Recommendation: Approval (Development Services Department: Kevin Snyder AICP, Director of Development Services)

Presenters: Danielle Lopez, Housing Manager and Norma Olquin, Management Analyst

CURRENT BUSINESS

15. PL26-0019 SOUTH CENTRE CITY PARKWAY SPECIFIC PLAN – EFFORT ASSESSMENT FOR DRIVE-THROUGH USES

Request the City Council receive the *Effort Assessment for Drive-Through Uses* presentation. No action is required at this time except to provide direction to staff as appropriate.

Staff Recommendation: Provide Direction (Development Services Department: Kevin Snyder, Director of Development Services)

Presenter: Sally Schifman, Principal Planner

16. CALIFORNIA CENTER FOR THE ARTS, ESCONDIDO FOUNDATION – FINANCIAL REPORT AND UPDATE

Request the City Council receive and file a financial report and update from the California Center for Arts, Escondido Foundation (CCAEF). The CCAEF is an independent 501(c)(3) nonprofit organization contracted by the City of Escondido to manage the City-owned California Center for the Arts, Escondido (CCA).

Staff Recommendation: Receive and File (City Manager's Office: Christopher McKinney, Deputy City Manager)

Presenter: Gina Lopez, Chief Executive Officer - CCAEF

17. FISCAL YEAR 2025/26 MID-YEAR FINANCIAL STATUS REPORT AND BUDGET ADJUSTMENT REQUEST

Request the City Council receive and file the second quarter financial report for Fiscal Year 2025/26 and adopt budget adjustments to amend the Fiscal Year 2025/26 operating and capital budget.

Staff Recommendation: Approval (Finance Department: Christina Holmes, Director of Finance)

Presenter: Christina Holmes, Director of Finance



CITY of ESCONDIDO

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FUTURE AGENDA

18. FUTURE AGENDA

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

Staff Recommendation: None (City Clerk's Office: Zack Beck)

COUNCILMEMBERS SUBCOMMITTEE REPORTS AND OTHER REPORTS

CITY MANAGER'S REPORT

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

ORAL COMMUNICATIONS

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

ADJOURNMENT

UPCOMING MEETING SCHEDULE

Wednesday, March 25, 2026	8:30AM	Closed Session, Special Meeting, <i>Mitchell Room</i>
Wednesday, April 01, 2026	4:00 & 5:00 PM	Closed Session, Regular Meeting, <i>Council Chambers</i>

SUCCESSOR AGENCY

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

CEQA STATEMENT

Unless stated otherwise on the agenda, every item on the agenda is exempt from CEQA under Guideline Sections 15060(c), 15061(b)(3), 15273, 15378, 15301, 15323 and/or Public Resources Code Section 21065



A F F I D A V I T S

O F

I T E M

P O S T I N G –

- **PL24-0126/PL24-0127/PL25-0359: JUNIPER STREET OFFICE TO RESIDENTIAL CONVERSION**
- **APPROVAL OF THE SAFE SIDEWALK VENDING ORDINANCE NO. 2026-04**
- **APPROVE A SUBSTANTIAL AMENDMENT TO THE 2025-2029 CONSOLIDATED PLAN AND 2025-2026 ANNUAL ACTION PLAN**
- **REVIEW AND MAKE A SUBSTANTIAL AMENDMENT TO THE 2025-2029 CONSOLIDATED PLAN AND 2025-2026 ANNUAL ACTION PLAN**



**CITY OF ESCONDIDO
OFFICE OF THE CITY CLERK
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
(760) 839-4617**

NOTICE OF PUBLIC HEARING

The Escondido City Council will hold a public hearing in the City Council Chambers, Escondido City Hall, 201 North Broadway, Escondido, California at **5 p.m.**, Wednesday, **March 4, 2026** to consider the item listed below:

PL24-0126/PL24-0127/PL25-0359: JUNIPER STREET OFFICE TO RESIDENTIAL CONVERSION

REQUEST: 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 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 SDBL, and Article 67 of the Escondido Zoning Code.

PROPERTY SIZE AND LOCATION: The 0.67-acre site is located at the northeast corner of S. Juniper Street and E. 4th Avenue, and is addressed as 332 S. Juniper Street (APN: 229-472-11-00).

ENVIRONMENTAL STATUS: The Project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines section 15332 (In-Fill Development Projects).

PLANNING COMMISSION ACTION: On February 10, 2026, the Planning Commission voted 6-0 (1 absence) recommending that the City Council approve the Project.

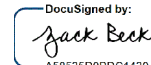
If you challenge this item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Division at, or prior to, the public hearing.

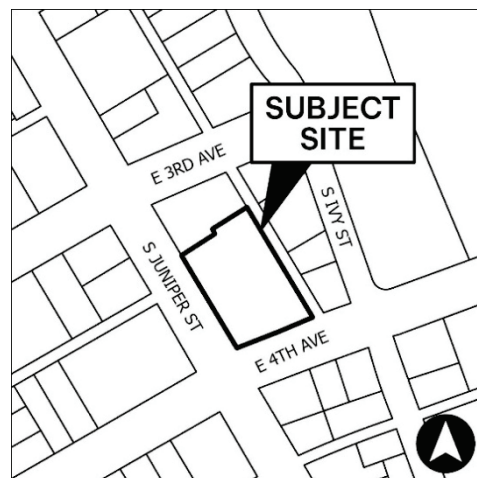
PUBLIC COMMENT: To submit comments in writing, please do so at the following link: <https://escondido-ca.municodemeetings.com/bc-citycouncil/webform/public-comment>. All comments received from the public will be made a part of the record of the meeting.

The City of Escondido remains committed to complying with the Americans with Disabilities Act (ADA). Qualified individuals with disabilities who wish to participate in City programs, services, or activities and who need accommodations are invited to present their requests to the City by filing out a Request for Accommodations Form or an Inclusion Support Request Form for Minors, or by calling 760-839-4643, preferably at least 72 hours in advance of the event or activity. Forms can be found on the City's website at: <https://escondido.gov/820/Americans-with-Disabilities-Act>.

The staff report will be available at the Escondido Planning Division, 201 N. Broadway, Escondido, CA 92025; and on the City's website at <https://escondido-ca.municodemeetings.com/> after February 26, 2026.

For additional information, please contact Ivan Flores, AICP, Principal Planner, at 760-839-4529, or via email at Ivan.Flores@Escondido.gov, and refer to Case No. PL24-0126.

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Zack Beck, City Clerk
City of Escondido
DATED: February 19, 2026





**CITY OF ESCONDIDO
OFFICE OF THE CITY CLERK
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
(760) 839-4617**

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN on WEDNESDAY, MARCH 4, 2026 at 5 p.m., the Escondido City Council of the City of Escondido will hold a Public Hearing to consider the following item:

APPROVAL OF THE SAFE SIDEWALK VENDING ORDINANCE NO. 2026-04, INCLUDING AMENDMENTS TO THE ESCONDIDO MUNICIPAL CODE CHAPTER 16 (LICENSES AND BUSINESS REGULATIONS GENERALLY). THE PROPOSED ORDINANCE WOULD CREATE A FRAMEWORK TO SUPPORT SAFE, VIBRANT, AND ACCESSIBLE PUBLIC SPACES WHILE HELPING LOCAL ENTREPRENEURS GROW THEIR BUSINESS IN ACCORDANCE WITH CALIFORNIA SENTATE BILL 946, SAFE SIDEWALK VENDING ACT.

A draft of the Safe Sidewalk Vending Ordinance No. 2026-04 is posted on the City's YourEscondido website at <https://www.yourescondido.com/sidewalk-vending-ordinance>

During the Public Hearing, Economic Development Department staff will present information detailing:

What the City *Can* Regulate under SB 946

- Health, safety, and ADA accessibility standards
- Hours of operation (as long as not overly restrictive)
- Sanitation, trash, spill prevention, and food-handling requirements
- Permit requirements such as business license, seller's permit, and health permits
- Restrictions in limited areas based on documented safety/welfare concerns
- Rules for vending near special events, farmers markets, and permitted concessions
- Stationary vending in residential zones (may prohibit)

What the City *Cannot* Regulate under SB 946

- Cannot outright ban sidewalk vending
- Cannot limit the number of vendors unless tied to objective health/safety concerns
- Cannot restrict vending to certain neighborhoods or require private business approval
- Cannot prohibit roaming vendors in residential areas
- Cannot ban vending in parks unless tied to exclusive concessions or safety impacts
- Cannot impose criminal penalties—only administrative fines are allowed

IF YOU CHALLENGE this item in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Council, at or prior to the Public Hearing.

The City of Escondido recognizes its obligation to provide equal access to public services for those individuals with disabilities. Please contact the American Disabilities Act (A.D.A.) Coordinator (760) 839-4376 with any requests for reasonable accommodations, to include sign language interpreters, at least 24 hours prior to the meeting. The City of Escondido does not discriminate against any person with a handicapped status.

ALL INTERESTED PERSONS are invited to attend said Public Hearing to express their opinion in this matter. Said Public Hearing will be held in the Council Chambers, 201 N. Broadway, Escondido, California, 92025.

PUBLIC COMMENT: To submit comments in writing, please do so at the following link: <https://escondido-ca.municodemetings.com/bc-citycouncil/webform/public-comment>.

FOR ADDITIONAL INFORMATION, please contact Jennifer Schoeneck, Director of Economic Development at 760-839-4587, or via email at Jennifer.Schoeneck@escondido.gov, and Francisco Vargas, Management Analyst at 760-839-4069, or via email at Francisco.Vargas@escondido.gov.

DocuSigned by:


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ZACK BECK, City Clerk
City of Escondido
February 19, 2026

CITY OF ESCONDIDO
NOTICE OF PUBLIC HEARING
APPROVE A SUBSTANTIAL AMENDMENT TO THE 2025-2029 CONSOLIDATED
PLAN AND 2025-2026 ANNUAL ACTION PLAN

NOTICE IS HEREBY GIVEN that the Escondido City Council will hold a public hearing on **Wednesday, March 04, 2026 at 5 p.m.** in the City Council Chambers, Escondido City Hall, 201 North Broadway, Escondido, CA 92025, to approve the amended 2025-2029 Consolidated Plan and 2025-2026 Annual Action Plan to reallocate HOME funding to expand current programs.

The City has issued a new public notice to approve a substantial amendment. The City is recommending expanding and adding funding to the Rental Subsidy Program amending its 2025-2029 Consolidated Plan and its 2025-2026 Annual Action Plan.

The City of Escondido welcomes and encourages community feedback and participation.

If you challenge the item described above in court, you may be limited to raising only those issues that you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Escondido City Council at or prior to the hearing.

The City of Escondido remains committed to complying with the Americans with Disabilities Act ("ADA"). Qualified individuals with disabilities who wish to participate in City programs, services, or activities and who need accommodations are invited to present their requests to the City by filling out a Request for Accommodations Form or an Inclusion Support Request Form for Minors, or by calling 760-839-4643, preferably at least 72 hours in advance of the event or activity. Forms can be found on the City's website at: <https://www.escondido.gov/417/Risk-Safety-ADA>.

PUBLIC COMMENT: To submit comments in writing, please do so at the following link: <https://escondido-ca.municodemeetings.com/bc-citycouncil/webform/public-comment>. All comments received from the public will be made a part of the record of the meeting.

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Published in THE ESCONDIDO TIMES ADVOCATE: 2/19/26

CIUDAD DE ESCONDIDO**AVISO DE AUDIENCIA PÚBLICA****REVISIÓN Y MODIFICACIÓN SUSTANCIAL AL PLAN CONSOLIDADO 2025-2029 Y
PLAN DE ACCION ANUAL 2025-2026**

POR MEDIO DEL PRESENTE AVISO SE NOTIFICA que el Concejo Municipal de Escondido realizará una audiencia pública el **miércoles 04 de marzo de 2026 a las 5 p.m.** en la Sala Consistorial del Concejo Municipal, Ayuntamiento de Escondido, 201 North Broadway, Escondido, CA 92025, para aprobar el Plan Consolidado 2025-2029 y el Plan de Acción Anual 2025-2026 en relación con la reasignación de fondos del programa HOME y la ampliación de programas existentes.

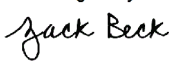
La Ciudad ha publicado un nuevo aviso público para realizar una modificación sustancial. La Ciudad recomienda añadir fondos adicionales a los programas de Subsidio de Renta mediante modificaciones al Plan Consolidado 2025-2029 y al Plan de Acción Anual 2025-2026.

La Ciudad de Escondido invita a la comunidad a participar y compartir sus comentarios.

Si cuestiona el asunto descrito anteriormente ante una corte, podría quedar limitado a proponer sólo aquellos asuntos que usted o alguien más haya propuesto en la audiencia pública señalada en este aviso, o en la correspondencia escrita entregada al Concejo Municipal de Escondido durante o antes de la audiencia.

La Ciudad de Escondido sigue comprometida a cumplir con la Ley de Estadounidenses con Discapacidades (ADA). Las personas calificadas con discapacidades que deseen participar en programas, servicios o actividades de la Ciudad y que necesiten adecuaciones están invitadas a presentar sus solicitudes a la Ciudad llenando un Formulario de Solicitud de Adecuaciones o un Formulario de Solicitud de Apoyo de Inclusión para Menores, o llamando al 760-839-4643, preferiblemente al menos 72 horas antes del evento o actividad. Los formularios se pueden encontrar en el sitio web de la Ciudad en: <https://www.escondido.gov/417/Risk-Safety-ADA>.

COMENTARIO PÚBLICO: para enviar comentarios por escrito, por favor use el siguiente enlace: <https://escondido-ca.municodem meetings.com/bc-citycouncil/webform/public-comment>. Todos los comentarios recibidos del público formarán parte del registro oficial de la junta.

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Published in THE ESCONDIDO TIMES ADVOCATE: 2/19/26

CITY OF ESCONDIDO
NOTICE OF PUBLIC HEARING
REVIEW AND MAKE A SUBSTANTIAL AMENDMENT TO THE 2025-2029
CONSOLIDATED PLAN AND 2025-2026 ANNUAL ACTION PLAN

NOTICE OF 30-DAY PUBLIC COMMENT PERIOD

NOTICE IS HEREBY GIVEN that the Escondido City Council will hold a public hearing on **Wednesday, March 04, 2026 at 5 p.m.** in the City Council Chambers, Escondido City Hall, 201 North Broadway, Escondido, CA 92025, to amend the 2025-2029 Consolidated Plan and 2025-2026 Annual Action Plan.

The City has issued a new public notice to make a substantial amendment. The City is recommending use of expiring HOME funds amending its 2025-2029 Consolidated Plan and its 2025-2026 Annual Action Plan.

The 2025-2029 Consolidated Plan and 2025-2026 Annual Action Plan will be available for a 30-day public review and comment period from March 05, 2026 to April 03, 2026. The amended plans will be available on the City's website at <https://www.escondido.gov/214/Housing-Neighborhood-Services> or the Housing and Neighborhood Services Division at Escondido City Hall at 201 N. Broadway, Escondido. Further information may be obtained by contacting Danielle Lopez at Danielle.Lopez@escondido.gov or Norma Olquin at Norma.Olquin@escondido.gov.

The City of Escondido welcomes and encourages community feedback and participation.

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PUBLIC COMMENT: To submit comments in writing, please do so at the following link: <https://escondido-ca.municodem meetings.com/bc-citycouncil/webform/public-comment>. All comments received from the public will be made a part of the record of the meeting.

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Published in THE ESCONDIDO TIMES ADVOCATE: 2/19/26

CIUDAD DE ESCONDIDO**AVISO DE AUDIENCIA PÚBLICA****REVISIÓN Y MODIFICACIÓN SUSTANCIAL AL PLAN CONSOLIDADO 2025-2029 Y
PLAN DE ACCION ANUAL 2025-2026****PLAZO DE 30 DÍAS PARA COMENTARIOS PÚBLICOS**

POR MEDIO DEL PRESENTE AVISO SE NOTIFICA que el Concejo Municipal de Escondido realizará una audiencia pública el **miércoles 04 de marzo de 2026 a las 5 p.m.** en la Sala Consistorial del Concejo Municipal, Ayuntamiento de Escondido, 201 North Broadway, Escondido, CA 92025, para modificar el Plan Consolidado 2025-2029 y el Plan de Acción Anual 2025-2026.

La Ciudad ha publicado un nuevo aviso público para realizar una modificación sustancial al Plan Consolidado 2025-2029 y al Plan de Acción Anual 2025-2026, recomendando el uso de fondos HOME que están por expirar.

El Plan Consolidado 2025-2029 y el Plan de Acción Anual 2025-2026 estarán disponibles para un periodo de revisión y comentarios del público de 30 días del 05 de marzo de 2026 al 03 de abril de 2026. Los planes modificados estarán disponibles en el sitio web de la Ciudad en <https://www.escondido.gov/214/Housing-Neighborhood-Services> o en la División de Vivienda y Servicios al Vecindario del Ayuntamiento de la Ciudad de Escondido ubicado en 201 N. Broadway Escondido. Para obtener más información puede comunicarse con Danielle Lopez al correo Danielle.Lopez@escondido.gov o con Norma Olquin al correo Norma.Olquin@escondido.gov.

La Ciudad de Escondido invita a la comunidad a participar y compartir sus comentarios.

Si cuestiona el asunto descrito anteriormente ante una corte, podría quedar limitado a proponer sólo aquellos asuntos que usted o alguien más haya propuesto en la audiencia pública señalada en este aviso, o en la correspondencia escrita entregada al Concejo Municipal de Escondido durante o antes de la audiencia.

La Ciudad de Escondido sigue comprometida a cumplir con la Ley de Estadounidenses con Discapacidades (ADA). Las personas calificadas con discapacidades que deseen participar en programas, servicios o actividades de la Ciudad y que necesiten adecuaciones están invitadas a presentar sus solicitudes a la Ciudad llenando un Formulario de Solicitud de Adecuaciones o un Formulario de Solicitud de Apoyo de Inclusión para Menores, o llamando al 760-839-4643, preferiblemente al menos 72 horas antes del evento o actividad. Los formularios se pueden encontrar en el sitio web de la Ciudad en: <https://www.escondido.gov/417/Risk-Safety-ADA>.

COMENTARIO PÚBLICO: para enviar comentarios por escrito, por favor use el siguiente enlace: <https://escondido-ca.municodemeetings.com/bc-citycouncil/webform/public-comment>. Todos los comentarios recibidos del público formaran parte del registro oficial de la junta.

DocuSigned by:

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STAFF REPORT

March 04, 2026
File Number 0400-40

SUBJECT

APPROVAL OF WARRANT REGISTER

DEPARTMENT

Finance

RECOMMENDATION

Approval for City Council and Housing Successor Agency warrants issued between February 16, 2026 to February 22, 2026

Staff Recommendation: Approval (Finance Department: Christina Holmes)

ESSENTIAL SERVICE – Internal requirement per Municipal Code Section 10

COUNCIL PRIORITY –

FISCAL ANALYSIS

The total amount of the warrants for the following periods are as follows:

Dates	02/16/2026 to 02/22/2026
Total	\$4,104,413.74
Number of Warrants	156

BACKGROUND

The Escondido Municipal Code Section 10-49 states that warrants or checks may be issued and paid prior to audit by the City Council, provided the warrants or checks are certified and approved by the Director of Finance as conforming to the current budget. These warrants or checks must then be ratified and approved by the City Council at the next regular Council meeting.



CITY of ESCONDIDO

COUNCIL MEETING MINUTES

CLOSED SESSION

4:00 PM

CALL TO ORDER

1. Roll Call: Fitzgerald, C. Garcia, J. Garcia, Martinez, White

ORAL COMMUNICATIONS

None

CLOSED SESSION

- I. **CONFERENCE WITH LABOR NEGOTIATORS (Government Code § 54957.6)**
 - a. Agency Representative: Sean McGlynn, City Manager, or designee Employee
Organization: Escondido City Employees' Association, Supervisory Bargaining Unit
- II. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code § 54956.8)**
 - a. Property: 3333 Bear Valley Pkwy., Escondido (Kit Carson Park)
Agency Negotiator: Sean McGlynn, City Manager, or designees
Negotiating Party: The Rinks Foundation
Under Negotiation: Terms of Ground Lease
 - b. Property: 340 N. Escondido Blvd., Escondido (California Center for the Arts, Escondido)
Agency negotiator: Sean McGlynn, City Manager, or designees
Negotiating Party: California Center for the Arts Foundation
Under Negotiation: Terms of Management Agreement
 - c. Property: 272 E. Via Rancho Pkwy., Escondido (Mershops North County Mall)
Agency Negotiator: Sean McGlynn, City Manager, or designees
Negotiating Party: Costco Wholesale Corporation
Under Negotiation: Price and Terms of Ground Lease and REA



CITY *of* ESCONDIDO

COUNCIL MEETING MINUTES

- III. **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION (Government Code § 54956.9(d)(2))**
a. One matter.

Mayor White adjourned the meeting at 4:30 p.m.

MAYOR

CITY CLERK



CITY of ESCONDIDO

COUNCIL MEETING MINUTES

REGULAR SESSION

5:00 PM Regular Session

MOMENT OF REFLECTION

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

FLAG SALUTE

The City Council conducts the Pledge of Allegiance at the beginning of every City Council meeting.

CALL TO ORDER

Roll Call: Fitzgerald, C. Garcia, J. Garcia, Martinez, White

CLOSED SESSION REPORT

None

ORAL COMMUNICATIONS

Marni Von Wilpert – Requested the City Council the contract with Immigration and Customs Enforcement (ICE) to use the Escondido Police Department Firing Range.

Maria Wallace – Requested the City Council the contract with Immigration and Customs Enforcement (ICE) to use the Escondido Police Department Firing Range.

Gregg Oliver – Requested the City Council the contract with Immigration and Customs Enforcement (ICE) to use the Escondido Police Department Firing Range.

Laura Hunter – Requested the City Council the contract with Immigration and Customs Enforcement (ICE) to use the Escondido Police Department Firing Range.

CONSENT CALENDAR



CITY of ESCONDIDO

COUNCIL MEETING MINUTES

Motion: White; Second: Fitzgerald; Approved: 5-0

1. AFFIDAVITS OF PUBLICATION, MAILING, AND POSTING (COUNCIL/RRB)

2. APPROVAL OF WARRANT REGISTER

Approval for City Council and Housing Successor Agency warrants issued between January 19, 2026 to February 08, 2026.

Staff Recommendation: Approval (Finance Department: Christina Holmes, Director of Finance)

3. APPROVAL OF MINUTES: Regular meeting of January 28, 2026

4. WAIVER OF READING OF ORDINANCES AND RESOLUTIONS

5. TREASURER'S INVESTMENT REPORT FOR THE QUARTER ENDED DECEMBER 31, 2025

Request the City Council approve the Quarterly Investment Report for the quarter ended December 31, 2025. (File Number 0490-55)

Staff Recommendation: Approval (Finance Department: Douglas Shultz, City Treasurer)

Presenter: Douglas Shultz, City Treasurer

6. ALLOCATION OF LIBRARY TRUST FUNDS

Request the City Council adopt Resolution No. 2026-13 to approve the allocation of \$40,000 in Library Trust Funds to supplement the collections budget for the remainder of fiscal year 2026. (File Number 0430-80)

Staff Recommendation: Approval (Community Services Department: Joseph Goulart, Director of Public Works)

Presenter: Robert Rhoades, Assistant Director of Community Services

a) Resolution No. 2026-13

7. TENTH AMENDMENT TO CONSULTING AGREEMENT WITH SCS ENGINEERING, INC.

Request the City Council adopt Resolution No. 2026-22 authorizing the Mayor to execute a Tenth Amendment to the Consulting Services Agreement with SCS Engineering, Inc. for engineering and contractor services in support of the remediation of the former Orange Glen Market Site. (File Number 0600-10; A-3581)

Staff Recommendation: Approval (Development Services Department: Kevin Snyder, Director of Development Services)



CITY of ESCONDIDO

COUNCIL MEETING MINUTES

Presenter: Matt Souttere, Principal Engineer

a) Resolution No. 2026-22

8. **FIRST AMENDMENT TO CONSULTING AGREEMENT WITH STC TRAFFIC, INC.**

Request the City Council adopt Resolution No. 2026-14 authorizing the Mayor to execute a First Amendment to the Consulting Services Agreement with STC Traffic, Inc. for On-Call Traffic Engineering Services. (File Number 0600-10; A-3582-1)

Staff Recommendation: Approval (Development Services Department: Kevin Snyder, Director of Development Services)

Presenter: Megan Crooks, Management Analyst II

a) Resolution No. 2026-14

9. **CONTINUING REPAIR OF THE EMERGENCY REPAIR OF THE ESCONDIDO TRUNK SEWER MAIN**

Request the City Council adopt Resolution No. 2026-19 declaring that pursuant to the terms of Section 22050 of the California Public Contract Code, the City Council finds that there is a need to continue the emergency repair of the Escondido Trunk Sewer Main. (File Number 1330-85)

Staff Recommendation: Approval (Utilities Department: Daniel Peterson, Director of Utilities)

Presenter: Kyle Morgan, Assistant Director of Utilities, Wastewater

a) Resolution No. 2026-19

10. **APPROVAL OF CALPERS INDUSTRIAL DISABILITY RETIREMENT FOR POLICE OFFICER EDWARD BUSTIN**

Request the City Council adopt Resolution No. 2026-10 amending and superseding Resolution No. 2025-51 approving the California Public Employees' Retirement System (CalPERS) Industrial Disability Retirement for Police Officer Edward Bustin. (File Number 0170-57)

Staff Recommendation: Approval (Human Resources Department: Jessica Perpetua, Director of Human Services)

Presenter: Jessica Perpetua, Director of Human Services

a) Resolution No. 2026-10

CONSENT RESOLUTIONS AND ORDINANCES (COUNCIL/RRB)



CITY of ESCONDIDO

COUNCIL MEETING MINUTES

The following Resolutions and Ordinances were heard and acted upon by the City Council/RRB at a previous City Council/Mobilehome Rent Review meeting. (The title of Ordinances listed on the Consent Calendar are deemed to have been read and further reading waived.)

11. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, RETAINING THE EXISTING SPEED LIMIT ON ONE STREET SEGMENT

Approved on January 28, 2026 with a vote of 5/0.

a) Ordinance No. 2026-01 (Second Reading and Adoption)

12. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING A SPECIFIC PLAN AMENDMENT, DEVELOPMENT AGREEMENT, AND PLANNED DEVELOPMENT PERMIT (MASTER AND PRECISE PLAN) TO FACILITATE CONSTRUCTION OF A 128 MULTI-FAMILY PROJECT AND ADOPTING A FIFTH ADDENDUM TO THE FEIR PREPARED FOR THE 2012 GENERAL PLAN UPDATE, DOWNTOWN SPECIFIC PLAN UPDATE, AND CLIMATE ACTION PLAN REVISED MITIGATION MONITORING AND REPORTING PROGRAM

Approved on January 28, 2026 with a vote of 4/1 (Martinez - No).

a) Ordinance No. 2026-02 (Second Reading and Adoption)

PUBLIC HEARING

13. 2025-2029 HOUSING AND URBAN DEVELOPMENT ("HUD") CONSOLIDATED PLAN AND ALLOCATION PROCESS FOR FISCAL YEAR ("FY") 2026-2027 FUNDING

Request the City Council conduct a Public Hearing to (1) review and reaffirm the priorities adopted in the 2025-2029 Consolidated Plan; (2) approve an allocation process for Fiscal Year 2026-2027 utilizing the maximum allowable allocations for public services and the maximum allowable allocations for administration of the Community Development Block Grant ("CDBG") Program; and (3) authorize the release of a Request for Proposals ("RFP") for public services and community development activities. (File Number 0875-55)

Staff Recommendation: Approval (Development Services Department: Kevin Snyder, Director of Development Services)

Presenters: Danielle Lopez, Housing & Neighborhood Services Manager and Dulce Salazar, Management Analyst

Motion: White; Second: Martinez; Approved: 5-0

CURRENT BUSINESS



CITY of ESCONDIDO

COUNCIL MEETING MINUTES

14. SENATE BILL 707 OVERVIEW, IMPACTS ON CITY COUNCIL MEETINGS, AND ADOPTION OF RESOLUTION NO. 2026-25 ESTABLISHING A TECHNOLOGY DISRUPTION POLICY

Request the City Council adopt Resolution No. 2026-25 establishing a Technology Disruption Policy for City Council meetings in compliance with Senate Bill 707 and the Ralph M. Brown Act and receive and file this report. (File Number 0610-90)

Staff Recommendation: Approval (City Clerk's Office: Zack Beck, City Clerk)

Presenter: Zack Beck, City Clerk

a) Resolution No. 2026-25

Motion: White; Second: Fitzgerald; Approved: 5-0

15. CALIFORNIA VOTER'S CHOICE ACT OVERVIEW AND NOVEMBER 4, 2025 VOTE CENTER ANALYSIS

Receive and file this report providing an overview of the California Voter's Choice Act, a detailed summary of activities prohibited on Election Day, an analysis of Vote Center operations during the November 4, 2025 Special Election, and an update on intergovernmental coordination and recommended advocacy actions to strengthen voter experience and election administration. (File Number 0650-10)

Staff Recommendation: Receive and File (City Clerk's Office: Zack Beck, City Clerk)

Presenter: Zack Beck, City Clerk

Motion to approve sending letters drafted by the City Clerk to the San Diego County Board of Supervisors and the California State Legislature: White; Second: C. Garcia; Approved: 5-0

16. BOARD AND COMMISSION TERM EXTENSIONS AND RE-APPOINTMENTS

Request the City Council (1) extend the terms of certain Board and Commission members until May 31, 2026; and (2) ratify Mayor White's re-appointments of certain Planning and Building Advisory and Appeals Board members to full term. (File Number 0120-10)

Staff Recommendation: Approval (City Clerk's Office: Zack Beck, City Clerk)

Presenter: Zack Beck, City Clerk

Motion to extend terms of the certain Boards and Commission members until May 31, 2026: C. Garcia; Second: Martinez; Approved: 5-0



CITY of ESCONDIDO

COUNCIL MEETING MINUTES

Motion to re-appoint Planning Commissioners and Building and Advisory Appeals Board Members to full terms: C. Garcia; Second: White; Approved: 4-1 (Martinez – No)

FUTURE AGENDA

17. FUTURE AGENDA

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

Staff Recommendation: None (City Clerk's Office: Zack Beck)

COUNCILMEMBERS SUBCOMMITTEE REPORTS AND OTHER REPORTS

CITY MANAGER'S REPORT

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

ORAL COMMUNICATIONS

Denise Rolen – Requested the City Council the contract with Immigration and Customs Enforcement (ICE) to use the Escondido Police Department Firing Range.

Cathy Haven – Requested the City Council the contract with Immigration and Customs Enforcement (ICE) to use the Escondido Police Department Firing Range.

Ronald Foster – Requested the City Council the contract with Immigration and Customs Enforcement (ICE) to use the Escondido Police Department Firing Range.

Georgine Tomasi – Requested the City Council the contract with Immigration and Customs Enforcement (ICE) to use the Escondido Police Department Firing Range.

Richard Garner Marni Von Wilpert – Requested the City Council the contract with Immigration and Customs Enforcement (ICE) to use the Escondido Police Department Firing Range.

James Cassidy – Requested the City Council the contract with Immigration and Customs Enforcement (ICE) to use the Escondido Police Department Firing Range.



CITY of ESCONDIDO

COUNCIL MEETING MINUTES

JC James Cassidy – Requested the City Council the contract with Immigration and Customs Enforcement (ICE) to use the Escondido Police Department Firing Range.

Amalia – Requested the City Council the contract with Immigration and Customs Enforcement (ICE) to use the Escondido Police Department Firing Range.

James Cassidy – Requested the City Council the contract with Immigration and Customs Enforcement (ICE) to use the Escondido Police Department Firing Range.

Maryan Bruno – Requested the City Council the contract with Immigration and Customs Enforcement (ICE) to use the Escondido Police Department Firing Range.

Morrie Golcheh – Requested the City Council the contract with Immigration and Customs Enforcement (ICE) to use the Escondido Police Department Firing Range.

Morie Golcheh – Requested the City Council grant an exemption to the financial requirement of a traffic signal at a new 7-11 development project.

ADJOURNMENT

Mayor White adjourned the meeting at 7:05 p.m.

MAYOR

CITY CLERK



STAFF REPORT

ITEM NO. 4

SUBJECT

WAIVER OF READING OF ORDINANCES AND RESOLUTIONS –

ANALYSIS

The City Council/RRB has adopted a policy that is sufficient to read the title of ordinances at the time of introduction and adoption, and that reading of the full text of ordinances and the full text and title of resolutions may be waived.

Approval of this consent calendar item allows the City Council/RRB to waive the reading of the full text and title of all resolutions agendaized in the Consent Calendar, as well as the full text of all ordinances agendaized in either the Introduction and Adoption of Ordinances or General Items sections. **This particular consent calendar item requires unanimous approval of the City Council/RRB.**

Upon approval of this item as part of the Consent Calendar, all resolutions included in the motion and second to approve the Consent Calendar shall be approved. Those resolutions removed from the Consent Calendar and considered under separate action may also be approved without the reading of the full text and title of the resolutions.

Also, upon the approval of this item, the Mayor will read the titles of all ordinances included in the Introduction and Adoption of Ordinances section. After reading of the ordinance titles, the City Council/RRB may introduce and/or adopt all the ordinances in one motion and second.

RECOMMENDATION

Staff recommends that the City Council/RRB approve the waiving of reading of the text of all ordinances and the text and title of all resolutions included in this agenda. Unanimous approval of the City Council/RRB is required.

Respectfully Submitted,

Zack Beck
City Clerk



STAFF REPORT

March 4, 2026
File Number 0830-20

SUBJECT

PL25-0363: AUTHORIZATION REQUEST FOR A GENERAL PLAN AMENDMENT FOR HALLMARK COMMUNITIES TO SUBMIT A PRIVATE DEVELOPMENT APPLICATION FOR PURPOSES OF CONSTRUCTING UP TO 70 SINGLE FAMILY DWELLING UNITS IN THE IMPERIAL OAKES CORPORATE CENTER (SPA#13)

DEPARTMENT

Planning Services, Development Services

RECOMMENDATION

Request the City Council consider adoption of Resolution No. 2026-42 authorizing City Staff to intake and process a General Plan Amendment to amend the adopted 2012 General Plan to facilitate construction of up to 70 single-family dwelling units in the Imperial Oakes Corporate Center (SPA #13).

Staff recommendation: Provide Direction (Development Services: Kevin Snyder, AICP, Director of Development Services)

Presenter: Ivan Flores, AICP, Principal Planner

ESSENTIAL SERVICE – Yes, Land Use/Development

COUNCIL PRIORITY – Drive Community and Land Development

FISCAL ANALYSIS

For the purposes of this agenda item, the City Council will only be providing direction to staff on the processing of a General Plan Amendment (“GPA”). Authorization to process the amendment application would have no direct fiscal impacts. The privately-initiated amendment application would be processed using existing staff resources with costs to be paid by the project proponent, applicant(s), and/or the future developer of the project site.

PREVIOUS ACTION

Applications within the Imperial Oakes Corporate Center: On October, 25, 2023, Catherine Ferguson, representing William R. Jungman and Raymond Mirbod (“Applicants”) requested authorization from City Council to process an amendment to the General Plan Land Use and Community Form Chapter requesting an expansion of the residential area overlay of the Imperial Oakes Corporate Center to four parcels located



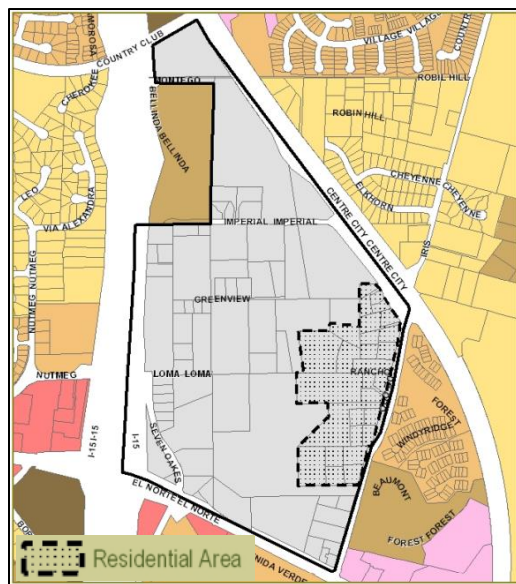
CITY of ESCONDIDO

STAFF REPORT

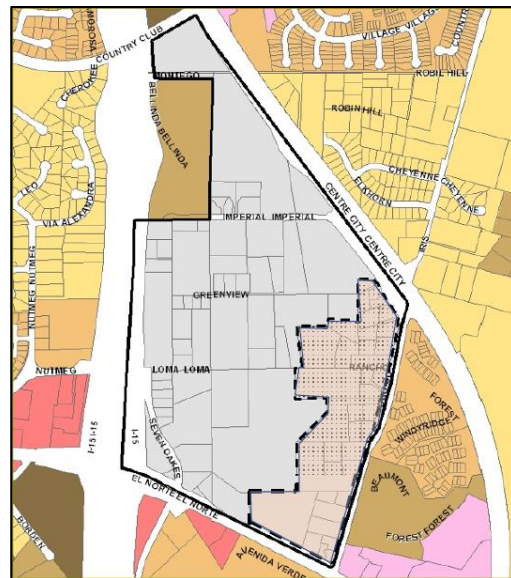
south of Rod McLeod Park (**Figure 1**). As of the publication of this Staff Report, City staff continue to process this request.

Figure 1 – Imperial Oaks (SPA#13) GPA Authorization Request (1)

Existing



Proposed



On February 1, 2024, City Council authorized a second General Plan Amendment request by Louie Martinez to amend the guiding principles of SPA #13 through text amendments and associated figure modifications in the General Plan Land Use and Community Form Chapter to expand the residential area overlay to the area **north** of Rod McLeod Park (**Figure 2**). This request intends to allow for expansion of the existing Jehovah Witness Congregation to those parcels identified in the pink area in Figure 2. As of the publication of this Staff Report, City staff continue to process this second request.

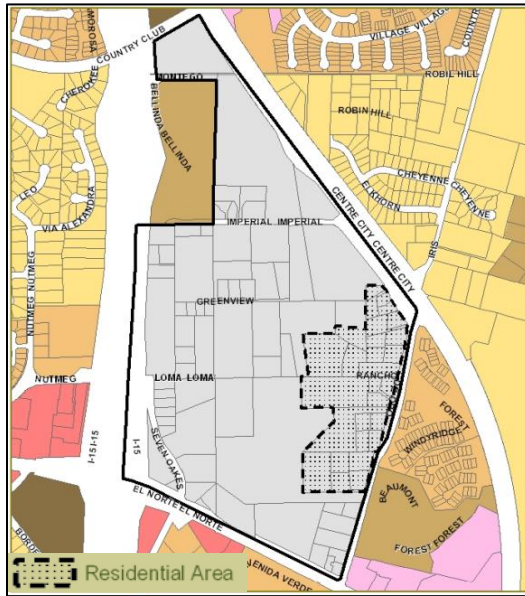


CITY of ESCONDIDO

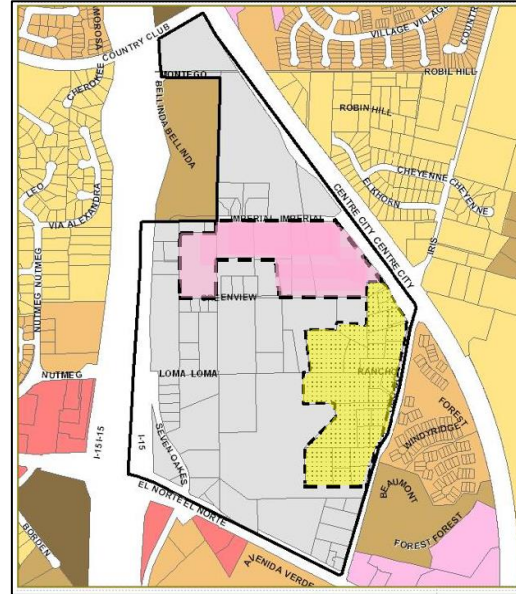
STAFF REPORT

Figure 2 – Imperial Oaks (SPA#13) GPA Authorization Request (2)

Existing



Proposed



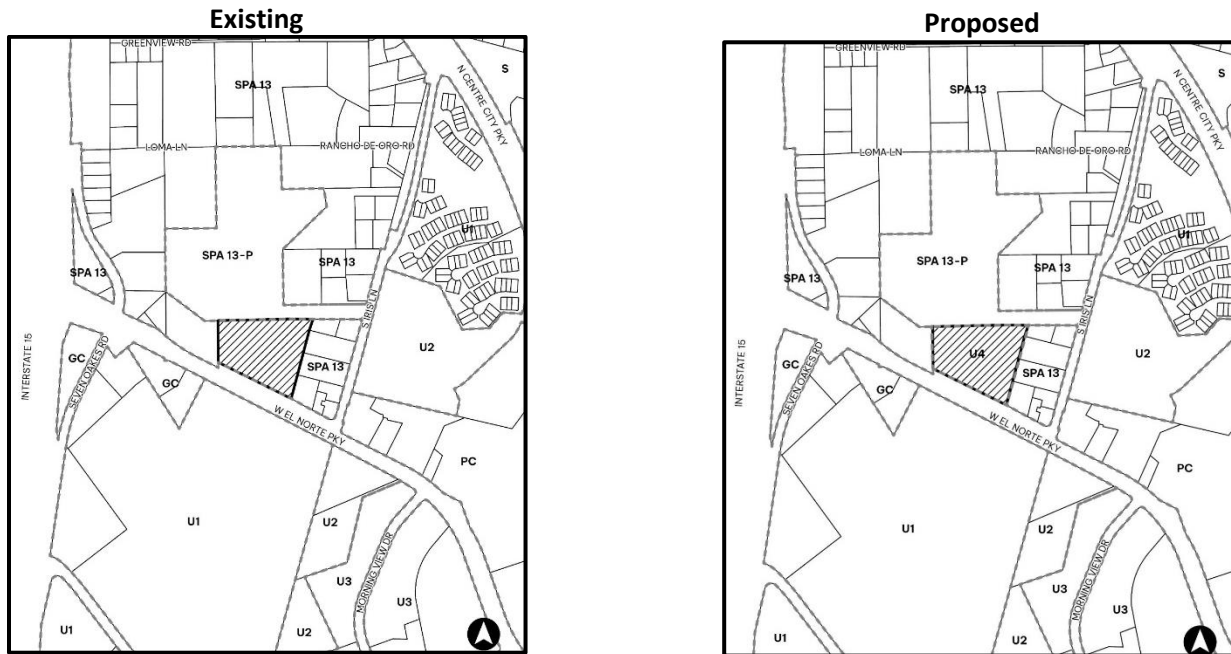
On June 18, 2024, Touchstone Communities, represented by Kerry Garza, submitted an application for a General Plan Amendment, Zone Map Amendment, Tentative Subdivision Map/Condominium Permit, Grading Exemption, Administrative Adjustment, Major Plot Plan, and Design Review Permit to construct 70 “for-sale” dwelling units. Mr. Garza’s request was initially associated with the first GPA request (refer to **Figure 1**); however, the property owner at the time entered a purchase and sales agreement with Mr. Garza separately to ensure the project would move forward and not be delayed by the processing of the original request. Mr. Garza’s project effectively removed the parcel from the Imperial Oaks Corporate Center, and established a General Plan land use designation of Urban IV (U4: 24 dwelling units per acre) (**Figure 3**). This request was reviewed by the City Council on February 25, 2026.



CITY of ESCONDIDO

STAFF REPORT

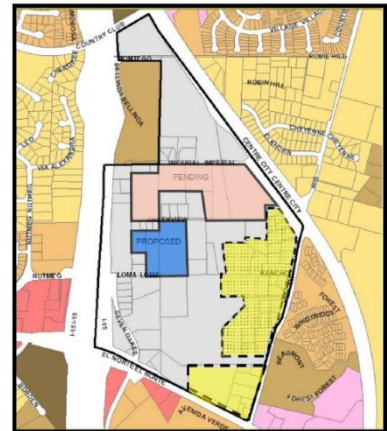
Figure 3 – Imperial Oaks (SPA#13) GPA Authorization Request (3)



BACKGROUND

Current Request: On December 12, 2025, L. Stan Weiler representing Hallmark Communities (“Applicant”), submitted a General Plan Amendment request to expand the aforementioned residential overlay to properties **northwest** of Rod McLeod Park (**Figure 4**). The subject parcels are the blue area identified in **Figure 4** while the pink and yellow areas to the north, east, and southeast are those parcels associated with the other GPA requests. The Applicant states the purpose of the expansion is to facilitate construction of approximately 70 to 75 units through the Tentative Subdivision Map process, and potentially a Density Bonus Request as permitted by State Density Bonus Law and Article 67 (Density Bonus and Residential Incentives) of the Escondido Zoning Code (Attachment “1” – Applicant Request).

Figure 4 – Imperial Oaks (SPA#13)
GPA Authorization Request (4)



Pursuant to state law, a local agency may only amend state mandated chapters (including the Land Use element) four times in a calendar year. Planning Services is currently processing a number of General Plan Amendments throughout the City, and it is likely that GPA requests anticipated for decision in 2026 will be batched in order to comply with state law.



CITY *of* ESCONDIDO

STAFF REPORT

ANALYSIS

At this time, the Applicant requests authorization from the City Council to process the General Plan Amendment as required by Section 33-1261 (Application, initiation, and fee) of the Escondido Zoning Code. If authorization is granted, City staff will intake the remaining fees necessary for the proposed project including but not limited a Tentative Subdivision Map, and any necessary environmental review. The merits of the actual development proposal will be analyzed at the time of formal submittal, and will be brought to the City Council at a future date following a recommendation from the Planning Commission.

The authorization to proceed with the General Plan Amendment does not bestow approval upon any of the aforementioned applications and does not commit the City Council to any future action. The application as a whole will return to City Council with a recommendation from the City's Planning Commission.

ENVIRONMENTAL REVIEW

The action before the City Council is statutorily exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15262, Feasibility and Planning Studies. This agenda item involves the consideration of processing a General Plan Amendment application. This general direction does not have a legally binding effect on any possible future discretionary action. A future proposal will have to undergone environmental review pursuant to the CEQA Guidelines.

City staff will file a Notice of Exemption pursuant to the CEQA Guidelines (Attachment "2" – Notice of Exemption)

CONCLUSION

At this time, City staff is requesting that the City Council provide direction on the request by Hallmark Communities to amend the adopted 2012 General Plan to facilitate development of the proposed project. The City Council may approve Resolution No. 2026-42, authorizing Development Services to accept the application, or may deny the request to process such a request. The City Council may provide feedback to staff, as well as the Applicant, regarding the requested GPA.

If the City Council grants authorization, City staff will review the General Plan Amendment and associated development proposal for conformance with the General Plan's policies and Quality-of-Life standards enshrined in the 2012 General Plan.

RESOLUTIONS

- a. Resolution No. 2026-42



CITY *of* ESCONDIDO

STAFF REPORT

ATTACHMENTS

- a. Attachment "1"—Applicant Request
- b. Attachment "2"—Draft Notice of Exemption

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L. STAN WEILER

Direct: (760) 743-1226, ext. 134
Email: stanweiler888@gmail.com

December 12, 2025

Veronica Morones, City Planner
City Hall, Planning Department
201 N Broadway
Escondido, CA 92025

RE: General Plan Amendment – Specific Plan Area #13

Dear Ms. Morones:

I am writing on behalf of the owner of three parcels located within the Imperial Oakes Corporate Center SPA #13 regarding a General Plan Amendment (GPA) of the Specific Plan Area (SPA) to allow for additional residential uses through the expansion of the existing residential use overlay. The owner requests that the City initiate the GPA in anticipation of processing a future development project that would include a Tentative Subdivision Map for single-family units and the implantation of the benefits associated with a density bonus request.

GPA Proposal

SPA #13 contains a residential overlay allowing residential development across the SPA. The owners propose extending the existing residential overlay to include three additional parcels north of Loma Lane. The extension would add approximately 8.13 acres to the Overlay. The added parcels are APNs 226-330-24 (2.026 ac), 226-330-25 (0.995 ac) and 226-370-11 (5.105 ac). The Amendment would allow uses which are permitted under residential zoning on those parcels. A map showing the expanded residential overlay and a redlined version of the SPA text as it would be modified by the amendment currently being proposed are attached.

The City's General Plan Amendment policy E2.2 states that when a General Plan Amendment is submitted to the City, the City shall consider whether identified physical, social, or city-wide economic factors or changes that have made the existing General Plan designation, policy statement goal, or intent in question inappropriate from the standpoint of the general public welfare.

In this case, the state-wide housing crisis has necessitated the need for additional housing to be planned for and developed by all cities. Allowing the expansion of the overlay to provide residential development on the additional parcels increases the City's planned housing inventory and furthers its goal of reaching its RHNA quota. Additionally, after the COVID pandemic led to a drastic increase in people working from home, there has been a severe decline in the need or desire for additional office or commercial development. The current need for housing and decline in the retail/office market has made the current designation inappropriate and a change to allow residential would benefit the general public welfare in allowing more much-needed housing to be developed.

The adjacent area already includes various types of residential development including single-family and a recreational vehicle campground to the south and single-family to the north, west and east. There is also ample supportive commercial within $\frac{1}{2}$ to $\frac{3}{4}$ miles of the site including the El Norte Parkway Plaza to the southwest and Del Norte Plaza to the southeast.

Proposed Development Project

The applicant/property owner proposes a single-family development project that will require the processing of a Tentative Subdivision Map along with a request for a density bonus. The product type is anticipated to consist of two-story single-family homes and potentially a limited number of homes with a loft/similar accessory use in a three-story configuration within the 35-foot height limitation. As a part of the density bonus request, the deed restricted affordable units are expected to contain units of similar floor plans to the market rate units and will be ownership type units (no affordable rental units proposed). The exact unit count is currently unknown but is anticipated to be in the range of 70 – 75 units. Prior to the formal Tentative Subdivision Map submittal, the applicant will proceed through the Pre-Application Meeting process whereby a more detailed plan will be presented.

Based on the City's criteria, the amendment of the SPA would conform to the General Plan goal of amending designations that are no longer appropriate due to changes in social and economic factors. Therefore, the owners request that the City initiate the General Plan Amendment process for SPA #13.

Thank you for your consideration.

Sincerely,

LOUNSBERY FERGUSON ALTONA & PEAK, LLP



L. Stan Weiler, AICP

Attachments –

Proposed SPA #13 Revised Language

Proposed General Plan Amendment – Exhibit 1

13. Imperial Oakes Corporate Center SPA #13

Location: In the northern portion of the planning area, bounded by Interstate 15 on the west, Country Club Lane on the north, El Norte Parkway on the south, Iris Lane and Centre City Parkway on the east.

Size: Approximately 163 gross acres (Figure II-18).

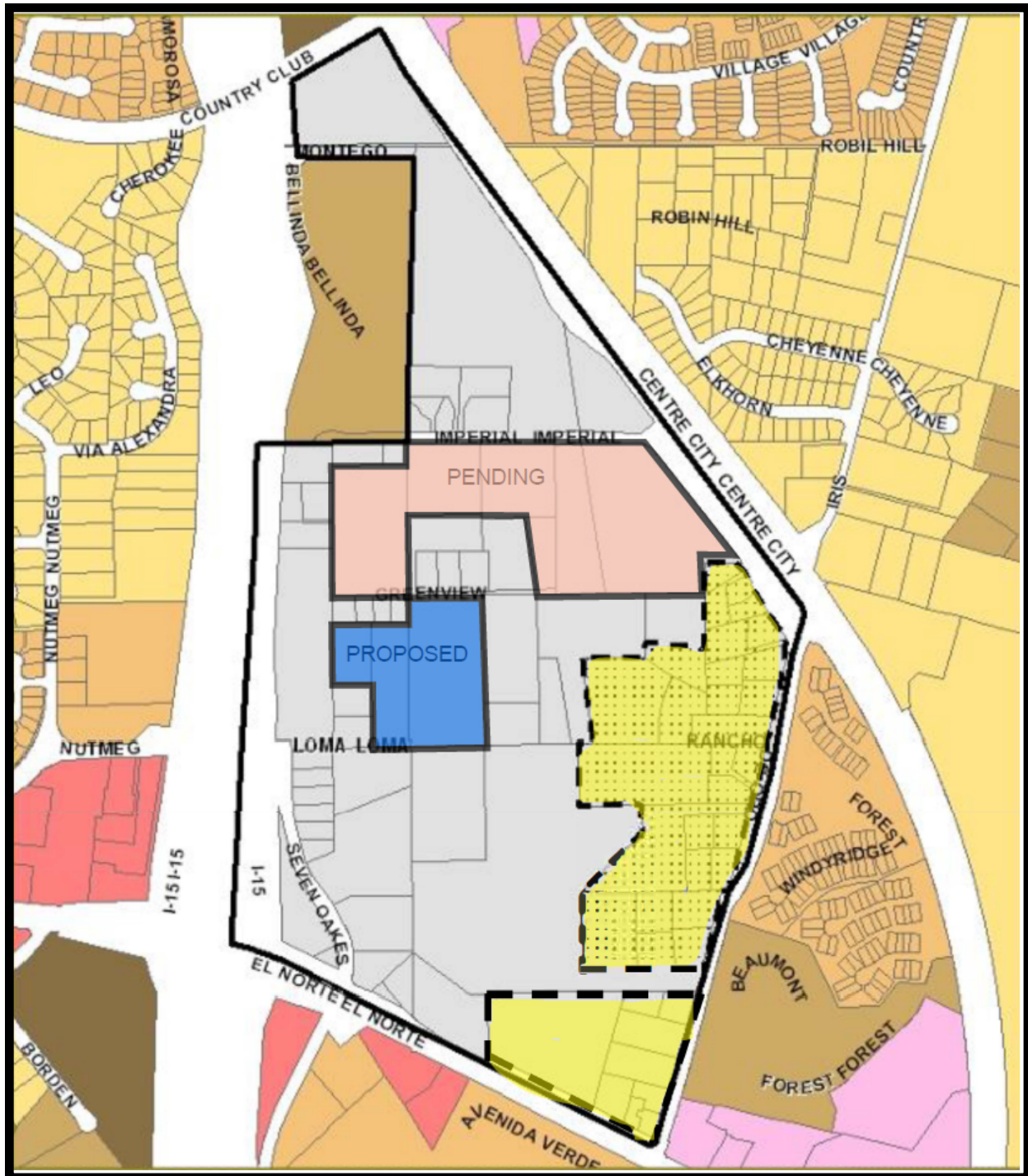
Current Status: The Specific Plan Area is developed with visitor service and general retail uses, church, office, Rod McLeod Community Park, single family residential and vacant land. The site is bisected by SDGE overhead utility lines and there is limited access to the interior.

Adopted Plan Details: None

SPA 13 Guiding Principles:

- 1) The Specific Plan shall establish provisions for a comprehensively planned development focused on high paying, high employee density employment opportunities.
- 2) The [Specific Plan\(s\)](#) shall include Smart Growth principles, and provide details regarding the appropriate access points, unifying design themes, attractive development standards and guidelines, land uses, and the prioritization of infrastructure improvements to accommodate growth. In addition, opportunities for a public trail system or other public recreational amenity that will link to Rod McLeod Community Park shall be integrated into the plan.
- 3) Increased building heights and intensities shall be focused along Interstate 15 and in areas more distanced from the residential uses area to ensure compatibility. Employment uses shall integrate specific features to ensure compatibility with semi-rural the residential areas accessed from South Iris Lane by incorporating appropriate lower intensity land uses, building materials, heights, separation, orientation, colors, heights, screening, lighting and signage. [Uses within the Residential Overlay Area \(as shown on the map\) shall be those permitted or conditionally permitted under Residential Zoning and shall not require a Specific Plan.](#) Maximum densities in the ~~residential~~ [Residential Overlay](#) Area of the Specific Plan shall be consistent with the Urban I single family land use designation.
- 4) The Specific Plan(s) shall include programs addressing legal non-conforming residential uses that ensure their eventual integration into future planned business park operations while allowing their continued operation prior to transitioning to non-residential uses. Criteria and standards for proposed grading, circulation, and utility extensions shall be included to avoid adverse impacts and allow integration of adjacent SPA properties.

PROPOSED GENERAL PLAN AMENDMENT
Residential Overlay – SPA #13





CITY OF ESCONDIDO
PLANNING DIVISION
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
760-839-4671

Notice of Exemption

To: Assessor/Recorder/County Clerk
Attn: Fish and Wildlife Notices
1600 Pacific Hwy, Room 260
San Diego, CA 92101
MS: A-33

From: City of Escondido
Planning Division
201 North Broadway
Escondido, CA 92025

Project Title/Case No: PL25-0363/General Plan Amendment Authorization for Hallmark Communities

Project Location - Specific: The project location is located north of W El Norte Parkway and west of Centre City Parkway, and is bounded by Loma Lane to the south and Greenview Road to the north, and is addressed as 1842 Greenview Road, 1898 Greenview Road, and 648 Loma Lane, Escondido (APNs: 226-330-25-00, 226-330-24-00, and 226-370-11-00)

Project Location - City: Escondido **Project Location - County:** San Diego

Description of Project: Hallmark Communities request authorization from the City Council to allow the processing of a General Plan Amendment to amend the City's adopted 2012 General Plan to expand a residential overlay over the subject properties to allow for a residential development in the Imperial Oaks Corporate Center (SPA#13) ("Project"). The Project would allow for further processing of the General Plan Amendment and associated entitlements which are subject to further discretionary and environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project:

Name: Hallmark Communities (C/O of Sean Santa Cruz)

Address: 740 Lomas Santa Fe Drive, Suite 204, Solana Beach, CA Telephone: 858-481-3310

☒ Private entity ☐ School district ☐ Local public Agency ☐ State agency ☐ Other special district

Exempt Status: The Project is statutorily exempt pursuant to CEQA Guidelines section 15262 (Feasibility and Planning Studies).

Reasons why project is exempt: The Project is statutorily exempt from CEQA because it involves the authorization to further review a proposed General Plan Amendment and associated discretionary entitlements that will undergo a comprehensive environmental review consistent with the CEQA Guidelines. The granting of the authorization does not commit the lead agency to any future action associated with future discretionary application.

Lead Agency Contact Person: Ivan Flores, AICP, Principal Planner Area Code/Telephone/Extension: 760-839-4529

Signature: _____
Ivan Flores, AICP
Principal Planner

Date

☐ Signed by Lead Agency

Date received for filing at OPR:

☐ Signed by Applicant

RESOLUTION NO. 2026-42

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, AUTHORIZING FURTHER PROCESSING OF A GENERAL PLAN AMENDMENT TO FACILITATE A RESIDENTIAL DEVELOPMENT IN THE IMPERIAL OAKES CORPORATE CENTER

APPLICANT: Hallmark Communities (C/O Sean Santa Cruz)

CASE NO: PL25-0363

WHEREAS, on December 12, 2025, L. Stan Weiler representing Hallmark Communities (“Applicant”) filed a request to amend the City’s adopted 2012 General Plan to expand a residential overlay over properties located north of Loma Lane (APN(s): 226-330-24, 226-330-25, and 226-370-11) within a single-family residential zoning district (R-1-10) and General Plan Land Use Designation of Imperial Oakes Corporate Center (SPA#13) (“Project”); and

WHEREAS, pursuant to Division 4 (Amendments and Zone Changes) of Article 61 (Administration and Enforcement) of the Escondido Zoning Code, the City Council shall authorize further processing of amendments to the City’s General Plan; and

WHEREAS, pursuant to CEQA and the CEQA Guidelines (Title 14 of California Code of Regulations, Section 15000 et. seq.), the City is the Lead Agency for the Project, as the public agency with principal responsibility for approving the proposed Project; and

WHEREAS, the Project is statutorily exempt from environmental review pursuant to CEQA Guidelines Section 15262 (Feasibility and Planning Studies) since it merely involves consideration of further processing of a development proposal which will undergo environmental review pursuant to the Guidelines; and

WHEREAS, the City Council held a duly noticed public meeting on March 4, 2026, as prescribed by law, at which time the City Council received and considered the Staff Report, dated March 4, 2026, with

attachments, and gave all persons full opportunity to be heard and to present evidence and testimony regarding the Project. Evidence was submitted to and considered by the City Council, including, without limitation:

- a. Written information including plans, studies, written and graphical information, and other material, submitted by the Applicant;
- b. Oral testimony from City staff, interested parties, and the public;
- c. The City Council Staff Report, dated March 4, 2026, which is incorporated herein as though fully set forth herein;
- d. Additional information submitted during the public meeting; and

WHEREAS, the City Clerk, whose office is located at 201 North Broadway, Escondido CA 92025, is hereby designated as the custodian of the documents and other materials which constitute the record of proceedings upon which the City Council's decision is based, which documents and material shall be available for public inspection and copying in accordance with the provisions of the California Public Records Act.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.
2. That the City Council has reviewed the Notice of Exemption prepared for the Project, which is attached to the City Council Staff Report, dated March 4, 2026. The City Council, in its independent judgement, has determined the Project to be exempt from environmental review pursuant to CEQA Guidelines section 15262 (Feasibility and Planning Studies) in that future discretionary actions related to the development proposal shall be evaluated pursuant to the CEQA Guidelines.
3. The City Council hereby authorizes further processing of the General Plan Amendment as requested by the Applicant, subject to review for compliance with all applicable ordinances, and policies.



STAFF REPORT

March 4, 2026

File Number 0600-10; A-3553-3

SUBJECT

REQUEST APPROVAL FOR CONTRACT AMENDMENT TO THE CONSULTING AGREEMENT WITH KIMLEY HORN AND ASSOCIATES, INC. FOR THE JOHN MASSON MEMORIAL BIKE PARK PROJECT

DEPARTMENT

Development Services, Engineering Services and Public Works

RECOMMENDATION

Request the City Council adopt Resolution No. 2026-41, authorizing the Mayor, on behalf of the City, to execute the Third Amendment to Consulting Agreement with Kimley Horn for project management, and design services in the amount of \$93,185.

Staff Recommendation: Approval (Kevin Snyder, Development Services Director and Joseph Goulart, Public Works Director)

Presenter: Michael Tully, Project Manager

ESSENTIAL SERVICE – Yes, Parks Facilities/Open Spaces

COUNCIL PRIORITY – Drive Community and Land Development

FISCAL ANALYSIS

The cost associated with the amendment to this Consulting Agreement will be paid from the Capital Improvement Program out of Park Development fees project accounts as well as a Prop 68 Grant from the California Department of Parks and Recreation and will have no impact on the General Fund. The Third Amendment to the Consulting Agreement with Kimley Horn and Associates, Inc. for additional utility work, project management and design services will be in the amount of \$93,185.

PREVIOUS ACTION

On November 18, 2020, the City Council authorized the Mayor and approved application(s) for Prop 68 Grant funds allocations of \$271,303 to complete and submit all documents necessary for the completion of the grant scope(s) as well as approve naming of proposed bike park, the John Masson Memorial Bike Park in honor of late Councilmember John Masson.

On December 7, 2022, the John Masson Bike Park ("Project") was included as part of the Fiscal Year 2021/22 Financial Status Report and American Rescue Plan Act ("ARPA") Update. The project is to be



CITY of ESCONDIDO

STAFF REPORT

placed inside Jesmond Dene Park with Prop 68 Grant funds, however, since the community surrounding the park does not qualify as a severely disadvantaged community, a match in the amount of \$70,000 was required and was approved by Council.

On June 14, 2023, the City Council received an update on the ARPA funds which John Masson Bike Park Project was a part of and approved the overall Budget Adjustment Request.

On January 31, 2024, the City Council approved the recommended approach for expending the ARPA and Park Development funds and approve the Budget Adjustment Request which John Masson Bike Park Project was included as one of the Park Capital Projects.

On December 4, 2024, City Council was requested to receive and file the Annual Financial Report on Development Impact Fees which John Masson Bike Park project was a part of, and City Council approved the Annual Report of Capital Funds Funded by Development Impact Fee Per Government Code Section 66006.

On June 19, 2024, the the First Amendment to Consulting Agreement with Kimley Horn for project management and design services in the amount of \$66,620 was signed.

On May 7, 2025 the City Council approved the Second Amendment to Consulting Agreement with Kimley Horn for project management and environmental services in the amount of \$65,525.

BACKGROUND

The initial stages of the Project began on November 18, 2020 with the approval for use of Prop 68 Grant in the amount of \$271,303 and to be named “John Masson Memorial Bike Park” located at Jesmond Dene Park. Initially, the Project was considered California Environmental Quality Act (“CEQA”) exempt. The public engagement portion of this Project was started in April 2023, where the public weighed in on the design. Two public meetings were held, one on April 22, 2023 and the second on August 12, 2023. A third meeting was scheduled in Summer of 2024 at the site where the conceptual design for the bike park was presented to the community.

A biological study was conducted in the summer of 2024, specifically looking at the possible existence of gnatcatcher habitat. There was no presence of gnatcatcher discovered during the survey from Helix Environmental, Inc. however, it was also determined that above mention studies and compliance would be necessary. It was discovered additional biological studies, CEQA compliance and cultural resource monitoring would be necessary for the Project to continue.

In the Winter of 2024/2025, the CEQA compliance began with an Initial Mitigated Negative Declaration study on the Project for Plot Plan Application number PPL25-0111. The study looked at the 21 potential environmental factors that could be affected by the Project, 4 of 21 factors checked off as less than significant impact with mitigation incorporated. Mitigation measures were put into place into the report



CITY *of* ESCONDIDO

STAFF REPORT

which will be followed during construction of the Project with final determination being a Mitigated Negative Declaration (“MND”). This MND was put out for the 30-day mandated public review period at which no comments were received during that period.

In November of 2024, the outreach for cultural resource reporting began with four local tribes receiving a certified mailed letter and email alerting them to the Project and that excavation would be taking place. Three tribes were responsive wanting to enter into negotiations and one was deemed unresponsive after multiple attempts. The negotiations began in the Spring of 2025 and closed out in December 2025 receiving letters from two of the tribes stating that negotiations have closed. Planning staff has not received the third letter from the third tribe to move forward with finalizing the MND. However, the deadline for receiving that letter is Monday, February 23, 2026. If letter is not received, the city can take steps to close out finalization of MND. Once MND is finalized an agreement with each tribe will be assembled and signatures gathered that will allow tribal monitor representatives along with an archeologist be present for monitoring for cultural resources during excavation at certain depths for the Project.

At the time of writing this Staff Report, the Project is very close to satisfying CEQA compliance, Cultural Resource Monitoring requirements as well as Plot Plan Application approval. All of these requirements and the impacts to the design and supporting documents were not initially anticipated because the scope of the Project was much smaller in 2020. Since the Project grew in scope it was necessary to follow all compliance matters and adjust design and supporting documents to align. The City need additional funds in order to ensure Kimley Horn can make all final adjustments to the design and supporting documents to finish out the Project.

City staff will be receiving the final design plan set along with all supporting documentation in March for Plot Plan Application approval. The final Mitigated Negative Declaration report including the mandated 30-day public review period will also be finalized and pending approval by Planning staff in March.

Staff recommends approval of Resolution No. 2026-41 authorizing the Third Amendment to Consulting Agreement that will fund additional project management and design services to complete the final 100% design plans and all necessary supporting documentation for the John Masson Bike Park Project.

RESOLUTIONS

- a. Resolution No. 2026-41
- b. Resolution No. 2026-41 – Exhibit “A” – Third Amendment to Consulting Agreement

RESOLUTION NO. 2026-41

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, AUTHORIZING THE MAYOR TO EXECUTE, ON BEHALF OF THE CITY, AMENDMENT NO. 3 TO THE CONSULTING AGREEMENT WITH KIMLEY HORN AND ASSOCIATES, INC. FOR THE JOHN MASSON MEMORIAL BIKE PARK PROJECT

WHEREAS, the City Council has allocated funding in the adopted Capital Improvement Program ("CIP") budget for the John Masson Memorial Bike Park Project; and

WHEREAS, additional utility work, project management, and design services are necessary to complete the John Masson Memorial Bike Park Project to comply with Utility Service Standards; and

WHEREAS, it is in the City's best interest to execute Amendment No. 3 to the Consulting Agreement with Kimley Horn and Associates, Inc. for the additional utility work, project management, and design services in the amount of \$93,185; and

WHEREAS, the additional funding for this request will be allocated out of Park Development fees.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.
2. That the City Council finds that at this time it is in the best public interest to amend the Consulting Agreement with Kimley Horn and Associates.
3. That the Mayor is authorized to execute, on behalf of the City, Amendment No. 3 to the Consulting Agreement with Kimley Horn and Associates, Inc., which is attached and incorporated to this Resolution as Exhibit "A", and subject to final approval as to form by the City Attorney.



CITY OF ESCONDIDO
THIRD AMENDMENT TO CONSULTING AGREEMENT

This Third Amendment to Consulting Agreement ("Third Amendment") is made and entered into as of the last signature date set forth below ("Effective Date"),

Between: CITY OF ESCONDIDO
 a California municipal corporation
 201 N. Broadway
 Escondido, CA 92025
 Attn: Michael Tully
 760-839-4087
 ("CITY")

And: Kimley-Horn and Associates Inc.
 a North Carolina Corporation
 500 La Terraza Blvd, Suite 300
 Escondido, CA, 92025
 Attn: Megan Ulery
 619-744-0177
 ("CONSULTANT").

(The CITY and CONSULTANT each may be referred to herein as a "Party" and collectively as the "Parties.")

WHEREAS, the Parties entered into that certain Consulting Agreement dated February 6, 2023, which was subsequently amended by A First Amendment dated June 19, 2024, and a Second Amendment dated May, 13, 2025 (collectively referred to herein as "Agreement"), wherein City retained CONSULTANT to provide services for the design of a three-acre bike park in Jesmond Dene Park, as more specifically described in the Agreement: and

WHEREAS, the Parties desire to amend the Agreement to include additional services as described in "Attachment A" to this Third Amendment, which is attached hereto and incorporated herein by this reference.

NOW, THEREFORE, in consideration of the mutual covenants, promises, terms, and conditions set forth herein, and the mutual benefits derived therefrom, the Parties hereby agree as follows:

1. In addition to those services described in the Agreement, the CONSULTANT shall furnish all of the Services described in "Attachment A" to this Third Amendment.
2. The CITY will compensate CONSULTANT in an additional amount not to exceed the sum of **\$93,185** pursuant to the conditions contained in "Attachment A" to this Third Amendment.

3. All other terms of the Agreement not referenced in this Third Amendment shall remain unchanged and in full force and effect. In the event of a conflict between a provision of the Agreement and this Third, this Third Amendment shall prevail.
4. This Third Amendment and the Agreement, together with any attachments or other documents described or incorporated therein, if any, constitute the entire agreement and understanding of the Parties, and there are no other terms or conditions, written or oral, controlling this matter.
5. This Third Amendment may be executed on separate counterparts that, upon completion, may be assembled into and shall be construed as one document. Delivery of an executed signature page of this Third Amendment by electronic means, including an attachment to an email, shall be effective as delivery of an executed original.
6. Unless a different date is provided in this Third Amendment, the effective date of this Third Amendment shall be the latest date of execution set forth by the names of the signatories below.

(SIGNATURE PAGE FOLLOWS)

IN WITNESS WHEREOF, this Third Amendment is executed by the Parties or their duly authorized representatives as of the Effective Date:

CITY OF ESCONDIDO

Date: _____

Dane White, Mayor

KIMLEY-HORN AND ASSOCIATES, INC.

Date: _____

Megan Ulery, Vice President

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY
MICHAEL R. MCGUINNESS, CITY ATTORNEY

BY: _____

DATE: _____

THE CITY OF ESCONDIDO DOES NOT DISCRIMINATE AGAINST QUALIFIED PERSONS WITH DISABILITIES.

ATTACHMENT "A"

Scope of Work

A. General

Kimley-Horn and Associates, Inc. a North Carolina corporation ("Consultant") will provide the City of Escondido, a California municipal corporation ("City") with continued consulting services related to the City's John Masson Bike Park Project ("Project").

B. Location

Consultant to provide services in relation to the Project at various locations including but not limited to certain services at 2401 N. Broadway, Escondido, CA 92026 ("Project Site") see **Exhibit 1**, which is attached hereto and incorporated herein by this reference.

C. Services

In addition to those services described in the Agreement, Consultant shall provide the services detailed in **Exhibit 2** to this Scope of Work, which is attached hereto and incorporated by this reference. In the event of a conflict between the Agreement (including this Scope of Work) and Exhibit 2, the terms of this Agreement shall prevail.

D. Scheduling

Consultant to schedule specific dates of work in advance by contacting Michael Tully at 760-839-4011 or michael.tully@escondido.gov. Further instructions will be provided upon scheduling.

E. Contract Price and Payment Terms

The contract price of this Third Amendment shall not exceed **\$93,185**. The contract price of this Third Amendment (\$93,185) includes all labor, materials, equipment, and transportation required to perform the work, and shall bring the cumulative contract price of the Agreement to **\$359,310**.

Services shall be billed as services are performed. Payment will be made after services have been performed and within 30 days of receipt of an invoice for those services.

F. Term

The term of this Third Amendment shall be from the Effective Date of this Third Amendment through **December 31, 2029**.

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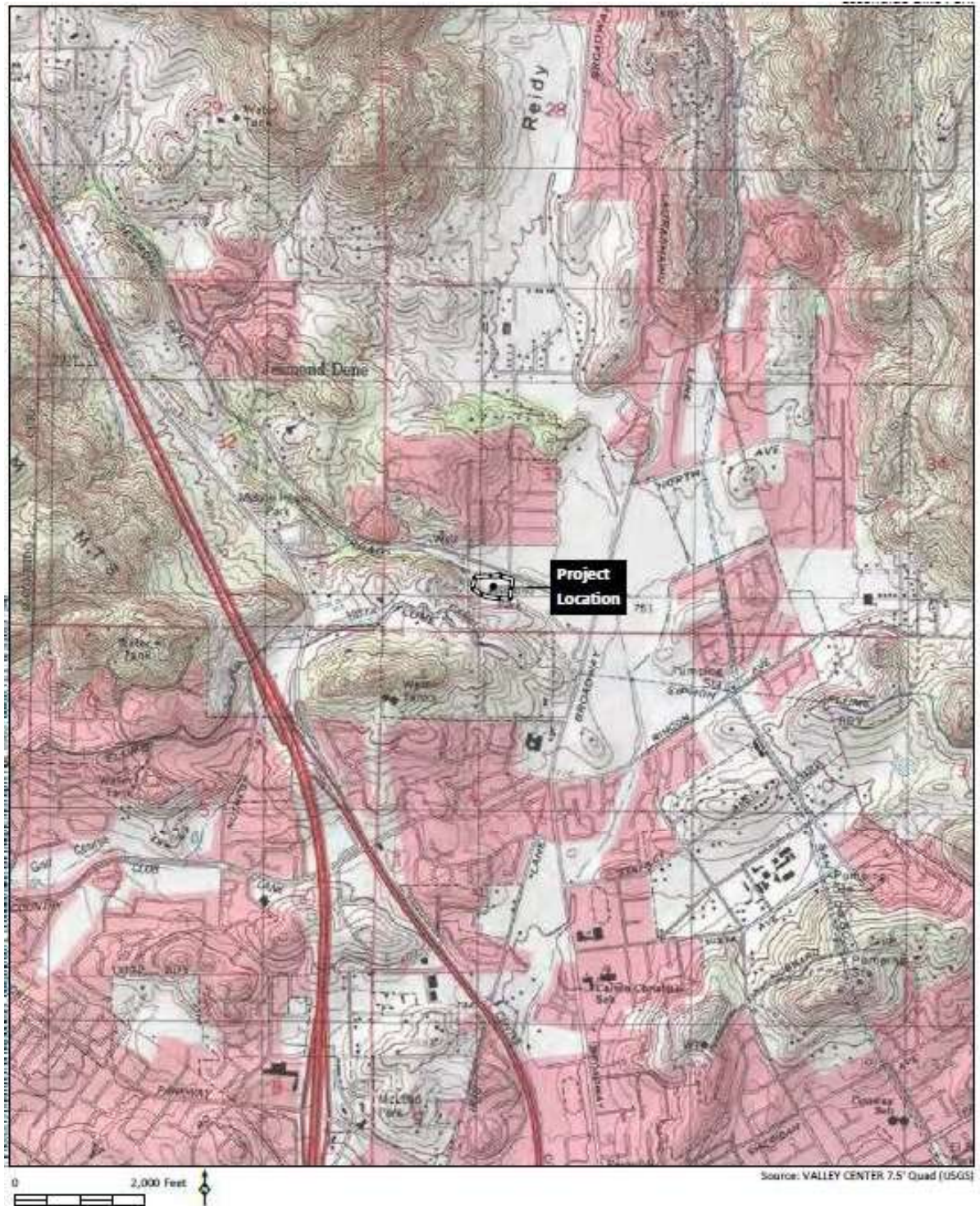


EXHIBIT “2”

Please see attached.

AMENDMENT NUMBER 3 TO THE AGREEMENT BETWEEN THE CLIENT AND KIMLEY-HORN AND ASSOCIATES

AMENDMENT NUMBER 3 DATED February 23, 2026 to the agreement between City of Escondido, ("Client") and Kimley-Horn and Associates, Inc., ("Consultant") dated February 06, 2023 ("the Agreement") concerning the Jesmond Dene Park (the "Project").

The Consultant has entered into the Agreement with Client for the furnishing of professional services, and the parties now desire to amend the Agreement.

Therefore, it is mutually agreed that the Agreement is amended to include Additional Services to be performed by the Consultant and provisions for additional compensation by the Client to the Consultant, all as set forth in Exhibit A hereto. The parties ratify the terms and conditions of the Agreement not consistent with this Amendment, all of which are incorporated by reference.

CLIENT:

CONSULTANT:

CITY OF ESCONDIDO

KIMLEY-HORN AND ASSOCIATES, INC.

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

Exhibit A to Amendment Number 3,
dated February 23, 2026.

Purpose

Based on the response to the final plan review comments and direction from the City, Kimley-Horn is requesting an amendment to the contract scope of services to accommodate the additional and future effort.

Scope of Services

Kimley-Horn will provide the services specifically set forth below up to the corresponding effort identified in **Exhibit B**.

Task 1 – PROJECT ADMINISTRATION, MEETINGS AND COORDINATION

Kimley-Horn will continue to provide project management, coordination and invoicing administration for the duration of the project. This task includes, but is not limited to, coordination via emails, monthly meetings, and calls with the project team regarding proposed project design features, responses to project team questions/requests, and the development of information materials related to the expanded scope related to this amendment.

Task 5 – 100% DESIGN SUBMITTAL

Task 5.1 – Plans

The scope of services for this task includes additional plans revisions and development of exhibits for the plot plan review process. Additional effort has been allocated as optional tasks for one (1) additional round of comments, utility plans for potable and reclaimed water design in accordance with the County of San Diego standards, and coordination with the Department of Environmental Health (DEH). These tasks will be performed only upon City approval. If no additional comments are provided, and utility plans are not required from DEH then this effort will not be utilized.

Task 5.2 – Spec Revisions To New Format

The scope of services for this task includes developing specifications in a format different from the Greenbook format previously budgeted.

Task 5.3 – Opinion of Probable Construction Cost (OPCC)

The scope of services for this task includes updating the OPCC to account for the new items added to the plans based on the City's comments.

Task 5.4 – Quality Assurance/Quality Control

The scope of services for this task includes providing on-going quality assurance and quality control throughout the revisions made on the bidding documents.

Task 6 – BID AND CONSTRUCTION PHASE SERVICES

The scope of services for this task includes providing limited assistance to the City during the bidding and construction phase of the project to respond to engineering-related technical questions limited to the improvements shown in the construction drawings. This task includes review of civil-related material submittals, responding to Requests for Information ("RFI") and coordination with the Contractor and the City up to the effort identified in the **Exhibit B**.

Schedule

We will provide our services as expeditiously as practicable to meet a mutually agreed upon schedule.

Fee and Billing

Kimley-Horn will perform the additional scope of services outlined above on a time and materials basis of \$93,185.00.

EXHIBIT A

City of Escondido
John Masson Bike Park Project (Amendment #4)
February 23, 2026

Category/Title	Kimley-Horn and Associates, Inc.				Total KHA Hours	KHA Cost	Total Cost
	Sr. Professional I	Analyst II	Admin	Billing Rate			
Task 1 – PROJECT ADMINISTRATION, MEETINGS & COORDINATION	8	5	3	\$165.00	16	\$ 3,150.00	\$ 3,150.00
1.1 - PROJECT MANAGEMENT							
Project Management	3		3		6	\$ 1,125.00	\$ 1,125.00
Additional Meetings	5	5			10	\$ 2,025.00	\$ 2,025.00
Task 5 – 100% DESIGN SUBMITTAL	130	292	1		423	\$ 79,515.00	\$ 79,515.00
5.1 - PLANS							
Previous Effort	10	42			52	\$ 9,330.00	\$ 9,330.00
Revisions to Improvement Plans and Details	15	40			55	\$ 10,200.00	\$ 10,200.00
Landscape Exhibit	2	6			8	\$ 1,470.00	\$ 1,470.00
Utility Exhibit	2	6			8	\$ 1,470.00	\$ 1,470.00
OPTIONAL - Utility Plans Potable and Reclaimed Water	60	160			220	\$ 40,800.00	\$ 40,800.00
OPTIONAL - Department of Environmental Health Coordination	20	25	1		46	\$ 9,060.00	\$ 9,060.00
OPTIONAL - Anticipated One (1) Additional Round of Comments	2	10			12	\$ 2,130.00	\$ 2,130.00
5.2 - SPEC REVISIONS TO NEW FORMAT	12				12	\$ 2,880.00	\$ 2,880.00
5.3 - OPINION OF PROBABLE CONSTRUCTION COST	2	3			5	\$ 975.00	\$ 975.00
5.4 - QUALITY ASSURANCE/QUALITY CONTROL	5				5	\$ 1,200.00	\$ 1,200.00
Task 6 – BID AND CONSTRUCTION PHASE SERVICES	22	26	6		54	\$ 10,380.00	\$ 10,380.00
6.1 - BID PHASE SERVICES	6	6			12	\$ 2,430.00	\$ 2,430.00
6.2 - CONSTRUCTION PHASE SERVICES	10	20			30	\$ 5,700.00	\$ 5,700.00
6.3 - PROJECT MANAGEMENT THROUGH BID AND CONSTRUCTION	6		6		12	\$ 2,250.00	\$ 2,250.00
TOTAL HOURS	160	323	10		493		
Subtotal Labor:	\$38,400.00	\$53,295.00	\$1,350.00			\$ 93,045.00	\$ 93,045.00
Other Direct Costs						\$ 140.00	\$ 140.00
Kimley-Horn Expenses						\$ 140.00	\$ 140.00
Total Cost						\$ 93,185.00	\$ 93,185.00



STAFF REPORT

March 4, 2026

File Number 0600-10; A-2707-4

SUBJECT

AMENDMENT NO. 4 TO THE 2003 RECYCLED WATER SERVICE AGREEMENT BETWEEN THE CITY OF ESCONDIDO, RINCON DEL DIABLO MUNICIPAL WATER DISTRICT, AND SAN DIEGO GAS & ELECTRIC COMPANY.

DEPARTMENT

Utilities

RECOMMENDATION

Request the City Council adopt Resolution No. 2026-20, authorizing the Mayor to execute, on behalf of the City of Escondido, the Fourth Amendment to the 2003 Recycled Water Service Agreement among the City of Escondido, Rincon del Diablo Municipal Water District, and San Diego Gas and Electric Company ("SDGE").

Staff Recommendation: Approval (Utilities: Daniel Peterson, Director of Utilities)

Presenter: Daniel Peterson, Director of Utilities

ESSENTIAL SERVICE – Yes, Keep City Clean for Public Health and Safety; Clean Water; Sewer

COUNCIL PRIORITY – Prioritize Public Safety

FISCAL ANALYSIS

Revenue from Rincon for recycled water purchased by Rincon and for recycled water used by SDGE is based on an annual fixed fee per acre foot of recycled water and fixed capacity fees charged to SDGE. This fee has an escalation rate not to exceed 5% of the annual Consumer Price Index.

Historical Revenue:

FY 22/23	\$1,480,743
FY 23/24	\$2,058,088
FY 24/25	\$2,433,954



CITY of ESCONDIDO

STAFF REPORT

PREVIOUS ACTION

On March 26, 2006, Council approved Resolution No. 2006-69, authorizing the Mayor and City Clerk, to execute, on behalf of the City, an Assignment and Assumption of Obligation Agreement and the Third Amendment to the Recycled Water Service Agreement.

On September 14, 2005, Council approved Resolution No. 2005-219, authorizing the Mayor and City Clerk to execute, on behalf of the City, a Second Amendment to the Recycled Water Service Agreement.

On July 28, 2004, Council approved Resolution No. 2004-185R, authorizing the Mayor and City Clerk to execute, on behalf of the City, a First Amendment to the Recycled Water Service Agreement.

BACKGROUND

In 2003, the City of Escondido ("Escondido"), JRM-ERTC I, LP ("JRM") and Palomar Energy, LLC ("Palomar") entered into a Development Agreement for certain real property for approximately 171 acres located along the southwest edge of the City of Escondido within the Escondido Research and Technology Park Specific Plan ("ERTC") (the "Property"). The Development Agreement anticipated the development of a light industrial business park and an optional 550-megawatt power generating facility, related open space and landscaping and the construction of other public and private improvements. The powerplant (the "Project") would occupy approximately 20 acres of the developable area.

The Property lies within the Rincon del Diablo Municipal Water District ("Rincon"). Since 1999, Escondido has supplied wholesale recycled water to Rincon, for distribution within Rincon's service area, under a 34-year Agreement for Purchase of Recycled Water. This agreement with Rincon remains in effect until it expires in 2034.

The Project was expected to use a substantial amount of recycled water supplied under a three-party distribution agreement among Escondido, Palomar, and Rincon. To support this service, the Project would require facilities from both Escondido and Rincon. The Rincon Facilities would consist of a new recycled water supply pipeline extending from the wholesale delivery point to the Project. The Escondido Facilities would include the Hale Avenue Resource Recovery Facility ("HARRF"), the recycled water distribution system to the wholesale delivery point, and brine return infrastructure (including a new pipeline).

In March 2003, Escondido, Rincon, and Palomar executed a Recycled Water Service Agreement ("Primary Agreement") establishing the responsibilities for constructing facilities, supplying recycled water, receiving brine return, and meeting billing, operational, and termination requirements.

The agreement required Palomar to provide written notice of its Expected Initial Service Date ("Notice"), at least 24 months in advance and no later than June 30, 2008, to ensure adequate time for Escondido to design and construct the required facilities.



CITY of ESCONDIDO

STAFF REPORT

In March 2004, pursuant to Section 4.9 of the Development Agreement, Escondido and Palomar executed a First Operating Memorandum. Under this memorandum, Escondido agreed to begin preliminary engineering and permitting for the Escondido Facilities, and Palomar agreed to advance funds to support this work prior to submitting the formal service notice.

Three subsequent amendments to the Primary Agreement were adopted:

- **First Amendment (October 2004):** Revised timeline provisions and redefined the Initial Service Date to reflect Escondido's accelerated efforts to complete facilities.
- **Second Amendment (September 2005):** Adjusted operational milestones, payment terms, and provisions related to recycled water use.
- **Third Amendment (March 2006):** Added requirements for a new pipeline and associated facilities to connect to Escondido's recycled water system to a supplemental raw water supply from the San Diego County Water Authority to ensure service continuity during interruptions at the HARRF.

The Primary Agreement is set to expire on March 29, 2026. The Utilities department recommended execution of a Fourth Amendment to the Primary Agreement to extend the term date by seven years to February 9, 2033 – aligning it with the term date of the recycled water purchase agreement with Rincon - and revise the recycled water supply rate. The amendment would reduce the required supply from 5,000 gallons per minute (peak) and 3,000 gallons per minute during Project operation (average) to 2,800 gallons per minute for both peak and average flows, reflecting lower-than-expected recycled water usage by SDGE while also maintaining adequate recycled water availability for Escondido's Membrane Filtration Reverse Osmosis ("MFRO") facility.

RESOLUTIONS

- a. Resolution No. 2026-20
- b. Resolution No. 2026-20 - Exhibit "A" - Fourth Amendment to the Recycled Water Service Agreement

RESOLUTION NO. 2026-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, AUTHORIZING THE MAYOR TO EXECUTE, ON BEHALF OF THE CITY, AMENDMENT NO. 4 TO THE 2003 RECYCLED WATER SERVICE AGREEMENT AMONG THE CITY OF ESCONDIDO, RINCON DEL DIABLO MUNICIPAL WATER DISTRICT, AND SAN DIEGO GAS AND ELECTRIC COMPANY

WHEREAS, on March 26, 2003, the City Council authorized the execution of a Recycled Water Service Agreement ("Agreement") in connection with the Development Agreement for the Escondido Research and Technology Park project; and

WHEREAS, on July 28, 2004, the City Council authorized the execution of the First Amendment to the Agreement to reflect modified terms and conditions associated with the City of Escondido's effort to expedite the original timeframe for completion and the updated recycled water and brine return requirements; and

WHEREAS, on September 14, 2005, the City Council authorized the execution of the Second Amendment to the Agreement to reflect adjusted operational milestones, payment terms and provisions related to recycled water use; and

WHEREAS, on March 26, 2006, the City Council authorized the execution of the Third Amendment to the Agreement to reflect new pipeline requirements and associated facilities connecting the City of Escondido's recycled water system to a supplemental raw water supply from the San Diego County Water Authority to ensure service continuity during interruptions at the Hale Avenue Resource Recovery Facility; and

WHEREAS, the parties now desire to amend the Agreement to extend the term of the Agreement for an additional seven years and to modify the rate of recycled water flow; and

WHEREAS, the City Council finds it to be in the public interest, to approve the Fourth Amendment to the Recycled Water Service Agreement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitals are true.
2. That the City Council authorizes the Mayor to execute, on behalf of the City, the Fourth Amendment to the Recycled Water Service Agreement, which is attached as Exhibit "A" to this resolution, subject to the approval of the City Attorney's Office.

FOURTH AMENDMENT
to the
RECYCLED WATER SERVICE AGREEMENT

This **AMENDMENT TO THE RECYCLED WATER SERVICE AGREEMENT** ("Fourth Amendment"), is entered into as of the last signature date set forth below ("Effective Date"), by and among the **CITY OF ESCONDIDO**, a California general law city ("Escondido"), the **RINCON DEL DIABLO MUNICIPAL WATER DISTRICT**, a municipal water district organized and operating pursuant to the Municipal Water District law of 1911, California Water Code section 71000 *et seq.* ("Rincon"), and **SAN DIEGO GAS AND ELECTRIC COMPANY**, a California Public Utility ("SDG&E"). Escondido, Rincon, and SDG&E may be referred to herein as a "Party" and collectively as the "Parties."

-RECITALS-

This Fourth Amendment is made with reference to the following:

- A. Escondido, Rincon and SDG&E's predecessor in interest Palomar Energy LLC (Palomar) (collectively "Original Parties") entered into the Recycled Water Service Agreement ("Primary Agreement") as of March 26, 2003. The Primary Agreement defines the contractual relationship among the Parties with respect to recycled water service to and brine return from the Project. Unless otherwise stated, capitalized terms used herein and not otherwise defined herein shall have the meaning ascribed to such terms in the Primary Agreement.
- B. The Original Parties entered into the First Amendment to the Recycled Water Service Agreement ("First Amendment") as of October 6, 2004. The Original Parties entered into the Second Amendment to the Recycled Water Service Agreement ("Second Amendment") as of September 13, 2005. The Original Parties entered into the Third Amendment to the Recycled Water Service Agreement ("Third Amendment") as of March 29, 2006. The Primary Agreement, First, Second, and Third Amendments, may be collectively referred to as the "Water Agreement."
- C. On March 29, 2006, the Original Parties entered into an Assignment and Assumption of Obligation Agreement wherein Palomar assigned, and SDG&E assumed, all of Palomar's right, title, and interest in and to the Water Agreement and certain relevant portions of the related Development Agreement.

- D. The Parties desire to enter into this Fourth Amendment to extend the term of the Water Agreement for an additional seven (7) years, and to change the rate of water flow).

-FOURTH AMENDMENT-

The Parties agree as follows:

1. Fourth Amendment Effective Date. This Fourth Amendment shall be effective as of the date of last execution by the Parties.
2. Term. Pursuant to Article 1 of the Primary Agreement, the Water Agreement is scheduled to terminate on **March 29, 2026**. This Fourth Amendment extends the term by an additional **Seven (7) years to February 9, 2033**. This extension applies to the entirety of the Water Agreement; that is, the Primary Agreement as amended by the First, Second, Third and Fourth Amendment.
3. Operational Milestones. Section 3.4.2.3 as added to the Water Agreement by the First Amendment, shall be amended as follows:
The sentence: "Recycled water will be available at a rate of 5,000 gallons per minute (peak) and 3,000 gallons per minute during Project operation (average)" shall be replaced with the sentence: "Recycled water will be available at a rate of 2,800 gallons per minute (peak) and 2,800 gallons per minute during Project operation (average)."
4. Primary Agreement to Remain in Effect. Except as expressly amended herein, all other terms and conditions of the Primary Agreement, the First Amendment, the Second Amendment, and the Third Amendment shall remain unchanged and in full force.

IN WITNESS WHEREOF, the Parties have caused this Fourth Amendment to the Recycled Water Service Agreement to be duly executed by their authorized representatives as of the dates set forth below.

CITY OF ESCONDIDO

By: _____

Name: _____

Title: _____

Date: _____

RINCON DEL DIABLO MUNICIPAL WATER DISTRICT

By: 

Name: Clint Baze

Title: General Manager

Date: 1-29-2026

SAN DIEGO GAS AND ELECTRIC COMPANY

By: 

Name: Darren Weim

Title: Director - Generation

Date: 01/08/2026



STAFF REPORT

March 4, 2026
File Number 1330-85

SUBJECT

CONTINUING REPAIR OF THE EMERGENCY REPAIR OF THE ESCONDIDO TRUNK SEWER MAIN

DEPARTMENT

Utilities

RECOMMENDATION

Request the City Council adopt Resolution No. 2026-26 declaring that pursuant to the terms of Section 22050 of the California Public Contract Code, the City Council finds that there is a need to continue the emergency repair of the Escondido Trunk Sewer Main. The Resolution, which must be passed by four-fifths vote, also declares that public interest and necessity demand the immediate expenditure to safeguard life, health, or property

Staff Recommendation: Approval (Utilities: Daniel Peterson, Director of Utilities)

Presenter: Kyle Morgan, Assistant Director of Utilities, Wastewater

ESSENTIAL SERVICE – Yes, Keep City Clean for Public Health and Safety; Sewer

COUNCIL PRIORITY –Prioritize Public Safety

FISCAL ANALYSIS

Funding for the Emergency Repair of the Escondido Trunk Sewer Main is available in the Wastewater Capital Improvement Project ("CIP") budget for Sewer Trunk Main, CIP No. 801913.

PREVIOUS ACTION

On June 26, 2024, the City Council adopted Resolution No. 2024-86, ratifying Proclamation No. 2024-02, affirming that it was appropriate for City staff to forego competitive bidding procedures and work with contractors for the necessary emergency repair of the failing trunk sewer main.

On July 10, 2024, the City Council adopted Resolution No. 2024-94, reaffirming that there was a need to continue efforts toward emergency repair of the failing trunk sewer main.

On July 17, 2024, the City Council adopted Resolution No. 2024-103, reaffirming that there was a need to continue efforts toward emergency repair of the failing trunk sewer main.



CITY of ESCONDIDO

STAFF REPORT

On July 23, 2024, a Public Improvement Agreement with CCL Contracting, Inc. was executed for the emergency repair of Section 2, from Beech Street to Grape Day Park, on a time and materials basis in an amount not to exceed \$10,240,691.

On August 7, 2024, the City Council adopted Resolution No. 2024-106, reaffirming that there was a need to continue efforts toward emergency repair of the failing trunk sewer main. In addition, City Council approved a budget adjustment in the amount of \$12,036,225 to fund the emergency repair of the failing trunk sewer main, consisting of \$7,036,225 from the unallocated Wastewater Reserves and \$5,000,000 from Capital Improvement Project No. 801508, Recycled Easterly Ag MFRO.

On August 21, 2024, a Public Improvement Agreement with J.R. Filanc Construction Company was executed for the emergency repair of Section 1, Ash Street from the Firestone Complete Auto Care parking lot to the Walmart Neighborhood Market parking lot, on a time and materials basis in an amount not to exceed \$1,795,534.

On August 28, 2024, the City Council adopted Resolution No. 2024-117, reaffirming that there was a need to continue efforts toward emergency repair of the failing trunk sewer main.

On September 11, 2024, the City Council adopted Resolution No. 2024-131, reaffirming that there was a need to continue efforts toward the emergency repair of the failing trunk sewer main.

On October 2, 2024, the City Council adopted Resolution No. 2024-141, reaffirming that there was a need to continue efforts toward the emergency repair of the failing trunk sewer main.

On October 23, 2024, the City Council adopted Resolution No. 2024-146, reaffirming that there was a need to continue efforts toward the emergency repair of the failing trunk sewer main.

On November 20, 2024, the City Council adopted Resolution No. 2024-162, reaffirming that there was a need to continue efforts toward the emergency repair of the failing trunk sewer main.

On December 4, 2024, the City Council adopted Resolution No. 2024-178, reaffirming that there was a need to continue efforts toward the emergency repair of the failing trunk sewer main.

On January 8, 2025, the City Council adopted Resolution No. 2025-03, reaffirming that there was a need to continue efforts toward the emergency repair of the failing trunk sewer main.

On January 29, 2025, the City Council adopted Resolution No. 2025-06, reaffirming that there was a need to continue efforts toward the emergency repair of the failing trunk sewer main.

On February 19, 2025, the City Council adopted Resolution No. 2025-08, reaffirming that there was a need to continue efforts toward the emergency repair of the failing trunk sewer line.



CITY of ESCONDIDO

STAFF REPORT

On March 19, 2025, the City Council adopted Resolution No. 2025-14, reaffirming that there was a need to continue efforts toward the emergency repair of the failing trunk sewer line.

On April 2, 2025, the City Council adopted Resolution No. 2025-19, reaffirming that there was a need to continue efforts toward the emergency repair for the failing trunk sewer line.

On April 16, 2025, the City Council adopted Resolution No. 2025-30, reaffirming that there was a need to continue efforts toward the emergency repair for the failing trunk sewer line.

On May 7, 2025, the City Council adopted Resolution No. 2025-38, reaffirming that there was a need to continue efforts toward the emergency repair for the failing trunk sewer line.

On May 21, 2025, the City Council adopted Resolution No. 2025-54, reaffirming that there was a need to continue efforts toward the emergency repair for the failing trunk sewer line.

On June 4, 2025, the City Council adopted Resolution No. 2025-58, reaffirming that there was a need to continue efforts toward the emergency repair for the failing trunk sewer line.

On June 18, 2025, the City Council adopted Resolution No. 2025-64, reaffirming that there was a need to continue efforts toward the emergency repair for the failing trunk sewer line.

On July 16, 2025, the City Council adopted Resolution No. 2025-86, reaffirming that there was a need to continue efforts toward the emergency repair for the failing trunk sewer line.

On August 13, 2025, the City Council adopted Resolution No. 2025-102, reaffirming that there was a need to continue efforts toward the emergency repair for the failing trunk sewer line, authorized Change Order No. 01 to the Public Improvement agreement ("Agreement") with CCL Contracting, Inc. for an amount not to exceed \$1,397,320.60; and approved a budget adjustment in the amount of \$1,397,320.60, from the Unallocated Reserves to the Wastewater Capital Improvement Project ("CIP") budget for Trunk Main/Norlak-HARRF.

On August 27, 2025, the City Council adopted Resolution No. 2025-109, reaffirming that there was a need to continue efforts toward the emergency repair for the failing trunk sewer line.

On September 17, 2025, the City Council adopted Resolution No. 2025-113, reaffirming that there was a need to continue efforts toward the emergency repair for the failing trunk sewer line.

On October 1, 2025, the City Council adopted Resolution No. 2025-123, reaffirming that there was a need to continue efforts toward the emergency repair for the failing trunk sewer line.

On October 15, 2025, the City Council adopted Resolution No. 2025-127, reaffirming that there was a need to continue efforts toward the emergency repair for the failing trunk sewer line.



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On November 5, 2025, the City Council adopted Resolution No. 2025-136, reaffirming that there was a need to continue efforts toward the emergency repair for the failing trunk sewer line.

On December 3, 2025, the City Council adopted Resolution No. 2025-156, reaffirming that there was a need to continue efforts toward the emergency repair for the failing trunk sewer line.

On December 17, 2025, the City Council adopted Resolution No. 2025-164, reaffirming that there was a need to continue efforts toward the emergency repair for the failing trunk sewer line.

On January 7, 2026, the City Council adopted Resolution No. 2026-03, reaffirming that there was a need to continue efforts toward the emergency repair for the failing trunk sewer line.

On January 28, 2026, the City Council adopted Resolution No. 2026-09, reaffirming that there was a need to continue efforts toward the emergency repair for the failing trunk sewer line.

On February 18, 2026, the City Council adopted Resolution No. 2026-19, reaffirming that there was a need to continue efforts toward the emergency repair for the failing trunk sewer line.

BACKGROUND

The City's trunk sewer mains, constructed in the 1950's, are a critical and integral part of the City's wastewater system. In June 2024, during routine closed-circuit television inspection, Utilities staff identified multiple failed and severely deteriorated sections of 18-inch and 21-inch trunk sewer main. In order to act quickly to avoid catastrophic failure, a local emergency was proclaimed on June 20, 2024, by the City Manager, serving as the Director of Emergency Services. The original scope of work included two sections of severely deteriorated trunk sewer main that are in critical condition. These sections are shown in **Figure 1** below and defined as follows:

- Section 1: Ash Street - paralleling the Escondido Creek, from the Firestone Complete Auto Care ("Firestone") parking lot to the Walmart Neighborhood Market ("Walmart") parking lot; and
- Section 2: Beech Street to Grape Day Park - paralleling the Escondido Creek, traversing a short section of North Hickory Street, then continuing in East Pennsylvania Street from North Hickory and extending into Grape Day Park.



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Figure 1



Section 1 emergency repair work began on August 7, 2024. All repairs to Section 1 are complete.

Section 2 emergency repair work began on July 25, 2024, and is anticipated to be complete by April 17, 2026. The contractor, CCL Contracting, Inc. ("CCL"), has installed approximately 6,050 linear feet of trunk main, from Grape Day Park to Hickory Street, within Pennsylvania Avenue; north within Hickory Street from the intersection of Pennsylvania Avenue and Hickory Street to just south of the intersection of Hickory Street and Lansing Circle; easterly through the Westmont Assisted Living Community; and continues easterly within the City's Escondido Creek private property/public utility easement, paralleling the south side of Escondido Creek to Grape Street. The additional restoration work at Westmont Assisted Living Community, which included abandonment and slurry fill of 2,000 feet of 21-inch sewer, abandonment and slurry fill of 14 manholes, and repair of 40 feet of 21-inch trunk sewer line within the bike path at Date Street, has been completed.

In June 2025, a construction conflict with a 36" diameter water transmission main along the bike path was identified. City staff determined that rerouting the sewer trunk main from the bike path into East Valley Parkway, provided the best value to the city from a cost, constructability, product longevity, and risk mitigation. Construction on North Fig Street, south of the channel bridge, between Washington Avenue and Valley Parkway, began on September 2, 2025, and was completed on September 19, 2025. Utilities Construction on East Valley Parkway, between Fig Street and Beech Street, began on September 23, 2025 with work occurring at night to minimize the impact to the community. Night work on E. Valley Parkway concluded on Thursday, January 29, and transitioned to daytime operations on Beech Street beginning Monday, February 2. Installation of the 24-inch pipe on East Valley Parkway is complete. Additional work,



CITY of ESCONDIDO

STAFF REPORT

to date, includes the installation of a modified storm drain box, nine manholes and 13 laterals. Electronic message boards and signs updating the community are in place, where appropriate, throughout the construction project site and will remain through the duration of work.

Utilities staff continues to communicate and coordinate with affected businesses and residents within the construction zone of influence, as well as other City Departments regarding current and upcoming construction, including the upcoming road closures.



RESOLUTIONS

- a. Resolution No. 2026-26

RESOLUTION NO. 2026-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, FINDING THAT AN EMERGENCY CONTINUES TO REQUIRE THE IMMEDIATE REPAIR OF THE ESCONDIDO TRUNK SEWER MAIN

WHEREAS, the City Council recognizes that the City's trunk sewer main pipeline defined in the two following critical sections are at risk of imminent, catastrophic failure:

Section 1: Ash Street - paralleling the Escondido Creek, from the Firestone Complete Auto Care parking lot to the Walmart Neighborhood Market parking lot; and

Section 2: Beech Street to Grape Day Park - paralleling the Escondido Creek, traversing a short section of North Hickory Street, then continuing in East Pennsylvania Street from North Hickory and extending into Grape Day Park; and

WHEREAS, pursuant to the approval of Resolution No. 2024-86 on June 26, 2024, ratifying Proclamation No. 2024-02; Resolution No. 2024-94 on July 10, 2024; Resolution No. 2024-103 on July 17, 2024; Resolution No. 2024-106 on August 7, 2024; Resolution No. 2024-117 on August 28, 2024; Resolution No. 2024-131 on September 11, 2024; Resolution No. 2024-141 on October 2, 2024; Resolution No. 2024-146 on October 23, 2024; Resolution No. 2024-162 on November 20, 2024; Resolution 2024-178 on December 4, 2024; Resolution No. 2025-03 on January 8, 2025; Resolution No. 2025-06 on January 29, 2025; Resolution No. 2025-08 on February 19, 2025; Resolution No. 2025-14 On March 19, 2025; Resolution No. 2025-19 on April 2, 2025; Resolution No. 2025-30 on April 16, 2025; Resolution No. 2025-38 on May 7, 2025; Resolution No. 2025-54 on May 21, 2025; Resolution No. 2025-58 on June 4, 2025, Resolution No. 2025-64 on June 18, 2025, and Resolution No. 2025-86 on July 16, 2025, Resolution No. 2025-102 on August 13, 2025, Resolution No. 2025-109 on August 27, 2025, and

Resolution No. 2025-113 on September 17, 2025, Resolution No. 2025-123 on October 1, 2025, Resolution No. 2025-127 on October 15, 2025, Resolution No. 2025-136 on November 5, 2025, Resolution No. 2025-156 on December 3, 2025, Resolution No. 2025-164 on December 17, 2025, Resolution No. 026-03 on January 7, 2026, Resolution No. 2026-09 on January 28, 2026, and Resolution No. 2026-19 on February 18, 2026, the City Council previously found that the failing trunk sewer risk constitutes an emergency and found it appropriate for Utilities staff to proceed to contract services without adopting plans, specifications, working details, or giving notice of bids to award contracts; and

WHEREAS, on August 7, 2024, City Council approved a budget adjustment in the amount of twelve million, thirty-six thousand, two-hundred twenty-five dollars (\$12,036,225) to fund the emergency repair of the failing trunk sewer main, consisting of \$7,036,225 from the unallocated Wastewater Reserves and \$5,000,000 from Capital Improvement Project No. 801508, Recycled Easterly Ag MFRO; and

WHEREAS, the City entered into a Public Improvement Agreement (“Agreement”) with CCL Contracting, Inc., in an amount not to exceed ten million, two-hundred forty-thousand, six hundred ninety-one dollars (\$10,240,691) on July 23, 2024; and

WHEREAS, the City entered into a Public Improvement Agreement (“Agreement”) with J.R. Filanc Construction Company in an amount not to exceed one million, seven hundred ninety-five thousand, five hundred thirty-four dollars (\$1,795,534) on August 21, 2024; and

WHEREAS, the City Council approved Change Order No. 1 and a budget adjustment to the project in the amount of \$1,397,320.60 to fund the remaining portion of Section 2 emergency repairs due to a trunk sewer alignment conflict with the existing 36” water main, bringing the total contract value with CCL Contracting, Inc., resulting in a contract value of not to exceed eleven million, six-hundred thirty-eight thousand and eleven dollars and sixty cents (\$11,638,011.60); and

WHEREAS, pursuant to Section 22050 of the Public Contract Code, the City Council must review the emergency action every 14 days, or at its next regularly scheduled meeting, and determine by a four-fifths vote there is a need to continue the action; and

WHEREAS, this City Council desires at this time and deems it to be in the best public interest to continue the emergency action and approve the recommended change order and budget adjustment.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.
2. That the City Council finds the failure of the trunk sewer main is a public health and safety emergency; that this emergency will not permit the delay that would result from a competitive bidding process; and that the proposed action and expenditure is still necessary to respond to the emergency requiring immediate repair of the trunk sewer main.



STAFF REPORT

March 4, 2026
File Number 0470-25

SUBJECT

PURCHASE ONE (1) MEDIX AMBULANCE FROM REPUBLIC EVS

DEPARTMENT

Public Works Department, Fleet Services Division

RECOMMENDATION

Request the City Council adopt Resolution No. 2026-30 authorizing the Fleet Services Division of the Public Works Department to purchase one (1) Medix Ambulance from Republic EVS of Huntington Beach, California, for \$395,137.95 by utilizing a cooperative purchase agreement through HGAC, Contract No. AM10-23.

Staff Recommendation: Approval (Public Works: Joseph Goulart, Director of Public Works)

Presenter: Jeramiah Jennings, Fleet Maintenance Manager

ESSENTIAL SERVICE – Yes, Fire/EMS Services

COUNCIL PRIORITY – Prioritize Public Safety

FISCAL ANALYSIS

City Council approved funding for this purchase in Resolution No. 2025-161 on December 10, 2025.

PREVIOUS ACTION

The Escondido Fire Department completed a Standards of Coverage (“SOC”) study which recommended the addition of one ambulance to address increasing EMS demand and overlapping calls putting strain on the EMS delivery system and threatening the safety of the visitors and residents of Escondido.

BACKGROUND

The Escondido Fire Department currently operates five ambulances. Emergency medical services call volume continues to grow 3–8 percent annually, creating frequent periods where all units are assigned and no ambulance is available for additional emergencies. This purchase will support the operation of a sixth ambulance while maintaining current reserve ambulance capacity.



CITY *of* ESCONDIDO

STAFF REPORT

RESOLUTIONS

- a. Resolution No. 2026-30
- b. Resolution No. 2026-30 – Exhibit “A” Cooperative Purchase Quote with published and unpublished options

ATTACHMENTS

- a. Attachment “1” – Ambulance Specification
- b. Attachment “2” – Ambulance Drawings



Unit #:
XX-XXXX

DEALER:	Republic EVS	Quote #
CUSTOMER:	Escondido Fire	Received
Street or P.O. Box	1163 North Centre City Parkway	Sent for Approval
City, State, Zip	Escondido, CA 92026	Rec'd Approved
Customer Contact:	Craig Domingue	Scheduled
Customer Email:	craig.domingue@escondido.gov	GPC Number:
Customer Phone #:	760-644-6148	
Sales Associate:	Garett Adelman	
Sales Engineer:		
VIN#:	To be assigned by MEDIX	Form Revised 1/1/2026

Chassis Model Yr		2026
MEDIX Model		Type I-AD 170- MSV II
CHASSIS		Ford F-450 XLT, 6.7L Diesel, 193" WB, 16,500 GVWR 108" CA, 4x2
BODY		170"L x 96"W x 72" Interior Headroom
QTY	STD/OPT	Description
1	15-M2-FG	Chassis & Conversion
		Chassis Model Year Adjustment
	-	Model with Drop Skirt on BOTH SIDES
	109003	Liquid Spring Suspension Installation by Utility Bodywerks, see quote, the kit will be ordered through Utility Bodywerks; Requires Dump cancel switch that Medix will order and install - installed at the Curbside rear door on the wall - "L/S Dump Override" - p/n: MX09166. NOTE: 6 - 8 Week Lead Time
1	99-1591	Liquid Springs Suspension: Add wiring to Curbside SIDE entry door to automatically dump suspension when open. (There will not be a Dump cancel switch at the side entry door, just at rear door per standard) The cancel switch at the rear door will cancel the side door dump also.
	NOTE	SEE OPTION IN PAINT SECTION FOR PAINTING RIMS!!
		-
	01-	Flooring & Interior Colors
1	BO# 2241	Cabinets: Laminate, LAMILUX Glass Cabinet Facing - Gray
1	STD	Upholstery: (Specify Color & compare to std. countertop color)
1	STD	Color: GUNMETAL Brand: EVS
1	STD	EVS Cushions & Corner Padding
1	100010	Flooring: Lonseal, LonCoin (Raised Circles), ILOS Lonspeck TS Twilight. Specify Color: Onyx 150TS
1	100030	Compartments: Dri-Dek, floor liner, Installed on exterior compartment floors only. Black
1	99-1053-A	Compartments: Dri-Dek, Floor liner, Installed on exterior compartment shelves. Black- Add to the exterior compartment shelves as designated below. a. Compartment #1 – One fixed shelf b. Compartment #6 – One adjustable shelf (Note: just two shelves required so used A-line option)
		-
	02-	Body & Chassis
1	STD	This chassis is equipped with a Diesel Exhaust Fluid (DEF) System to meet the EPA Diesel Emissions Standards.
1	STD	Anti-Theft Device: IdleLock Ignition Security System, for Ford F-Series Chassis Only. NOTE: 2026 Chassis to have the IdleLock integrated into the Ford VIS touch screen settings.

	Note Weld Shop	NOTE: See front wall for Tomar opticom location. NOTE: See special ceiling print for UV-C light.
1	99-0765 updated for Ford reprogram.	Camera System: ASA Electronics, (1) VCMS104i - (1) Flush Mount Camera/White, (1) VCMS155 Camera with Manual tilt bracket, (1) VOM73MM 7" Rear View Mirror Color Monitor with brightness, contrast and volume adjustment controls and (1) CEC34 - 32ft. Cable NOTE: (2) Camera System with (1) Camera mounted off lower RH corner of center rear Amber light, (1) Camera mounted on upper bulkhead wall and Monitor mounted on cab windshield rear view mirror. <u>NOTE: DISCONNECT OEM BACKUP CAMERA DASH DISPLAY. FORD TO REPROGRAM SO DASH DISPLAY REMAINS RADIO SCREEN.</u>
1	STD	All Exterior compartments coated with light gray colored rubberized polyurethane material.
1	200011-F1	Chassis: Air Horns, Buell dual horns, (1) 10" and (1) 12" airhorn mounted through the front bumper with a momentary switch PN:MX09102 on front console, "Standard" compressor, tank and fittings. Specify Compressor Location: Compartment #5 (below ALS / in Aux battery area) NOTE: DISCONNECT OEM HORN FROM SOUNDING WITH LOCKS AND PANIC ALARM
1	STD	Pass-Thru: With accordion boot. Sliding, latching polycarbonate window.
1	99-0423	Lights: Compartment, TecNiq Flexible LEDs: 9", 27", 36" 45", 54", ILOS compartment lights. Locate: Compartment #1- (1) 45" E44-W010V-1 Locate: Compartment #2- (2) 27" E44-W06V-1 Locate: Compartment #3- (2) 45" E44-W010V-1 Locate: Compartment #4- (1) 36" E44-W08V-1 Locate: Compartment #6- (2) 54" E44-W012V-1 Locate: Compartment #7- (1) 9" E44-W02V-1 (if ordered)
1	99-4029	Compartment #1: SS Forward, smooth aluminum body, O2 Universal "M" or "H" cylinder storage for STEEL tank, Door with gas strut hold-open, Sealed access to paddle handle in door panel. Stainless steel sill protector. Back wall will have additional backer plates welded on for mounting of "D" bottle brackets in locations higher than standard backer plates. Order special tub from print #77-119972. NOTE: Two "D" bottle brackets will be mounted immediately to the left of the O2 bracket on the back wall, stacked- see separate option in Oxygen section. Make sure to hit backer plates in back wall of tub for each bracket. Top "D" bottle bracket will be located at 8" below fixed shelf in option below, bottom "D" bottle bracket will be located 8" below the top bracket to allow for ease of "D" tank removal. Add in backer plates per engineering print. NOTE: Make sure the Elec. O2 wires come through the ceiling of compartment #1 in the same place as the O2 hoses, not the other side of the ceiling.
1	99-2366	Shelf-Smooth Aluminum, DA finish; FIXED. Will have a turn up lip on the outboard edge; turn down lips on the other three sides for bolting to the compartment walls. The right hand back corner will require a chamfer to allow for O2 hoses and Elec. O2 wires coming down from the ceiling. LOCATE: in compt. #1 above O2, make sure it is located above the O2 viewing window trim as well. See print 75-118968
		KKK-A-1822 Rev. F 3.11.3 (9) Disclaimer KKK-A-1822 Rev F states in 3.11.3 (9) that the Oxygen Cylinder storage compartment shall not be utilized for storage of any other equipment. With the requested installation of a shelf or divider in Compartment #1, the Customer hereby waives compliance with this Section of KKK-A-1822 Rev. F.

1	99-4028	Compartment #2: MSVII Type I- Smooth Aluminum body, Smooth alum. interior door panel, Open Storage, Double Doors w/gas strut hold-opens. This is a special order tub due to offset in corner for SIDE BY SIDE interior drawers. See Print 77-119973 to order, do not order standard tub. (Will not have an Adjustable aluminum shelf). <u>NOTE: Install both door gas strut hold-opens at bottom of offset in tub, they will be attached a little lower on the door panel.</u>
1	99-1452	Compartment #3: SS Rear Type I, 1/2 Height, Smooth Aluminum body, NO Inside/Outside access. Door w/gas strut hold-open. Sealed access to paddle handle in door panel, Stainless steel sill protector. NOTE: See special tub print: #33-103916 NOTE: Must choose interior cabinet configuration.
2	Modified per options	Rear Entry Doors: Dual door system w/exterior/interior, locking Black Powder Coated paddle handles; fixed glass windows and Cast Grabber hold-opens. Sealed access to paddle handles in door panels. Stainless steel sill protector. Two-piece interior door panel. NOTE: Alternate standard grade Dark Red and Lemon Yellow chevron pattern ILOS, see graphics quote. NOTE: See special door print for waste bracket location from option below. NOTE: ALL Compartment and Entry doors to have black handles-See option below.
1	99-3211	Sharps/Waste: Waste Only, (1) Trash Can & Bracket, to hold a standard beige trash can. Bracket PN 33-10-2009. (NOTE: REQUIRES DOOR PRINTS IF MOUNTED ON DOOR PANEL) Specify location: Rear curbside entry door, low towards hinged side.
1	STD	Compartment #4/5 CS Forward: NO body <u>above floor</u>, ALS Cabinet w/ Inside/Outside access, Full-height, single Door w/gas strut hold-open. Bottom section aluminum body open storage standard. Stainless steel sill protector. NOTE: Reference unit #24-M1436 for location of Inverter, Breaker Box, Air Horn Compressor and Vacuum Pump.
1	99-2367	Threshold: Compartment #4 stainless steel threshold installed along the lower exterior edge of the bottom shelf of ALS to facilitate access to equipment. Threshold trim to be same width as door opening, extending onto the flooring material approximately 4". Order from print: 33-114640
1	STD	Drop Skirt - a 4" drop skirt shall be provided on both Streetside and Curbside forward of the rear wheel wells. Taller front stone guards shall be provide on both driver and passenger sides.
1	Modified per option	Curbside Entry Door: Taller for 4" drop skirt. Black Door handle to remain aligned with Comp #4/5 handle; Single door system w/exterior/interior, locking paddle handles; window w/fixed glass; Gas strut hold-open. Sealed access to paddle handles in door panel. LED Step well light. Stainless steel sill protector. Two-piece interior door panel. NOTE: ALL Compartment and Entry doors to have black handles-See option below.
1	Modified per option	Curbside Entry Door Stepwell: Dual, smooth aluminum steps welded into door opening coated with rubberized urethane liner material. Stainless steel threshold trim. Dri-Dek insert on lower floor of step entry. NOTE: Alternate standard grade Dark Red and Lemon Yellow chevron pattern ILOS, see paint section.
1	Modified for locations	Compartment #6 CS Rear: Smooth Aluminum body, Vertical backboard storage (1) seat belt restraint in upper Backboard section across WHOLE COMPARTMENT, HALFWAY BETWEEN SHELF AND TOP OF COMPARTMENT. Door w/gas strut hold-open. Sealed access to paddle handles in door panel, Stainless steel sill protector. NOTE: Divider located to accommodate 8" wide tracked stair CHAIR ON <u>LEFT</u> HAND SIDE OF DIVIDER. (Flip-flop right and left sides of compartment)

1	Modified for locations	Divider: Aluminum w/DA finish, vertical in back Board Compartment LOCATE: Compartment #6-DO NOT INSTALL IN STANDARD LOCATION. LOCATE: STAIR CHAIR WILL BE STORED ON THE LEFT SIDE OF DIVIDER INSTEAD OF THE RIGHT SIDE, FLIP-FLOP NORMAL DIMENSIONS.
1	99-0250-1 Modified for Location	Shelf: Adjustable, Smooth Aluminum w/lip, DA finish, Adjustable for Backboard Divider - MSVII ONLY. SPECIFY LOCATION: compartment #6 - LEFT side of the divider (DIVIDER IS NOT IN STANDARD LOCATION) - AT LEAST 40" UP FROM FLOOR. (same print for normal option, See Print: 33-100787.)
1	STD	All Entry Door paddle handle and rotary latching components will include emergency door releases located top and bottom of each door and shall meet the FMVSS 206 30G Test Requirement
1	STD	Power Door Locks: Key Pad, programmable for power door locks.
1	99-2457	Handles: TriMark powder coated black entry and compartment door handles ILOS chrome. Includes all exterior and interior door handles.
1	200200MSV	Power Door Locks: All Entry and Compartment Doors, wired to OEM door lock system. Includes (1) switch by Curbside Entry Door interior in standard 4-position switch panel and (1) at Rear Curbside Wall
1	99-2108	Power Door Locks: Stealth Switch, Power Door Lock System, Push Button Switch LOCATION: Attached to aluminum plate at bottom of rear corner cap on streetside. See print for plate: 33-105600
1	STD	Rear Bumper: ADP corner pods w/Dock bumper pads, Center grip-strut flip-up step, powder coated steel frame
2	STD	IV Hangers: (2) Cast black rubber fold-down over knee area of Cot and Squad Bench
3	STD	Mirrors, OEM: (1) heated/remote control on each cab door. NOTE: Remove OEM (1) on interior windshield-See option above for Monitor/Camera system.
4		PAINT WHEELS TO MATCH CHASSIS. NOTE: Includes Spare Tire Rim.-See option in paint section.
4	STD	Stone Guards: Lower body corners, ADP; 4" taller stone guards on front corners.
1	99-3008	Stone Guards: ADP, 34" High front corner guards and 34" High front wall guards installed from each corner guard and extending behind OEM cab on both Driver's side & Passenger's side, ILOS 16" High ADP on front only. See PN's 33-104715 for front plates, and 33-104812 taller corner guard for passengers and drivers side front.
1	99-1776-FM	Tow Eyes: Frame-Mounted Through Rear Kick Plate, Ford F-450 96"W Type I Cab/Chassis. PNs: K2032WN, BC0013 and PN: 33-10-3085 kickplate prints per chassis.
1	STD	Rub Rails: C-Channel, tapered ends, Lower Body off-set mount with neoprene spacers. NOTE: See option in Brake, Turn, B/U section below for rub rail lights.
2	STD	Running Boards: Diamond Plate, Type I w/starburst pattern
1	200110	Fender Flares: Black rubber, ILOS stainless steel on MSV II 170 only.
2	STD	Fuel Fill Bezel: Cast aluminum; DEF Fill Bezel: Cast Aluminum
1	STD	Fuel Fill Scuff Plate: Stainless steel, below fuel fill bezel for Type I and DEF Fill bezel.
1	STD	Insulation: Pink, double sided radiant barrier/acoustic material, installed on curbside and streetside rear wheel wells.
1	STD	Insulation: Spray in place foam applied to curbside entry step well and both rear wheel wells
1	STD	Undercoating: Per QVM Guidelines
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	03-	Brake, Turn & Back-Up Lights
1	99-0908	Lights: DOT, Brake/Tail, Turn, Back Up: Whelen M9 Series Super LED M9BTTXC brake/tail/turn, M9TC amber turn and M9BUW back up ILOS M6BUW Series LEDs.
1	STD	DOT Marker Lights: TecNiq LED, rubber grommet bezels; (7) S34-AC09-1 Amber- (5) on front of body as Marker lights, (2) side facing on rear extrusions as Turn Signals; (7) S34-RC90-1 Red- (5) on rear of Body as Marker lights, (2) side facing as Turn Signals.

1	99-2079	Lights: Warning, (6) Whelen PSR01FCR StripLite Plus Super-LEDs, Red with clear lens and chrome flange IATS. Specify Location(s): Mount (3) each side of vehicle in lower rub rail - (1) front, (1) just in front of rear wheel and (1) rear per attached drawings. NOTE: Flash pattern - Center light to alternate with the outer lights and all off in secondary.
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	04-	Electrical, Power Distribution, Control Center & Interior Lighting
1	STD	Battery Switch, Automatic: TST CDR-400. Located in Electrical Cabinet.
2	STD	Batteries: OEM, under hood
1	99-4109	Console: Formed Aluminum body powder coated black and attached to chassis floor ILOS aluminum. Custom switch panel, engraved black plastic with LED lighted switches for: TOP ROW: Emergency Master, Primary/Secondary Modes, Light Bar and 3-WAY Mod-Disconnect. BOTTOM ROW: Siren/Horn, Howler, Left Scene, Rear Load, Right Scene, <u>Back-Up Alarm</u>, Low Power Emerg Lts and Air Horn. Siren will be mounted to the left of the switch panel, turned vertically. Console will have (2) cupholders, (1) tall open storage area and (1) shallow open storage area. Front panel will NOT have a siren cut-out - Order panel MX01487. See console print: 44-120587 (specific to Escondido customer) NOTE: OPTICOM SWITCH (SEPARATE OPTION) WILL BE LOCATED IN VERY TOP OF CONSOLE IN HOLE PROVIDED, MOUNTED ON A SINGLE POSITRON SWITCH PANEL. NOTE: Howler, Low Power Emerg Lts, Air Horn and 3-WAY Mod Disconnect switches added in with separate options. Reference previous unit #24-M1436. <u>Backup Alarm Disable Switch Option:</u> <u>REF-KKK-A-1822F- 13.15.2 / CAAS GVS V4- C.16.1- STD MANDATORY MISC. EQUIP.-</u> <u>"Backup alert alarm, (audible warning device) activated when the vehicle is shifted into reverse, which cannot be disabled or reset by the operator."</u> <u>End user elects to take exception to this feature. - This vehicle includes a backup alarm disable switch - Also SPOTTER REQUIREMENT Warning Label – Vehicle CAAS Certification label will indicate NOT Compliant.</u>
1	99-3522	Switching: Front Switch Panel, Backup Alarm switch to have <u>RED BEZEL, PN MX09047, ILOS Black bezel.</u>
1	99-1715	Console: Armrests, (1) Set of armrest for Type I Aluminum Console. Havis Shields C-ARM-102 adjustable armrests, (1) mounted each side of console. ENGINEERING NOTE: Check for cupholder/glove box locations on console when armrest option is chosen.
2	99-0813	Radio Equipment: Includes installation of (1) set of customer supplied radio cables. (NOTE: All cables must be delivered to Medix prior to production start date.) LOCATE: Run the 30' long radio cable from electrical cabinet to front console - <u>MAKE SURE TO LEAVE 6' OF SERVICE LOOP ON END AT FRONT CONSOLE.</u> Run the 17' short radio cable from electrical cabinet to behind rear switch panel in action area.
1	99-0747	Electrical: Antenna, (2) 25' Coax with 3/8" through-hole antenna bases prewired to roof ILOS standard coaxial cables. NOTE: <u>Medix to drill hole and complete mount.</u> Run (1) coax from above Dome #1 to Electrical Cabinet and run (1) coax from above Dome #2 to Electrical Cabinet. Standard Power/Grounds to terminate in the Electrical cabinet at the Battery Hot Fuse block.

1	99-1957	Electrical: Prewire, (1) 8AWG - 12VDC ignition, power and ground from battery to a Blue Sea PN: 5032 ST Blade Split Buss "12" Fuse block – two isolated groups of six circuit fuses with cover for "Battery Hot" and "Ignition Hot" wiring. NOTE: Mount in ELECTRICAL CABINET <u>NOTE PLEASE LABEL FOR THE FOLLOWING:</u> BATTERY HOT CIRCUITS: (1) FOR THE (2) FLASHLIGHTS - SEE FLASHLIGHT OPTION BELOW - RUN WIRE AND 10 AMP FUSE TO FRONT CONSOLE. (1) FOR (2) PORTABLE RADIO CHARGERS - RUN WIRE AND 20 AMP FUSE TO FRONT CONSOLE. (1) FOR RADIO HEAD - RUN WIRE AND 20 AMP FUSE TO FRONT CONSOLE. (1) FOR RADIO HEAD - RUN WIRE AND 20 AMP FUSE TO ACTION AREA. (1) FOR MDC BATTERY - RUN WIRE AND 20 AMP FUSE TO FRONT CONSOLE. IGNITION HOT CIRCUITS: (1) FOR RADIO HEAD - RUN WIRE AND 20 AMP FUSE TO FRONT CONSOLE. (1) FOR RADIO HEAD - RUN WIRE AND 20 AMP FUSE TO ACTION AREA.
10	Modified per option below	Dome Lights: LED with flange, 2-banks of four (4) lights switched separately with Hi/Lo functions; 1-bank of TWO (2) lights centered over cot (due to UV-C light), switched separately with Hi/Lo functions. NOTE: See option below for UV Light.
1	99-3723	Lighting: UV-C Disinfection Light. Install a UV-C ADU-160 Disinfection light in ceiling (may require deleting a dome light depending on model and location in ceiling). Will require a special roof-see engineering print. Locate the control module (push button timers) for the light on the right hand wall of the #3 Compartment up high and close to the door opening, as per prints. <u>All patient area entry doors to be wired so that light cancels with door open.</u> Wire to operate on 125VAC power from Shoreline Only. Install in ceiling above the cot as per print. Install with EVS Trim pad. LOCATE: Per print
1	STD	Action Area Light: 12 VDC LED light, with On/Off switch on rear control panel
1	STD	USB Port: Vanner VSS-USB dual port 2Amp mounted on A/A wall
1	99-3542	Electrical: USB Port, USB-C & USB-A Flush Mount (2) port USB Receptacle. IATS (Can be used on the curbside wall-no cover included) LOCATION: Action Area panel next to the standard USB
1	99-0617 MODIFIED for red cover	Electrical: Shoreline, 125VAC, 20-Amp, Kussmaul SUPER Auto Eject P/N: 091-55-20-120 side wired with hinged, RED COVER, weatherproof cover, Located above Compartment #2 on Streetside. Will have to be mounted on a Kussmaul Stainless Steel E-Z mounting plate P/N: 091-185-009 with green indicator light for ease of access. Mating Connector to be shipped loose. ILOS
1	99-3396	Electrical: Shoreline, 125VAC, 20-Amp, Kussmaul SUPER Auto Eject weatherproof cover to be RED, ILOS Yellow.
2	STD	Switch, Momentary Disable: For Scene/Load Lights. (1) Located on Curbside Wall in 4-position plastic bezel: MX01507. (1) Located on Rear Curbside wall in standardized position, no bezel required, vertical S.S. trim is punched for switch. NOTE: S.S. VERTICAL PANEL AT REAR ENTRY DOOR TO BE PUNCHED FOR 4-HOLE VERTICAL SWITCH PANEL ILOS 3-HOLE-see option below.
1	99-2353	Switching: Four switches in vertical panel at the rear curbside door require an optional
1	99-3359	Switching: (4) ON/OFF/ON Momentary switches - (2) "High / Left Dome / Low" PN: MX09322 and (2) "High / Right / Dome Low" PN: MX09323 to achieve Hi / Low 3-way switching. Locate (2) in the existing action area Positron switch panel ILOS and (2) in Positron switch panel location on the curbside wall IATS. Requires (2) 3-way switching modules PN: MX1045MX from Positron.
1	STD	Timer: 5-minute check-out, wired to CS High mode dome lights

2	99-0550-M Modified for wiring	Switch: Momentary, WIRE FOR 5 MINUTE ILO 15-Minute Timer for Dome Lights. Located in Positron switch panel in standardized position on Curbside Wall AND ONE IN PANEL BY REAR ENTRY DOOR CURBSIDE AT BOTTOM OF 4-SWITCH PANEL. (PNs:MX09150 switch, MX09151 Timer). NOTE: WIRE BOTH FOR 5 MINS
1	400160	Inverter: Vanner LSC12-1100- 1100watt with 3-Stage 55Amp battery charger, 20Amp power supply and built in GFI. Remote controlled with switch in the rear switch panel. ILOS Location: Exterior compartment #5 below ALS on floor left hand side. NOTE: Reference previous unit #24-M1436
1	99-2369	Electrical: Prewire, Move Inverter pre-wire, suction pump and battery charger from compartment #2 to compartment #5 below the ALS.
1	Modified for location	Breaker Box: 125 VAC w/20-Amp Breaker located in compartment #5 under the ALS on right hand wall.
3	STD	12 VDC Outlets: (1) in Action Area, (1) in ALS Cabinet, (1) in 2nd Action Area
3	STD	125 VAC Outlets: Duplex, located (1) in Action Area, (1) in ALS, (1) in 2nd Action Area
1	Modified per option	Rear Switch Panel: Engraved black plastic panel with (10) LED lighted switch positions for Dome Lights (3), Vacuum (1), Vent (1), A.A. Light (1), Inverter (1), Elec. O2 (1), 3-Way Mod Disconnect (1), Spare switches and digital clock w/Mode Buttons. MX01517.
1	99-0284	Switching: (2) Module Disconnect with Red Bezel, 3-Way "ON/ON" switches P/N: MX09174 located in (1) in rear switch panel IATS and (1) in front switch panel ILOS. Locate in the far right hand blank switch position on rear switch panel. Requires three additional wires from front console to rear console. Switches will not have an off position.
1	STD	Electrical Cabinet: Located over pass-through with latching, recessed, vented door
1	99-0452	Electrical: Clock, Intellitec, Digital Emergency Timer 00-00775-100. Must Specify Location: Interior compartment #6 cover on wall over foot end of bench up high. ***Requires cut-out in wall-adjust CNC appropriately.
1	99-2800	Intercom System: Fire Com 5100D Digital Intercom System. Includes: -(2) UH-51 Under the Helmet Wired Headset and (1) UH-52 Push Intercom Under the Helmet Wired Headset. -5100D Intercom Radio. -(3) Hanger hooks. -(1) Motorola cable and (1) extension cable. The wireless base station and 5100D intercom interface will be located in the electrical cabinet. There will be a connecting cable from base to a Motorola radio head that will be located in the console (installed after delivery). Two headsets (one UH-51 for driver and one UH-52 for passenger) will be located in the cab with hooks and one UH-51 located in the P/T area below the HVAC with hook. -(2) Hanging hooks will be installed on cab wall over inboard shoulder of driver and passenger. (1) Hanging hook will be installed on side of ALS below the HVAC cabinet, approximately 1.5" down from cabinet.
2	99-2606	Flashlight: Streamlight, (1) PolyStinger LED smart charge flashlight with 12VDC charger holder, PN 76112. LOCATION: (1) on each side of the chassis cab front console at the very back, mounted lens facing up.
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05-		Warning Lights & Sirens

1	99-2608	Lights: Warning, Whelen Emergency, "Low Power" Mode at 25% Activation Circuitry for FRONT AND REAR WALL Whelen M-series LEDs, including wiring, relay, breaker and switch on Front Console. Mode activation produces low light output for fog or snow conditions. Momentary switch labeled "Low Power Emerg Lts", - PN: MX09301, will reset with master switch off and then turned back on. NOTE: Lights need to be constant power. (do not delete flasher) NOTE: Wire Low Power Mode to the front and rear wall warning lights only.
1	99-1358 Modified	Lights: Warning, Whelen M-Series LED EMERGENCY Lighting Package ILOS Whelen LED warning Package- Ford, Chevy Type III MSV-II and Ford and Dodge Type I - MSV-II Models ONLY. NOTE: Does not include LED Scene or Load Lights. All LED lights shall have CLEAR Lenses. All emergency and scene lighting shall have chrome flanges in standard locations. <u>Front of Body:</u> Add (6) M9 Whelen LEDs- Specify pattern by LED Color (4) Red, (1) 7x3 Strobe, (2) White: Configured R/W/R/7X3 STROBE/R/W/R. (SEE OPTION BELOW FOR 7x3). Inner (4) flash independently on Light Bar switch on front console. <u>Sides of Body:</u> (4) M9 Red LEDs: (2) each side in upper corners. <u>Rear of Body:</u> (4) Whelen M-Series Red LEDs: (2) in upper outboard corners, (2) Mid-Body - WIRE MID-BODY AS WARNING ONLY, (1) Whelen M-Series Amber LED in the center position over the rear doors. <u>Brake, Turn & Back-Up Lights:</u> M9 ILOS M6 Note: See Option in taillight section above for M9 lights. <u>Lights, Warning, Intersection Lights:</u> (2) M7 Red LEDs on Front Fenders; (2) M7 Red/White LEDs above rear Wheel Wells- wired to Pri/Sec Modes. NOTE: See option below for Red/White 700's.
2	99-0964	Lights: Warning, (1) Whelen M7 Series Super-LED M7DC Red/White LED with chrome flange, ILOS M7RC Red LED over rear wheels in M Series option package.
2	MODIFIED WIRING	Lights, Warning, Grille: LINZ6R Red LED w/clear lenses & chrome flanges on center grille bar NOTE: GRILLE LIGHTS TO BURN STEADY RED
2	99-0670	Lights: Warning, Grille, (1) Whelen LINZ6C Clear Super-LED & chrome flange on center grille bar, IATS Specify Location: Lower section from chassis grille. FLASH IN STANDARD FLASH PATTERN
6	99-0700	Lights: Scene/Load, Whelen M9 Linear Super-LED® Surface Mount M9LZC with chrome flange M9FC- ILOS Halogen Specify Locations: (2) each side of module and (2) rear of module.
2	STD	Siren Speakers: dual 100 Watt drivers mounted behind the front grille
1	99-2009 Modified for switch panel	Siren: Whelen 295HFSA7 Remote Dual Siren Amplifier, with Flush Mount Control Head, Meets CA Title 13, ILOS Whelen 295SLSA1 - *ORDER SWITCH PANEL FROM OPTION 99-1602 ABOVE** NOTE: Turned vertically and positioned to the left of the front switch panel on the console. See Console print. NOTE: Reference previous unit #24-M1436.
1	99-0354-FF	Siren: Whelen Low Frequency "Howler" with "On/Howler/Off" switch in front switch panel and HWLRB22 bracket for Ford F-Series NOTE: Includes (2) Speakers. NOTE: switch located in front switch panel to the right of the siren/horn switch.

1	99-3516	Opticom/Emitter: Warning, Tomar Emitter T792HL-R: Opti-Com TM compatible, programmable coded emitter with SAE J1708 port and separate remote mounted 3x7 rectangular light head. Center position in front of body with chrome flange, <u>ILOS Center white 9x7 light head</u>. Includes control cable, lamp, waterproof connectors, control switch and indicator. <u>NOTE: Opticom must be wired/programmed to deactivate in park/neutral. Opticom not to be wired through the Master switch.</u> NOTE: For use on Mods only- Requires special front wall cut-out. NOTE: OPTICOM SWITCH WILL BE LOCATED IN VERY TOP OF CONSOLE IN HOLE PROVIDED.
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	06-	Oxygen, Vacuum & Miscellaneous Items
3	STD	Oxygen Outlets: Quick-connect style, (2) in Action Area, (1) over Squad Bench
1	600100	Oxygen: O2 Outlets, Single OHMEDA Z-QD0101MO outlet, IATS Specify Location(s): Ceiling above cot per print
1	99-0966	Oxygen: Amico, Digital Contents Monitor with Manual By-Pass and switch on A/A panel ILOS Electric O2
1	Modified per options	Suction Aspirator System: SSCOR disposable container mounted on Action Area, w/SSCOR gauge and quick-connect; SSCOR vacuum pump mounted in compartment #5 under the ALS on right hand floor.
1	STD	Oxygen Cylinder Retention: Universal for "M" or "H" cylinder, steel w/3-spring buckle straps and top collar, powder-coated Safety Yellow color- in Compartment #1.
2	99-1667	Oxygen: O2 Cylinder Mount, (1) CPI OA1201-D-1 strapless oxygen bottle holder with mounting plate, for (1) "D" cylinder. SPECIFY LOCATION: Back wall of compt. #1, stacked per tub print from option in body section. Top bracket to be 8" down from fixed shelf and bottom bracket to be 8" below the top bracket. (Previous unit locations made it hard to remove tanks - previous unit #24-M1436)
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	07-	AC / Heat
1	99-3839	HVAC System: Spheros PN: 11149690A High capacity, horizontal blow combination Heat-AC system with an underbody mounted external condenser, inline booster pump to enhance the rear heater performance and a digital thermostat control in Action Area. The evaporator unit will be mounted in the front bulkhead.
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	08-	Cabinets, Hardware & Miscellaneous Items
1	STD	Main Streetside Wall Cabinets: Specify desired configuration-
1	OPT	Streetside Cabinet Configuration shall include a CPR Seat with Pro-4 seat belt system. The seat belt system shall include a custom contoured seat back, a single click Pro-4 seat belt, custom pads on the upper straps for shoulder comfort and a heat embossed Medix LOGO at the head area. There shall be a 2nd Action Area, which includes (1) 125VAC and (1) 12VDC outlet, located aft of the CPR seating area.
1	99-4030	Cabinets: Main Cabinet Wall, Reconfigure Streetside Cabinet Wall to eliminate the two (2) angled cabinets fore and aft of the CPR seat. The 2nd action area will be 22"w x 10.5"h. The CPR seat will be widened to 32" shifting forward and eliminating the recessed suction. This will reduce forward action area countertop and overhead cabinet. The overhead cabinet fore and aft of the CPR seat will be squared off eliminating the angled cabinets. The upper rear cabinet will be flush with the face of the streetside cabinet wall. There will be an additional cabinet above the 2nd A/A w/a flip-up acrylic door, (2) constant torque hinges and a single non-locking SouthCo latch. This cabinet to have (1) adj. shelf also. Note: do not order standard seat pad, it is wider now.

	Modified per option above	Main Wall Cabinets: aisle-facing Cabinets will have (1) adjustable laminated wood shelf in each and sliding polycarbonate doors with full height extruded handles. NO Recessed cabinet for suction aspirator container. Stainless steel trim on lower face. See Prints for Configuration.
1	Modified per option above	Extended Action Area Overhead Cabinet: Full-height and depth aisle-facing cabinet w/sliding Lexan doors and full height extruded handles. NOTE: See option above. NO angled cabinets
1	Modified per option above	Action Area and Switch Panel: Laminated, sealed countertop and vertical panel with Suction system collection cannister , Vacuum gauge & Vac outlet , (2) Oxygen outlets, (1) Digital Contents Gauge w/O2 Bypass , (1) USB, (1) USB-A/USB-C , (1) 12VDC Outlet, and (1) 125VAC Outlet. <u>Switch panel includes (10) switch positions, Thermostat and digital clock w/Mode Buttons.</u> Note: See option above for additional USB-A/USB-C outlet next to the standard USB. *ENG NOTE: SPECIAL ACTION AREA LAYOUT PER PREVIOUS UNITS, 24-M1436-M1438.
	STD	Countertop: 1st / 2nd action area - Corian material overhanging cabinet edge w/ accent color lips. -Main color: Grey -Accent lip color: Black
1	STD	CPR Seat, 2nd Action Area: CPR seat w/hinged, latching lid, storage under seat w/TriMark latch, EVS formed back rest and seat cushion; 2nd Action Area w/(1) 12VDC outlet, (1) 125VAC outlet
1	99-2361	Cabinet: Drawers, (2) ALUMINUM build pull-out with HD Keyline slides - side by side below the Action Area countertop. Drawers will have with inside dimensions: 10"W x 3"H x 17"D and (1) non-locking, LifeDefender latches on each face. Requires offset in compartment #2 tub, see option in body section for special tub. NOTE: Drawers to be aluminum build - see print 33-103729.
1	99-3172	Cabinets: Interior Access, at Compartment #3 offset, 8" deep custom cabinet to have dual, hinged 1/2" acrylic doors with (1) Eberhard two-point PADDLE latch on each door and (1) adjustable shelf.
1	99-0720	Cabinets: Shelf, Adjustable, (1) 3/4" Plywood shelf mounted in an interior cabinet where there is an existing shelf. IATS SPECIFY LOCATION: Middle Rear Main Cabinet "F" above compt. #3 - Total of two (2) shelves in "F".
1	STD	Sharps/Waste Tilt-Out Cabinet: Below 2nd Action Area with non-locking Austin LifeDefender latch.
1	STD	Front Bulkhead Cabinets: Electrical Cabinet located above Tech Seat w/round SouthCo latching, vented door; HVAC cabinet and filtered air return above cabin-module connection. NOTE: See option below for lock.
1	800230	Latches: SouthCo 2" Round, Metal, Locking- ILOS each NOTE: Non-Storage or Content Less than 5lbs. Specify Location(s): One (1) on the electrical cabinet door.
2	STD	Pass-Thru Cabinets: Upper cabinet- general storage with (1) hinged, non-locking door and (1) LifeDefender latch on the door; Lower cabinet general storage with (1) hinged, non-locking door and (1) LifeDefender latch on the door.
1	99-3270	ALS Cabinet: Combine middle and lower sections into one opening with (1) adjustable shelf, tall dual 1/2" Acrylic doors with non-locking Eberhard two-point PADDLE style latches. Cabinet Above ALS: Open storage w/dual 1/2" Acrylic doors w/non-locking two-point PADDLE latches, (1) adjustable shelf. ILOS configuration. NOTE: See option 99-2367 in body section for adding a S.S. threshold to floor of ALS on the exterior side. NOTE: ALS OPENING AT INTERIOR FLOOR TO HAVE 1" LIP WITH HEAVIER TRIM THAT WILL NOT RIP OFF. DO NOT USE J-RAIL ON THIS LIP. See pictures of unit #24-M1436.

1	STD	Glove Box Holders: (3) w/hinged, black .125" powder-coated steel door, above curbside entry door.
1	99-0236-A	A-Bar: WITH Sharps/Waste, 15" Wide with .250" Mounting plate.
	NOTE	Position A-bar on bench so it is low enough to place a backboard on bench. Top should be able to slide off and provide room for board over the top.
1	Modified per A-Bar	Squad Bench:
	1	Full length hinged lid w/TriMark latch for access to interior storage; Full length upholstered seat cushion; (NO Sharps/Waste Area).
	2	2) EVS Pro-4 seat belt system seating positions. The seat belt positions shall include a custom contoured seat back, a single click Pro-4 seat belt, custom pads on the upper straps for shoulder comfort, a custom retractor for securing a secondary patient and a heat embossed Medix LOGO at the heat area.
	3	Stainless steel riser on lower face.
1	STD	Cabinet, Squad Bench Overhead: with (2) flip-up 1/2" Acrylic doors and Eberhard two point paddle latches with constant torque hinges.
	ENG NOTE	**Add cut-out in #6 can cover per production for Intellitec clock - reference previous unit photos if needed, 24-M1436.
1	99-1009	Cabinets: Rear Overhead, cabinet over rear door opening split into (2) cabinets with a single flip-up 1/2" Acrylic door with (2) round SouthCo latches and Austin constant torque hinges over each opening ILOS one large opening, single door and stainless steel hinges.
1	99-2777	Seating: EVS 1880 Child Safety Seat, (1) Technician's Seat MDX-1880S4B with 10° back. Rear facing automotive style seat to include a Pro-4 black belt system, comfort shoulder padding with heat embossed Medix LOGO at the head area of the backrest and the child safety seat system. -ILOS Pro-4 seat.
1	STD	Seat Base: EVS SB-2 Swivel Base for EVS Technician's Seat
1	STD	Assist Rail: overhead off-center toward Streetside of unit.
1	800057	Assist Rail: 72" - 1.25" Stainless with radius ends, Over Squad Bench- IATS
3	STD	Grab handles: 12" x 1.25" dia. stainless steel mounted on each rear entry and curbside entry door
1	99-1553	Grab Handle: (1) 12" x 1.25" Stainless w/Radius Ends and oval mounting flanges (PN: 63-07-3169) IATS, LOCATE: Streetside rear inside entry door on compt. #3 interior Main Cabinet wall w/backer plate. See Print. Matches the entry door grab handle style.
1	99-0309	Grab Handles: (1) 18", 304 Stainless Steel, 1.25" with radius ends, IATS Location: Curbside rear inside rear doors on Compartment #6 can cover. NOTE: See Print. Matches the entry door grab handle style.
1	STD	Reflective Striping, Door Open Protection: .50" Red reflective striping around interior door pan of all body doors.
3	Modified	Reflective Striping- Alternate standard grade Dark Red and Lemon Yellow chevron pattern on smooth aluminum kick panel- mounted on each rear entry and curbside entry door. NOTE: See graphics quote below
		-
	09-	Cots & Miscellaneous Items
1	99-4225	Cot Mount: Customer Supplied, Install Ferno iNLINE 86" with long floor mount. Wire the inline UFP to 12v power only (No ICS). Install in the Center Position.
		-
	10-	Paint & Lettering

1	1000082	Paint: Type 1, Body and Chassis, Custom Color Color: American LaFrance RED Color Code: PPG 912371 Configuration: Paint all of module and chassis same color. NOTE: Requires Paint Color and Code Prior to submitting order. Paint spray samples must be approved prior to scheduling.
	PAINT NOTE	CUSTOMER WILL BE IN TO INSPECT PAINT SPECIFICALLY DUE TO ISSUES ON PREVIOUS UNITS.
1	99-2363	Paint: PAINT WHEELS TO MATCH BODY/CHASSIS (INCLUDES SPARE TIRE BUT NOT INNER REAR WHEELS) <u>NOTE: Medix Paint Warranty does NOT cover the paint on the wheels.</u> Color: American LaFrance RED Color Code: PPG 912371
1	OPT	Grayson Graphics to supply and install graphics package: 10" black reflective stripe installed 2) 1/4" gold reflective pin-striping installed Lettering, "QRS"s, door shields and ribbons produced and installed (Most lettering quoted as 2 color gold reflective with a black reflective outline)
	separate quote	Grayson Graphics to supply/install the <u>standard</u> grade Dark Red and Lemon Yellow reflective kickplate chevrons, ILOS red and white colors. (these standard colors will match the diamond grade colors on the rear wall)
		-
	11-	Republic EVS Supplied
1	SPL	Flush mount front radio head and DEK box in center console, install 2 handheld chargers angled outward, install tablet docking station with 90° bracket spaced above front switch panel, install rear radio head above action area with speaker in upper forward corner. install radio brain in power distribution area, hook up radio interface to intercom. Install radio speaker inside console with a grill facing outward. FP-MXTL25M9-4 - Motorola APX / XTL 05 and DEK box face plate combo NMO thick roof solder connector - Solder on adjustable thick roof 3/8 Mini UHF connector crimp - Mini UHF connector for RG58, crimp type DS-GTC-212-3 - Havis Docking station w/ power supply C-MD-207 - Havis slotted bracket for tablet mount C-MD-204 - Havis tilt/ swivel w/ handle 90° aluminum extruded channel 3/4" x 18 x .125 - 6061 Aluminum 90 Degree Angle with Round Edge, 1/8" Speaker grille, audio interface cable, Motorola accessory pins/connector Ford SD vinyl seat - covers- pair - Vinyl seat covers- pair - charcoal
1	SPL	FERNO Package: INLINE 86 W/UFP MOUNT 86 inch iNLINE Fastener with Universal Floor Plate, NON-ICS PRO 28Z CHAIR COT With its specialized ZFrame™ Advanced Positioning. ADDED Options: PRO28Z SAE, PRO28Z TRAY, PRO28Z SX, STO-NET (LOAD FRAME PRO28Z), 28-Z FLIPOUT HNDLS, SHORT (KIT)
		-
		SHIP LOOSE
2	STD	Fire Extinguisher: (2) 5 lb.- Ship Loose is Standard

	NOTE	SHIP LOOSE MISC CUSTOMER SUPPLIED ITEMS LOOSE IN TRUCK: (3) power cables – red/yellow/blk (3) power cables - red/black (3) antenna cables w/puck
TOTAL ORDER		

I have reviewed this Order and find it to be acceptable and ready to build.

_____ **Date:** _____
Customer Signature

Medix maintains record of CAAS-GVS / KKK-A-1822 compliance of this model by design capability, compliant to weight & payload allowances of the model, and all build specifications to meet or exceed those standards. Customers / end users have the right to file exceptions to those criteria and receive notice of any breach as exceptions on FSAM GVS form Appendix 1 – Figure 1&2.

Due to on-going product improvements and the changing requirements of the ambulance industry, MEDIX Specialty Vehicles, Inc. reserves the right to change product specifications and related products without prior notice and without any obligation to change prior products or parts. ALL PATENTS RIGHTS RESERVED.

Product quotes are subject to change. Purchase Price will be the published price list within Quote/Order Entry System on the date of order acceptance by Company

Dealer: REPUBLIC EVS

Approved By:

Date:

Customer:

ESCONDIDO

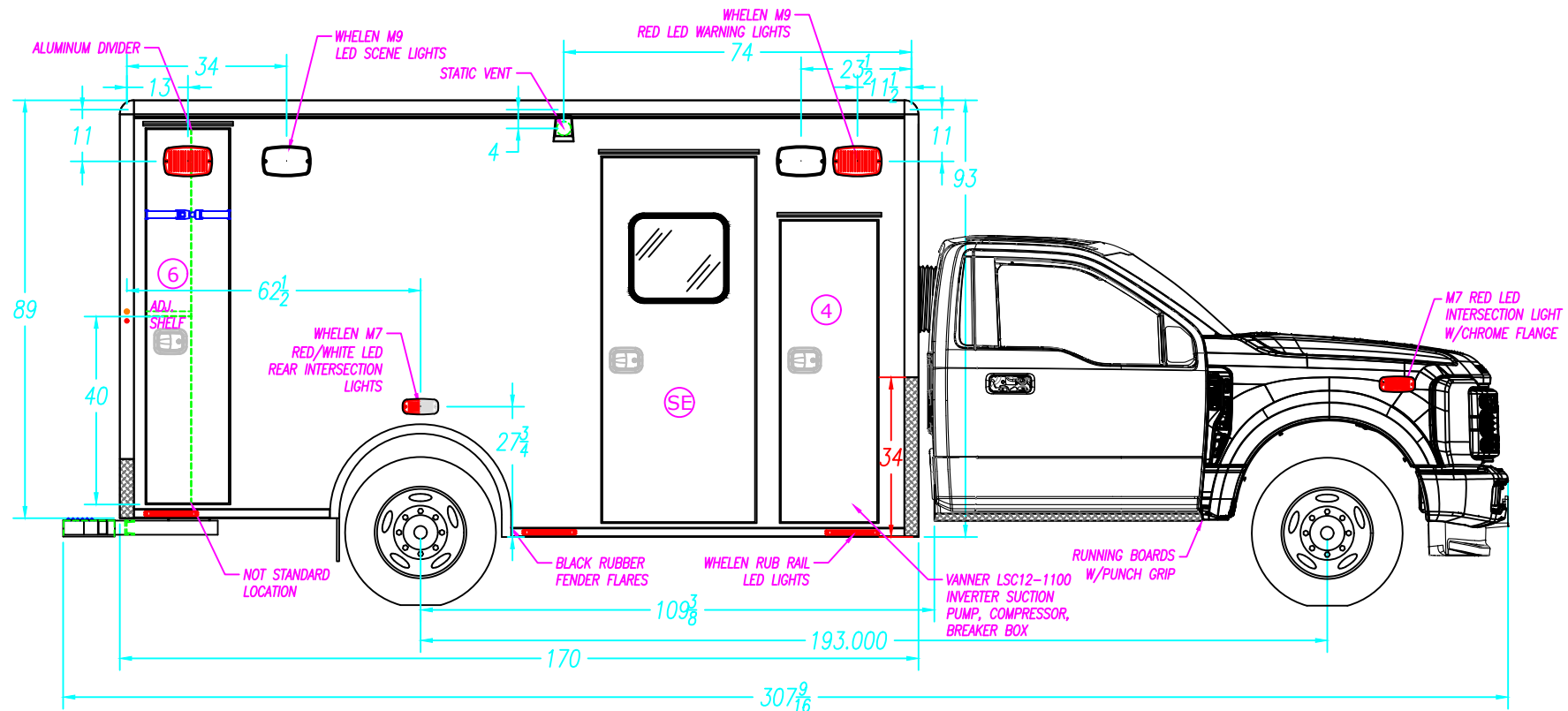
25-M152

Item9.

Sheet

A

ALL WARNING, SCENE, AND TAIL LIGHTS TO HAVE CHROME BEZELS.

ALL COMPARTMENT/ENTRY DOORS TO HAVE POWER LOCKS
WIRE TO OEM

COMPARTMENT SIZES

NOTE: THE DIMENSIONS BELOW ARE INSIDE TUB DIMENSIONS

NO.	COMPARTMENT TYPE	WIDTH	HEIGHT	DEPTH
4	ALS COMPARTMENT	---	---	---
5	BATTERY COMPARTMENT	20 1/2"	18 1/2"	23 1/8"
6	BACK BOARD COMPARTMENT	20"	79 1/2"	22"
-	-	-	-	-

COMPARTMENT / ENTRY DOOR SIZES

NO.	COMPARTMENT / ENTRY DOOR TYPE	WIDTH	HEIGHT
4	ALS DOOR	20 1/2"	64 1/8"
5	BATTERY STORAGE DOOR	---	---
SE	SIDE ENTRY DOOR	32 1/2"	77 3/8"
6	BACK BOARD STORAGE DOOR	17 1/2"	79 3/8"
-	-	-	-

COMPARTMENT & ENTRY DOORS

NO.	PART NUMBER	NO.	PART NUMBER
4	33-A11398	6	33-A10784
SE	78-116138	-	-
-	---	-	---

M2 170" TYPE I
FORD F-450/550-DIESEL-193" W.B.

DESCRIPTION: CURB SIDE EXTERIOR

DRAWN BY: I.STANSBURY	DATE CREATED: 8/14/2025	SCALE: 5/16"=1'
REVISED BY: I.STANSBURY	DATE REVISED: 11/26/2025	REVISION: A

Note: Drawings are for reference only, measurements may vary from actual product.

COMPARTMENT TUBS

NO.	PART NUMBER	NO.	PART NUMBER
4	33-102298	-	---
SE	33-102648	-	---
6	33-103025	-	---

MEDIX
SPECIALTY VEHICLES, INC.

3008 MOBILE DRIVE
ELKHART, IN 46514
PH: 574-266-0911
FAX: 574-266-6669

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WWW.MEDIXAMBULANCE.COM

Dealer: REPUBLIC EVS

Approved By:

Date:

Customer:

ESCONDIDO

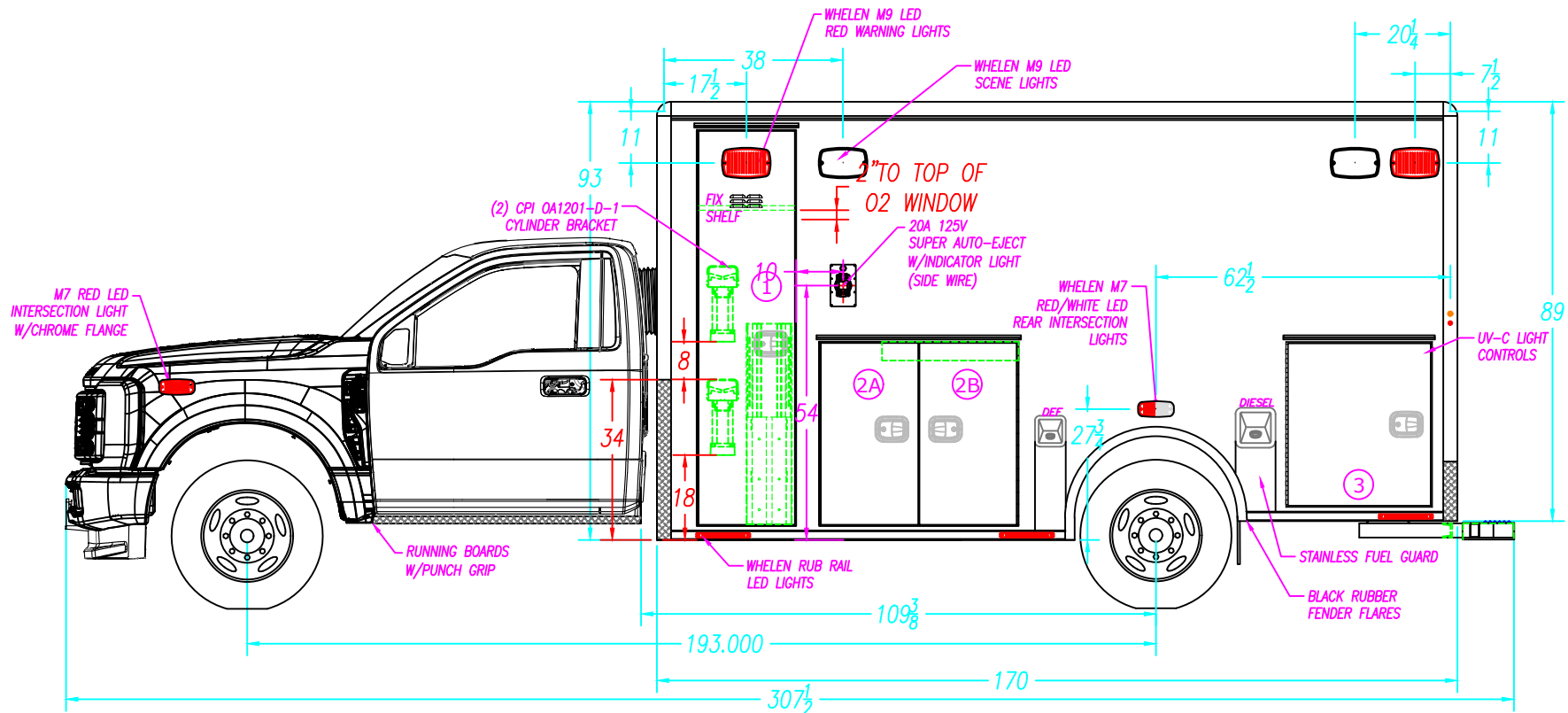
25-M152

Item9.

Sheet

B

ALL WARNING, SCENE, AND TAIL LIGHTS TO HAVE CHROME BEZELS.
ALL COMPARTMENT/ENTRY DOORS TO HAVE POWER LOCKS
WIRE TO OEM



COMPARTMENT SIZES

NOTE: THE DIMENSIONS BELOW ARE INSIDE TUB DIMENSIONS

NO.	COMPARTMENT TYPE	WIDTH	HEIGHT	DEPTH
1	O2 COMPARTMENT	20 1/2"	83 1/2"	18 1/2"
2	MID STORAGE COMPARTMENT	41 3/4"	38 1/2"	18 1/2"
3	REAR STORAGE COMPARTMENT	34"	34 1/2"	19 1/4"
---	---	---	---	---

COMPARTMENT / ENTRY DOOR SIZES

NO.	COMPARTMENT / ENTRY DOOR TYPE	WIDTH	HEIGHT
1	O2 STORAGE DOOR	20 1/2"	83 1/2"
2A	MID STORAGE DOOR-A	20 1/4"	38 1/4"
2B	MID STORAGE DOOR-B	20 1/4"	38 1/4"
3	REAR STORAGE DOOR	32 1/2"	34 1/4"

COMPARTMENT & ENTRY DOORS

NO.	PART NUMBER	NO.	PARTNUMBER
1	78-118069	3	33-A12141
2	78-120157		

M2 170" TYPE I
FORD F-450/550-DIESEL-193" W.B.

DESCRIPTION:

STREET SIDE EXTERIOR

DRAWN BY:	I.STANSBURY	DATE CREATED:	8/14/2025	SCALE:	5/16"=1'
REVISED BY:	I.STANSBURY	DATE REVISED:	11/26/2025	REVISION:	A

Note: Drawings are for reference only, measurements may vary from actual product.

COMPARTMENT TUBS

NO.	PART NUMBER	NO.	PARTNUMBER
1	77-119972	-	---
2	77-119973	-	---
3	33-103916	-	---

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ELKHART, IN 46514
PH: 574-266-0911
FAX: 574-266-6669

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Dealer: REPUBLIC EVS

Approved By:

Date:

Customer:

ESCONDIDO

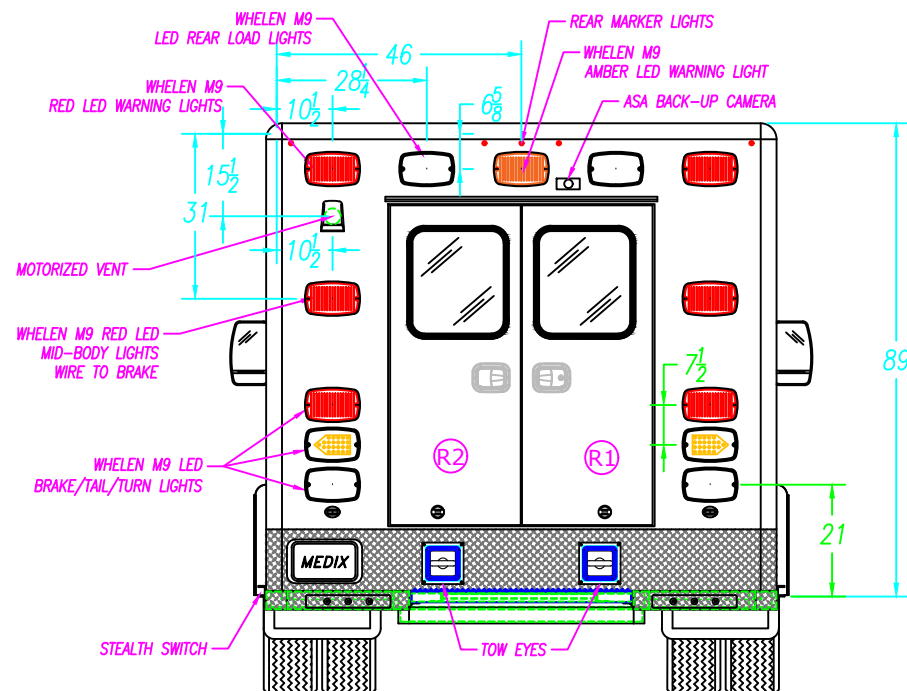
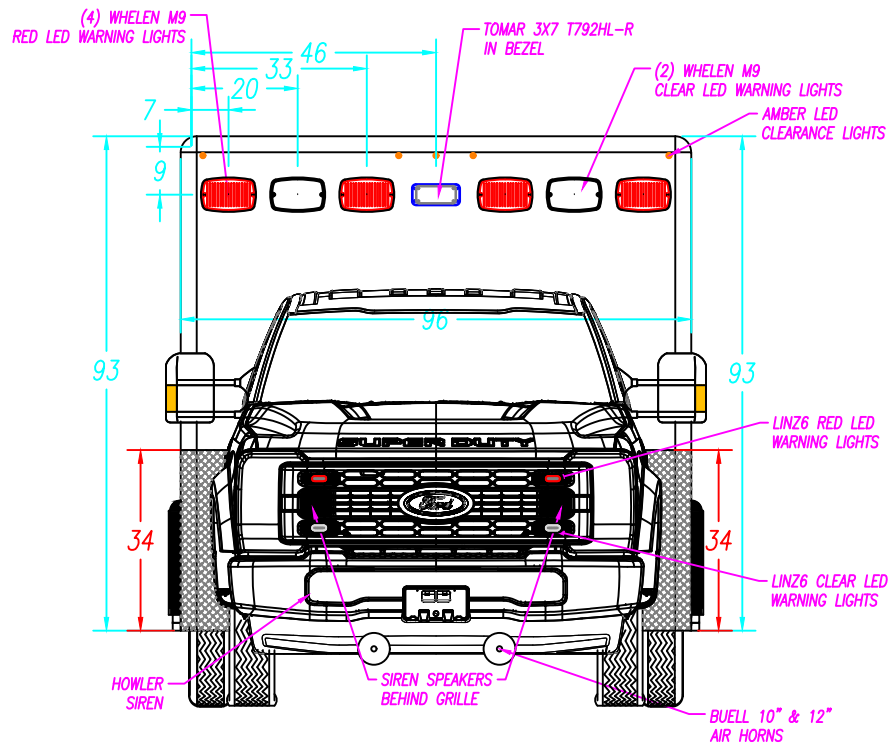
25-M152

Item9.

Sheet

C

ALL WARNING, SCENE, AND TAIL LIGHTS TO HAVE CHROME BEZELS.

ALL COMPARTMENT/ENTRY DOORS TO HAVE POWER LOCKS
WIRE TO OEM

REAR ENTRY DOOR SIZES

NO.	WIDTH	HEIGHT	PART NUMBER
RE	54"	64 1/2"	78-116135

M2 170" TYPE I
FORD F-450/550-DIESEL-193" W.B.

DESCRIPTION: FRONT & REAR EXTERIOR		
DRAWN BY:	DATE CREATED:	SCALE:
I.STANSBURY	8/14/2025	5/16"=1'
REVISED BY:	DATE REVISED:	REVISION:
I.STANSBURY	11/26/2025	A

Note: Drawings are for reference only, measurements may vary from actual product.

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ELKHART, IN 46514
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FAX: 574-266-6669"LET US SHOW YOU THE MEDIX DIFFERENCE"
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Dealer: REPUBLIC EVS

Approved By:

Date:

Customer:

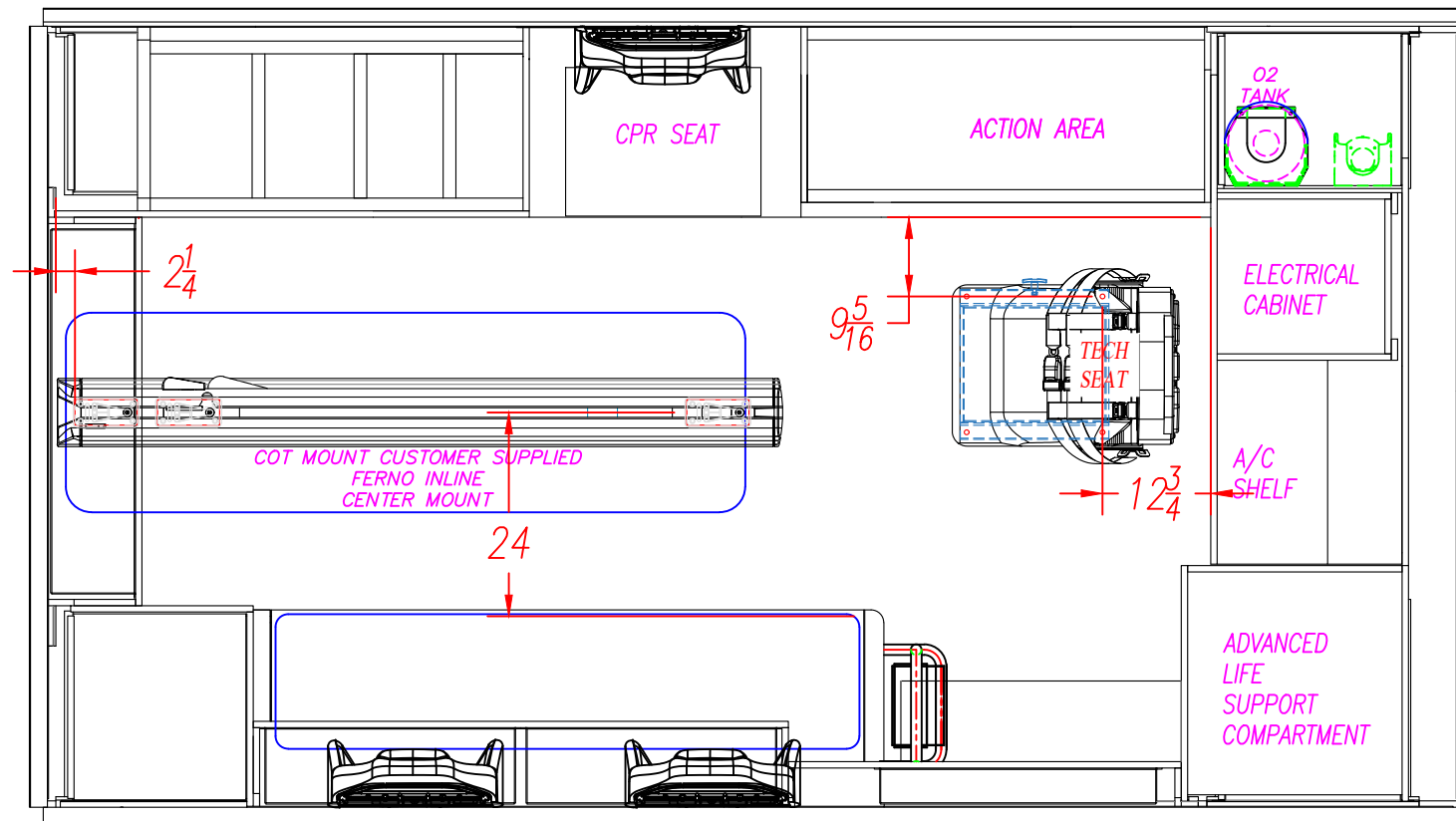
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25-M152

Item9.

Sheet

D



M2 170" TYPE I
FORD F-450/550-DIESEL-193" W.B.

DESCRIPTION:

PATIENT AREA PLAN

DRAWN BY:

I. STANSBURY

DATE CREATED:

8/14/2025

SCALE:

1/2"=1'

REVISED BY:

I. STANSBURY

DATE REVISED:

11/26/2025

REVISION:

A

Note: Drawings are for reference only, measurements may vary from actual product.

MEDIX
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3008 MOBILE DRIVE
ELKHART, IN 46514
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FAX: 574-266-6669

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Dealer: REPUBLIC EVS

Approved By:

Date:

Customer:

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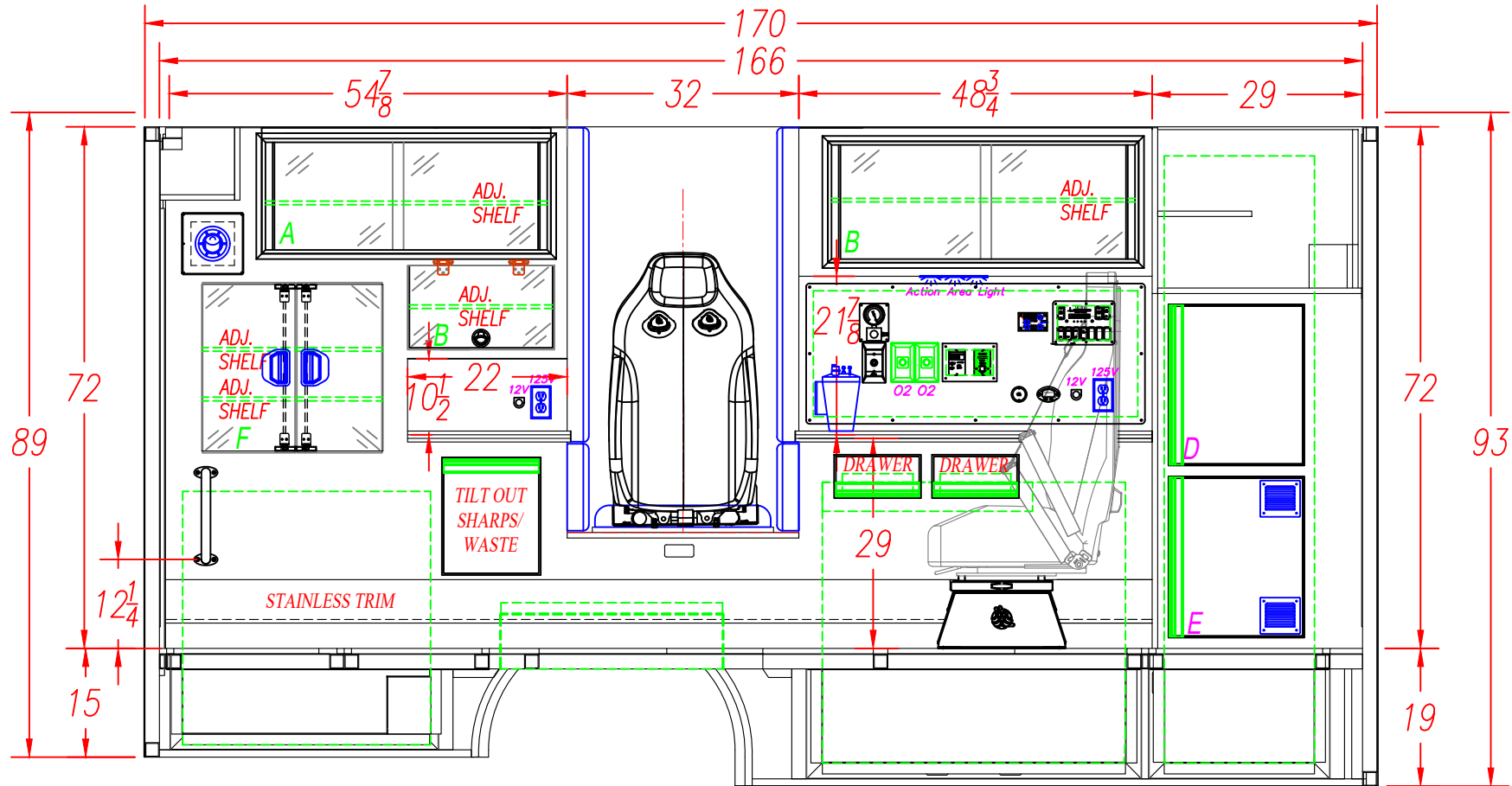
25-M152

Item9.

Sheet

E

CORIAN COUNTERTOPS IN 1ST & 2ND ACTION AREA.



INTERIOR CABINET STORAGE

ITEM	HEIGHT	WIDTH	DEPTH	PART #'S
A	12 $\frac{7}{8}$ "	39 $\frac{3}{4}$ "	18"	43-A10697
B	11 $\frac{3}{8}$ "	19 $\frac{1}{8}$ "	18"	43-A10698
C	15 $\frac{7}{8}$ "	44 $\frac{7}{8}$ "	16"	-
D	23 $\frac{1}{2}$ "	21 $\frac{3}{4}$ "	17 $\frac{1}{4}$ "	-
E	23 $\frac{1}{2}$ "	21 $\frac{3}{4}$ "	17 $\frac{1}{4}$ "	-
F	23"	25"	18"	-

M2 170" TYPE I
FORD F-450/550-DIESEL-193" W.B.

DESCRIPTION:

STREET SIDE INTERIOR

DRAWN BY:
I. STANSBURYDATE CREATED:
8/14/2025SCALE:
1/2"=1'REVISED BY:
I. STANSBURYDATE REVISED:
11/26/2025REVISION:
A

Note: Drawings are for reference only, measurements may vary from actual product.

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ELKHART, IN 46514
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FAX: 574-266-6669"LET US SHOW YOU THE MEDIX DIFFERENCE"
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Dealer: REPUBLIC EVS

Approved By:

Date:

Customer:

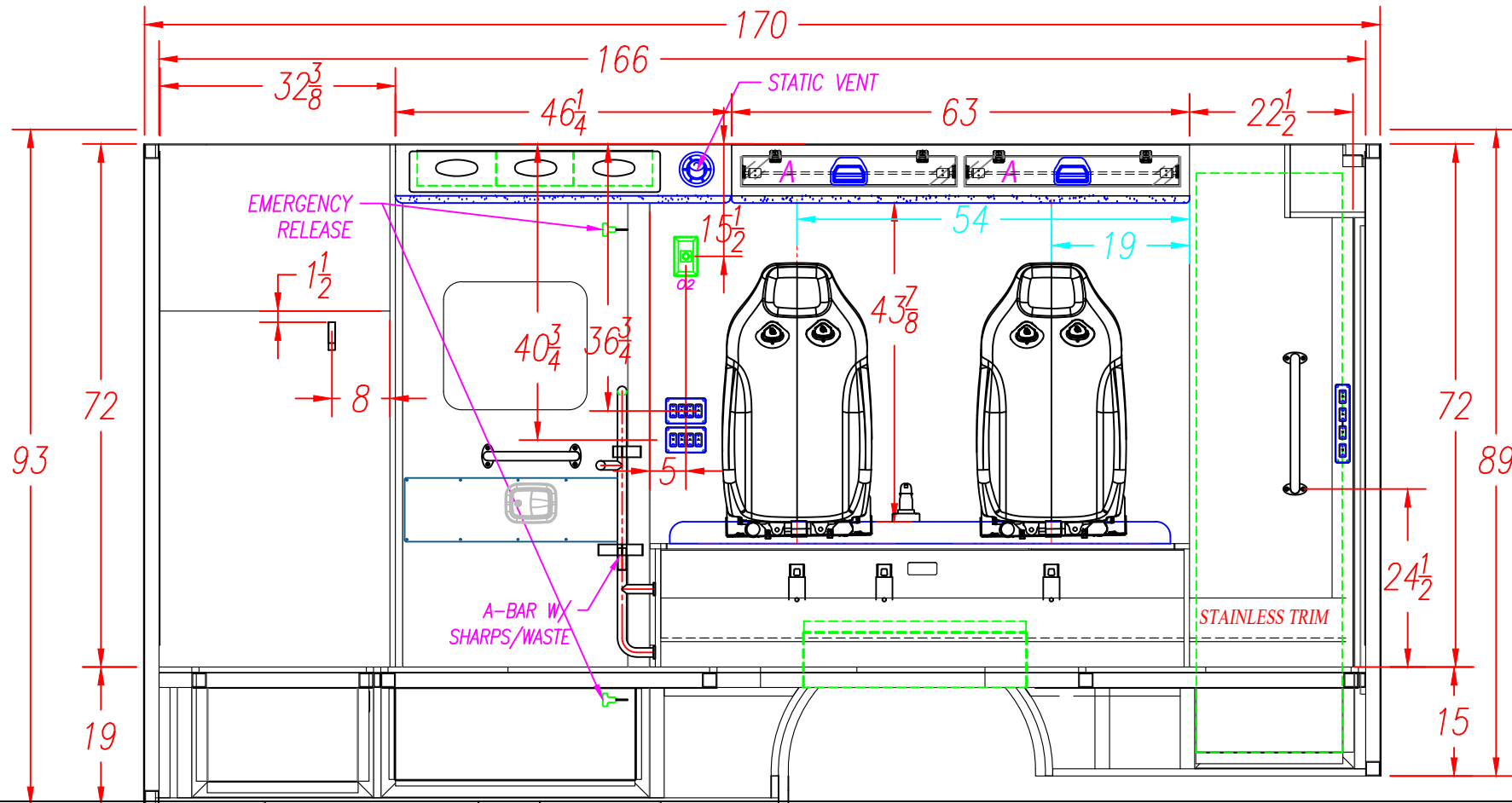
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Item9.

Sheet

F



WELD SHOP

33

INCHES

NOTE: THIS DIMENSION IS FROM THE BOTTOM OF THE WALL TO THE BOTTOM OF THE 4" PLATE.

CABINET SHOP

NOTE: READ THE
DIMENSIONS FROM RIGHT
TO LEFT AS VIEWEDNOTE: THE HOLES FOR THE TOP SEATBELT BOLTS ARE 1 1/4" FROM THE TOP OF THE SQUAD BENCH TO THE CENTER OF THE SEATBELT BOLT.
NOTE: THE HOLES FOR THE BOTTOM SEATBELT BOLTS ON THE SQUAD BENCH ARE 9 3/8" FROM THE TOP OF THE FLOOR TO THE CENTER OF THE BOLT.THE LOCATION OF THE BOTTOM SEATBELT HOLES ARE FROM THE
REAR OF THE SQUAD BENCH TO THE CENTER OF THE 1/2" HOLE

BOTTOM

54"

42"

19"

THE LOCATION OF THE TOP SEATBELT HOLES ARE FROM THE REAR
WALL TO THE CENTER OF THE 1/2" HOLE

TOP

54"

39"

19"

4" SEATBELT
PLATE LOCATION

INTERIOR CABINET STORAGE

ITEM	HEIGHT	WIDTH	DEPTH	SPECIAL NOTE
A	4"	26 1/4"	7"	
B				
C				
D				
E				
F				

M2 170" TYPE I FORD F-450/550-DIESEL-193" W.B.		
DESCRIPTION: CURB SIDE INTERIOR		
DRAWN BY: I. STANSBURY	DATE CREATED: 8/14/2025	SCALE: 1/2"=1'
REVISED BY: I. STANSBURY	DATE REVISED: 11/26/2025	REVISION: A
Note: Drawings are for reference only, measurements may vary from actual product.		

MEDIX 3008 MOBILE DRIVE
ELKHART, IN 46514
PH: 574-266-0911
FAX: 574-266-6669
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Dealer: REPUBLIC EVS

Approved By:

Date:

Customer:

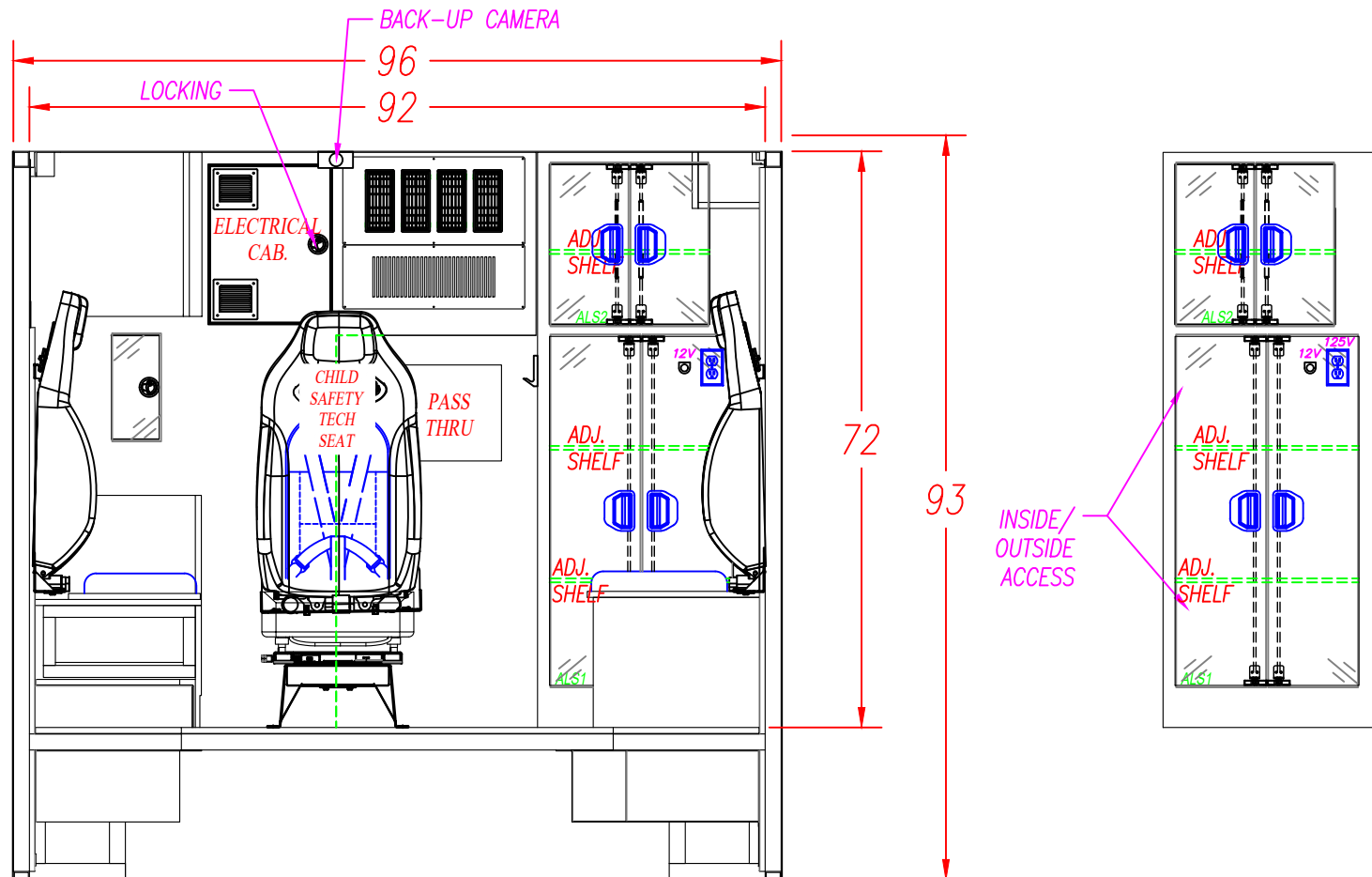
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Item9.

Sheet

G



INTERIOR CABINET STORAGE

ITEM	HEIGHT	WIDTH	DEPTH	SPECIAL NOTE
ALS1	43 5/8"	23"	25 1/4"	
ALS2	20"	20"	25 1/4"	

M2 170" TYPE I
FORD F-450/550-DIESEL-193" W.B.

DESCRIPTION:

FRONT ELEVATION

DRAWN BY: I. STANSBURY	DATE CREATED: 8/14/2025	SCALE: 1/2"=1'
REVISED BY: I. STANSBURY	DATE REVISED: 11/26/2025	REVISION: A

Note: Drawings are for reference only, measurements may vary from actual product.

3008 MOBILE DRIVE
ELKHART, IN 46514
PH: 574-266-0911
FAX: 574-266-6669"LET US SHOW YOU THE MEDIX DIFFERENCE"
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Dealer: REPUBLIC EVS

Approved By:

Date:

Customer:

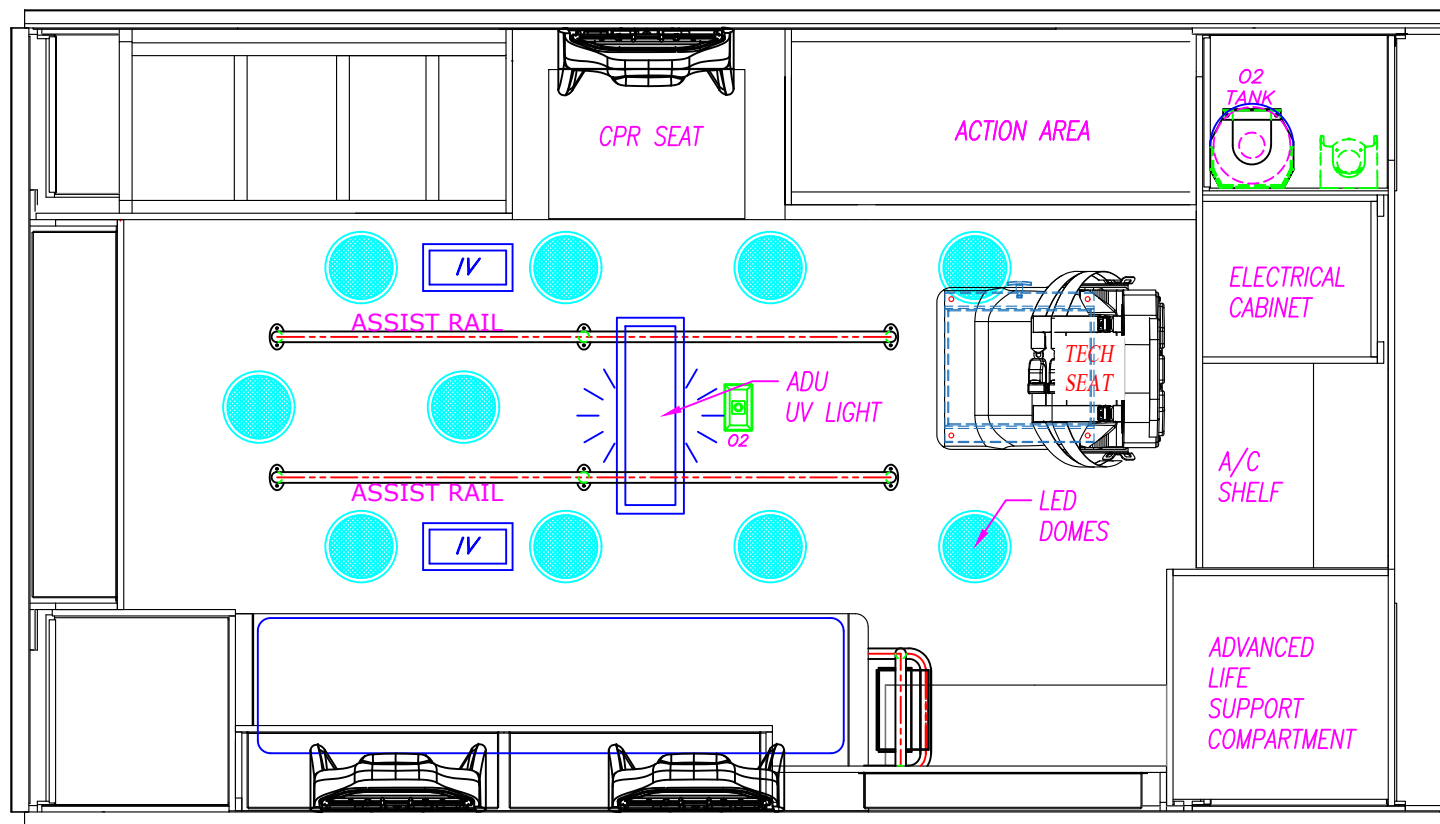
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Item9.

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H



M2 170" TYPE I
FORD F-450/550-DIESEL-193" W.B.

DESCRIPTION:

CEILING LAYOUT

DRAWN BY:
I.STANSBURYDATE CREATED:
8/14/2025SCALE:
1/2"=1'REVISED BY:
I.STANSBURYDATE REVISED:
11/26/2025REVISION:
A

Note: Drawings are for reference only, measurements may vary from actual product.



3008 MOBILE DRIVE
ELKHART, IN 46514
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FAX: 574-266-6669

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Dealer: REPUBLIC EVS

Approved By:

Date:

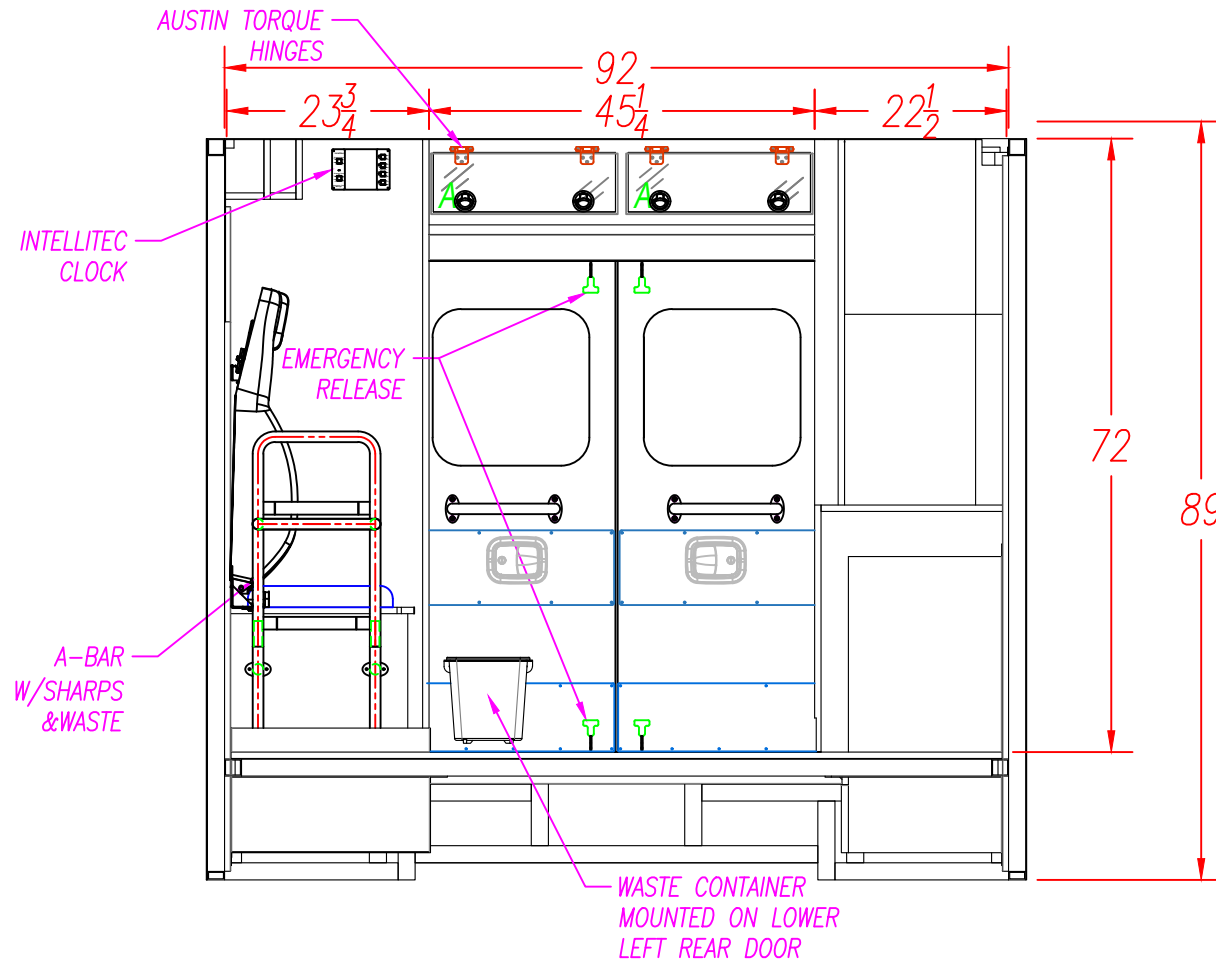
Customer:

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Item9.

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INTERIOR CABINET STORAGE

ITEM	HEIGHT	WIDTH	DEPTH	SPECIAL NOTE
A	8 $\frac{1}{2}$ "	20 $\frac{3}{8}$ "	7 $\frac{1}{4}$ "	
B				
C				
D				
E				
F				

M2 170" TYPE I
FORD F-450/550-DIESEL-193" W.B.

DESCRIPTION:

REAR ELEVATION

DRAWN BY:	DATE CREATED:	SCALE:
I. STANSBURY	8/14/2025	1/2"=1'
REVISED BY:	DATE REVISED:	REVISION:
I. STANSBURY	11/26/2025	A

Note: Drawings are for reference only, measurements may vary from actual product.

3008 MOBILE DRIVE
ELKHART, IN 46514
PH: 574-266-0911
FAX: 574-266-6669"LET US SHOW YOU THE MEDIX DIFFERENCE"
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RESOLUTION NO. 2026-30

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, AUTHORIZING THE MAYOR TO EXECUTE, ON BEHALF OF THE CITY, THE APPROVAL TO PURCHASE ONE (1) MEDIX AMBULANCE FROM REPUBLIC EVS BY UTILIZING A COOPERATIVE PURCHASE AGREEMENT THROUGH HGAC

WHEREAS, the Escondido Fire Department completed a Standards of Coverage ("SOC") study which recommended the addition of one ambulance to support the growing needs of the city; and

WHEREAS, on December 10, 2025, City Council approved the use of Measure I funds to purchase one additional ambulance; and

WHEREAS, Medix Inc. of Elkhart, Indiana is the manufacturer of the Ambulance; and

WHEREAS, Republic EVS of Huntington Beach, California, is the local Medix Ambulance dealer;
and

WHEREAS, HGAC conducted a competitive bid process for ambulances and Medix was deemed to be the lowest responsive bidder; and

WHEREAS, the HGAC contract for Medix Ambulances is Contract No. AM10-23; and

WHEREAS, the City is utilizing cooperative purchasing with HGAC, and as per the Escondido Municipal Code Chapter 10, Article 5, Section 10-91, the City may utilize a cooperative purchase contract, which has been conducted in a competitive manner by the State, County or any other Public or Municipal Agency; and

WHEREAS, staff recommends purchasing one (1) Medix Ambulance from Republic EVS in the amount of \$395,137.95, which includes sales tax, pre-delivery inspection trips, delivery, and all other associated fees; and

WHEREAS, the City Council desires at this time and deems it to be in the best public interest to authorize the purchase from Republic EVS using a cooperative purchase agreement with HGAC, Contract No. AM10-23.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.
2. That the City Council authorizes, on behalf of the City, utilizing the cooperative purchase agreement through HGAC, as allowed per Escondido Municipal Code Chapter 10, Article 5, Section 10-91.
3. That the City Council approves Resolution No. 2026-30 authorizing the Fleet Services Division to purchase one (1) Medix Ambulance from Republic EVS in the amount of \$395,137.95, which includes sales tax, delivery, inspection trips, and all other fees, as reflected in Exhibit "A", which is attached to this Resolution and incorporated by this reference.



Republic EVS
16182 Gothard St, Unit V
Huntington Beach, CA 92647



Offer and Purchase Agreement for: **Escondido Fire Department**

One (1) Medix Specialty Vehicles Type III MSV 170" on 2026 Ford F-450 4 x 2 Diesel Powered Chassis, Two Door Standard Cab

Quoted prices that include factory rebates are subject to change. If the rebate amount changes or becomes unavailable the difference will be invoiced to the purchaser. Chassis prices are subject to change by the OEM. If the price changes, the difference will be invoiced to the purchaser.

Large ticket items (cot hardware, radio equipment, etc.) may ship prior to construction and will be invoiced to purchaser at that time. Previously invoiced equipment costs will be deducted from the final balance.

Description	Qty	Price Each	Extended Price
One (1) Medix Specialty Vehicles Type III MSV 170" on 2026 Ford F-450 4 x 2 Diesel Powered Chassis, Two Door Standard Cab	1	\$362,368.46	\$362,368.46
Chassis VIN Number(s): To Be Determined After Production Start Date HGAC Contract # AM10-23			
Tax (Based on a Rate of 8.75%)	1	\$31,707.24	\$31,707.24
DMV Fee	1	\$50.00	\$50.00
Tire Fee	1	\$12.25	\$12.25
HGAC Fee	1	\$1,000.00	\$1,000.00
Total Purchase Price	1	\$395,137.95	\$395,137.95

Date Offered: February 12, 2026

**Three Hundred Ninety Five Thousand One Hundred Thirty Seven Dollars and Ninety Five Cents
\$395,137.95**

Offer is based on build quote and any reference drawings if applicable. Prior to ambulance construction, a final engineered build quote will be provided for customer review and approval. Any changes requested may result in additional charges.

Payment Terms: 100% of the contract payment is due at time of delivery unless otherwise specified in writing. Title for the ambulance will be delivered within fourteen (14) business days after payment has processed through the financial institution.

Delivery Terms: Delivery shall be 180 days or less after Receipt of Chassis as well as approved work order and production drawing if applicable. F.O.B. shall be Huntington Beach, CA.

Signature below represents acceptance of above contract and terms:

Escondido Fire Department

Republic EVS

2/12/2026

Garett Adelman

2/12/2026

Signature

Date

Signature

Date

Printed Name

Garett Adelman

Printed Name

Title

Director of Sales

Title



STAFF REPORT

March 4, 2026
File Number 1115-20

SUBJECT

ACCEPTANCE OF \$10,000 FROM CARNEGIE CORPORATION OF NEW YORK

DEPARTMENT

Community Services/Library

RECOMMENDATION

Request the City Council adopt Resolution No. 2026-31 authorizing the acceptance and appropriation of a \$10,000 gift from the Carnegie Corporation of New York on behalf of the Escondido Public Library.

Staff Recommendation: Approval (Public Works/Community Services: Joseph Goulart, Director of Public Works)

Presenter: Robert Rhoades, Assistant Director of Community Services

ESSENTIAL SERVICE – No

COUNCIL PRIORITY –

FISCAL ANALYSIS

There will be no impact to the General Fund and does not require matching funds.

PREVIOUS ACTION

None

BACKGROUND

The Escondido Public Library has been selected to receive a \$10,000 gift from the Carnegie Corporation of New York as part of the *Carnegie Libraries 250 initiative*. This national program commemorates the 250th anniversary of the signing of the Declaration of Independence by honoring the legacy of Andrew Carnegie, who funded 1,681 free public libraries across the United States. The Escondido Public Library ("Library") is one of approximately 1,280 surviving Carnegie libraries eligible for this award due to its continued operation and acknowledgement of its Carnegie heritage.



CITY of ESCONDIDO

STAFF REPORT

The primary objective of this gift is to support civic institutions that foster participation and bring people together. The Corporation identifies libraries as "cradles of democracy" and intends, but does not require, for these funds to be used for the following goals:

- Promoting Civic Engagement: Encouraging programs that strengthen the democratic idea and foster civic participation among residents.
- Reducing Polarization: Supporting activities that bring diverse groups together, including cultural events designed to reach new audiences and exchange programs that bridge community divides.
- Educational Outreach: Developing resources for civics education, media and digital literacy, and English language learning for adults.
- Youth Participation: Engaging the next generation through programs like teen civic participation and youth voting initiatives.
- Historical Preservation: Showcasing the Library's heritage through contributions to the national "Carnegie Libraries Across America" interactive resource and digital archives.

The gift is unrestricted, provided it supports the Library's mission and strategic priorities.

RESOLUTIONS

- a. Resolution No. 2026-31

ATTACHMENTS

- a. Attachment "1"—Grant Award Letter

RESOLUTION NO. 2026-31

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, AUTHORIZING THE ASSISTANT DIRECTOR OF COMMUNITY SERVICES TO RECEIVE, ON BEHALF OF THE ESCONDIDO PUBLIC LIBRARY, A \$10,000 GIFT FROM THE CARNEGIE CORPORATION OF NEW YORK

WHEREAS, the City of Escondido ("City") is committed to providing free access to learning and opportunity for all residents through its public library; and

WHEREAS, the Escondido Public Library serves as a vital civic hub and "cradle of democracy," dedicated to fostering community engagement and strengthening democratic ideals; and

WHEREAS, the Carnegie Corporation of New York has established the Carnegie Libraries 250 initiative to commemorate the 250th anniversary of the signing of the Declaration of Independence by supporting America's civic institutions; and

WHEREAS, the Escondido Public Library is recognized as one of the original Carnegie-funded libraries still in operation that continues to acknowledge and honor its Carnegie heritage; and

WHEREAS, the Carnegie Corporation of New York has awarded a \$10,000 gift to the Escondido Public Library to further its mission, celebrate this national milestone, and benefit the local community; and

WHEREAS, this City Council deems it to be in the best public interest to formally accept and appropriate these gift funds to support the Library's strategic priorities and civic programs.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.
2. That the City Council authorizes the Assistant Director of Community Services, or their designee, to execute all necessary documents, in forms approved by the City Attorney's Office, to accept the \$10,000 gift from the Carnegie Corporation of New York.
3. The Community Services Department/Escondido Public Library shall expend the \$10,000 gift in accordance with the terms and requirements of the Carnegie Libraries 250 initiative.



January 16, 2026

Rino Landa, Library Director
Escondido Public Library
239 S. Kalmia Street
Escondido, CA 92025

Dear Escondido Public Library,

It gives me great pleasure to enclose this check from Carnegie Corporation of New York in celebration of the 250th anniversary of the Declaration of Independence. Andrew Carnegie wrote that libraries are "cradles of democracy" and it has been truly inspiring to hear accounts from across America of how the 1350-plus surviving Carnegie Libraries are serving their communities today.

This gift is freely given without conditions or expectations, you can spend it however you choose for the benefit of your library and community in commemoration of the 250th anniversary.

The response we have had to our renewed focus on libraries has been overwhelming and overwhelmingly positive. At a time of unprecedented strain to our social cohesion, libraries are among the few public institutions which play a genuinely unifying role. Thank you for all the good work you are doing.

With best regards,

A handwritten signature in blue ink, appearing to read "Louise Richardson".

Dame Louise Richardson
President, Carnegie Corporation of New York



STAFF REPORT

March 4, 2026
File Number 0800-40

SUBJECT

PL24-0126/PL24-0127/PL25-0359: JUNIPER STREET OFFICE TO RESIDENTIAL CONVERSION

DEPARTMENT

Planning Services, Development Services

RECOMMENDATION

Request that the City Council adopt the following the Ordinance and Resolution:

- 1) Ordinance No. 2026-05 determining the project is exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, and adoption of a Master and Precise Development Plan allowing ground-floor residential uses for the project site and reduced setbacks for an existing building (First Reading).
- 2) Resolution No. 2026-40 approving a Design Review Permit and Density Bonus Request to facilitate the conversion of an existing office building into 32 residential dwelling units.

Staff Recommendation: Approval (Development Services, Kevin Snyder, AICP, Director of Development Services)

Presenter: Ivan Flores, AICP, Principal Planner

ESSENTIAL SERVICE – Yes, Land Use/Development

COUNCIL PRIORITY – Drive Community and Land Development

FISCAL ANALYSIS

The applicant will be responsible for payment of all applicable Development Impact Fees (DIFS) at time of building permit issuance.

BACKGROUND

The Project site is a 0.67-acre parcel located generally southeast of the City's downtown area, at the northeast corner of Juniper Street, and is bounded by E. 4th Avenue to the south, S. Ivy Street to the east, and E. 3rd Avenue to the north. The site is addressed as 322 S. Juniper Street (APN: 229-472-11-00)



CITY of ESCONDIDO

STAFF REPORT

("Property") (**Figure 1 – Project Site**). The Property is located within the Downtown Specific Planning Area (SPA#9) General Plan land use designation, and is zoned Specific Plan (S-P).

On May 15, 2024, Darshan Patel ("Applicant") submitted a request to convert the existing office building into 32 residential dwelling units. The request includes a Planned Development Permit (Master and Precise Plan) to allow for ground-floor residential uses as required by Downtown Specific Plan ("DSP") Figures II-3 and II-4 and to legalize nonconforming setbacks of the existing permitted building, and a Design Review Permit as required by DSP Ch. VIII sec. (A)(1) for site layout changes, all to facilitate the conversion of non-residential space to 32 residential units ("Project"). The building would be retained and minimal improvements are proposed that would affect the existing site layout and parking area (Attachment "1"- Site Plan). The Project also includes a Density Bonus Request as permitted by Article 67 (Density Bonus and Residential Incentives) of the Escondido Zoning Code ("EZC"). The Applicant proposes to restrict 8 of the 32 residential units for low-income households which would allow for the use of various incentives/concessions and waivers as permitted by State Density Bonus Law ("SDBL") (Government Code Section 65915 – 65918). and Article 67.

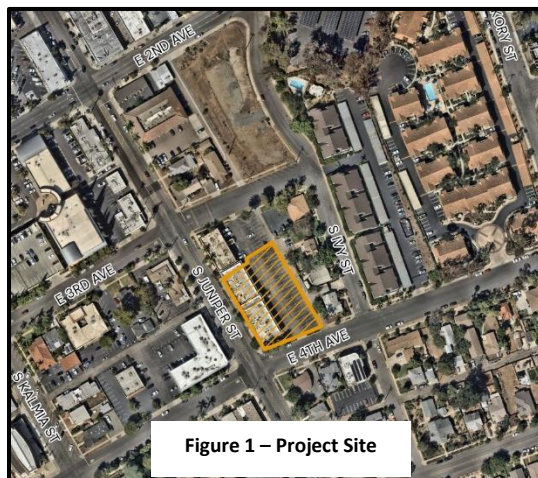


Figure 1 – Project Site

PLANNING COMMISSION ACTION

On February 10, 2026, the Planning Commission held a duly noticed public hearing on the Project and voted 6-0 (1 absence) to recommend approval of the Project to the City Council. The Planning Commission requested clarification on the incentive/concession as it relates to the sidewalk along the Project's frontage, and lighting at the driveway entrance along E 4th Avenue. One public comment was submitted via email, and questioned the adequacy of the proposed off-street parking. As discussed in the Planning Commission Staff Report, dated February 10, 2026, due to the Density Bonus Request, the Applicant is eligible for reduced parking ratios consistent with SDBL. The proposed Project complies with the parking requirements of SDBL as designed.

ANALYSIS

The Project includes a Planned Development Permit (Master and Precise Plan) to allow ground-floor residential uses on the Property which would facilitate the conversion of an existing office building to residential dwelling units. The site was previously developed with an office building subject to different development standards in place at the time of permitting. Therefore, the existing building's setbacks no longer comply with current standards. The Planned Development Permit would legalize the setbacks for the Project site, and bring the structure into conformity under the Master Development Plan.



CITY of ESCONDIDO

STAFF REPORT

The Project site is identified on the Suitable Sites Inventory (SSI) of the City's adopted Housing Element as a site that is suitable for residential development to fulfill the City's Regional Housing Needs Allocation ("RHNA"). The Housing Element identifies 14 low- and 8 above-moderate income units for the Property, whereas the Applicant proposes 32 (8 low- and 24 above-moderate income) -- thus representing a net increase of 10 overall units. However, the City would lose the remaining 6 low-income units identified in the Housing Element Inventory for the Property. Based on the City's tracking for compliance with No Net Loss provisions, staff determined there are adequate remaining sites with capacity to meet the requirements of Section 65583.2, and to accommodate the RHNA pursuant to Section 65584. Further information regarding compliance with "No Net Loss" provisions can be found in Exhibit "B" to Ordinance No. 2026-05 and Exhibit "C" to Resolution No. 2026-40.

The Project includes a Density Bonus Request to increase the allowable density on-site from 30 dwelling units to 32 dwelling units; in exchange, the Applicant would provide 8 low-income units (26% of the base units) ("target units"). Additionally, the request includes incentives/concessions and waivers as permitted by SDBL and Article 67 (Attachment "2" – Density Bonus Request). The draft density bonus request form does not currently reflect the discussion in the Planning Commission Staff Report, dated February 10, 2026; however, the Project is conditioned to provide an updated density bonus request form prior to building permit issuance for City records.

Notwithstanding the items associated with the Density Bonus Request—all of which comply with the requirements of SDBL and Article 67 of the EZC, the Project complies with the standards within the Downtown Specific Plan.

Further analysis can be found in the Planning Commission Staff Report, dated February 10, 2026 (Attachment "3" – Planning Commission Staff Report, dated February 10, 2026)

ENVIRONMENTAL ANALYSIS

California Environmental Quality Act ("CEQA") Guidelines lists classes of projects that have been determined to not have a significant impact on the environment and as a result are exempt from further environmental review under CEQA.

As detailed in Attachment "4", pursuant to CEQA, the Project is categorically exempt from further environmental review under CEQA Guidelines Section 15332 (In-Fill Development Projects). Based on the information in the administrative record, including, but not limited applicable municipal code ordinances, the Climate Action Plan consistency checklist, and traffic scoping agreement, the Project would not result in any significant effects relating to traffic, noise, air quality or water quality. Furthermore, the Project does not trigger any of exceptions to the use of an exemption under Section 15300.2 (Exceptions) of the CEQA guidelines, or the exceptions outlined in Article 47 (Environmental Quality) of the Escondido Zoning Code.



CITY of ESCONDIDO

STAFF REPORT

The City Council's approval of the Project includes the environmental determination. If approved, City staff will file a Notice of Determination (NOD) with the County Clerk.

CONCLUSION AND RECOMMENDATION

The Project would revitalize an existing office building, and introduce new housing opportunities along a commercial corridor of the downtown area. Additionally, the Project would result in affordable deed restriction of 8 units for low-income households, and would further the City of Escondido's housing goals as discussed in the adopted Housing Element. Additionally, the Property is located on the Suitable Sites Inventory list which anticipated approximately 22 units for this site whereas the Project would provide 32 units resulting in an overall net gain of units for the City and its obligations under the RHNA.

Based on the analysis contained in this Staff Report, Planning Commission recommendation, and as presented by City staff during the public hearing, staff recommends that the City Council approve the Project, including the environmental determination.

RESOLUTIONS

- a. Resolution No. 2026-40
- b. Resolution No. 2026-40 – Exhibit "A" – Legal Description
- c. Resolution No. 2026-40 – Exhibit "B" – Project Plan Set
- d. Resolution No. 2026-40 – Exhibit "C" – Factors to be Considered/Findings of Fact
- e. Resolution No. 2026-40 – Exhibit "D" – Conditions of Approval

ORDINANCES

- a. Ordinance No. 2026-05
- b. Ordinance No. 2026-05 – Exhibit "A" – Legal Description
- c. Ordinance No. 2026-05 – Exhibit "B" – Factors to be Considered/Findings of Fact
- d. Ordinance No. 2026-05 – Exhibit "C" – Project Plans

ATTACHMENTS

- a. Attachment "1" – Site Plan
- b. Attachment "2" – Density Bonus Request Form
- c. Attachment "3" – Planning Commission Staff Report, dated February 10, 2026
- d. Attachment "4" – Notice of Exemption

S.R. Bradley & Associates, Inc.
440 S. Melrose Dr., Suite 203
Vista, CA 92081



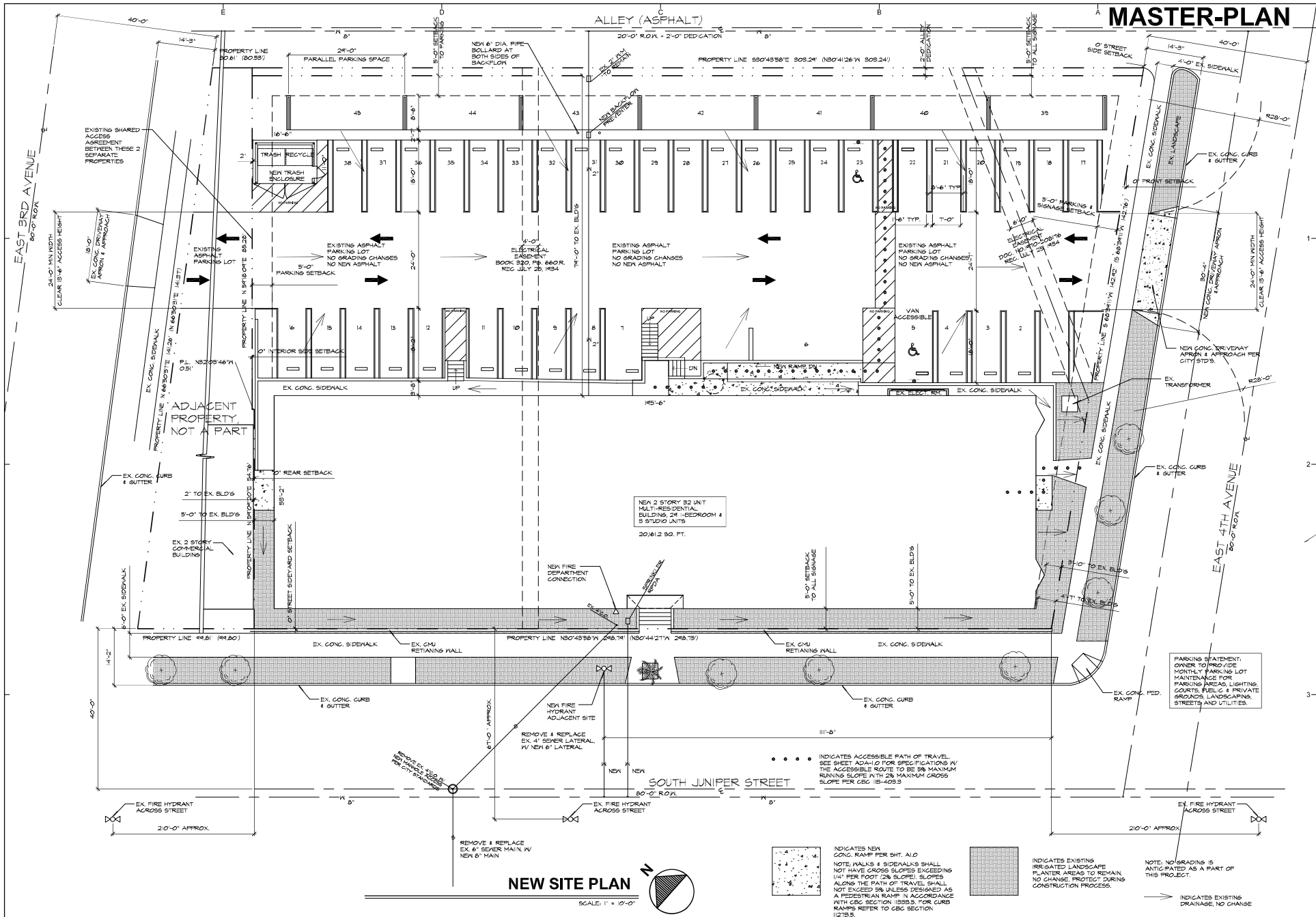
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ST. MULTI-RESIDENTIAL
2 SOUTH JUNIPER STREET
ESCONDIDO, CA 92025

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**CITY OF ESCONDIDO
Planning Division
Density Bonus Request**

Pursuant to Escondido Municipal Code Sections 33-1412 and 33-1413, the applicant for a density bonus project shall submit a written proposal for the project including the information provided below.

A. General Information

PROJECT NO(S):

Project ID: PL23-0449

ADDRESS:

Project Site: 332 S Juniper, Escondido, CA, 92025-4940

APN(S):

229-472-11

PROJECT
NARRATIVE (Attach
additional sheet if
necessary)

Converting an existing office building into 32 apartment units.

SITE HISTORY (e.g.,
past entitlements,
actions, CEQA review,
existing development,
site characteristics):

Currently an office building

GENERAL PLAN
DESIGNATION:

BASE DENSITY
CALCULATION &
ALLOWANCE:

45 units per acre: 0.67 acres = 30 units base density

THE PROJECT INCLUDES A CHILD CARE FACILITY (check box) Yes ☐ No ☒

B. Existing Conditions

TOTAL NO. OF:

Existing units on site: 0

Existing units
proposed for
removal: 0

IF UNITS ARE PROPOSED FOR REMOVAL FILL OUT **SECTION E.**

C. Proposed Density Bonus Request

TOTAL UNITS 32
PROPOSED:

NO. AFFORDABLE
UNITS &
(AFFORDABILITY
LEVELS):

8 affordable units at Low-Income Level

PERCENTAGE OF
AFFORDABLE UNITS:

25% of total units. 26.6% of the base density

DENSITY INCREASE
PERMITTED (%):

6.7% requested, much below the permitted at this level of affordability

DENSITY BONUS UNITS ALLOWED:	2 requested, much below the permitted at this level of affordability
TOTAL LOTS PROPOSED:	0
TOTAL NO. OF:	
Studio Units	0
1-Bedroom Units	32
2-Bedroom Units	0
3-Bedroom Units	0
4-Bedroom Units	0

D. Incentives/Concessions¹ and Waivers²

NO. OF INCENTIVES/
CONCESSIONS PERMITTED: 3

NO. OF WAIVERS REQUESTED: 4

NO. INCENTIVES/
CONCESSIONS REQUESTED: 3

Provide all proposed Incentives/Concessions and/or any Waivers requested in **Table 1** as a part of the Density Bonus Request. Requests should be clear and definitive in identifying the requested standard, code, or regulation waiving/modification.

Note: A proposed project must not have a specific, adverse impact upon health, safety, or the physical environment and no adverse impacts to any real property that is listed in the California Register of Historical Resources. Additional information may be required, as needed.

Table 1 – Requests

Incentives/Concessions			
Incentive / Concession	Development Standard (citation)	Proposed	Justification
<i>Alleyway</i>	<i>Comment 42: Alleyway pavement is in poor condition, the project shall remove and replace the pavement in the alleyway full width to our current standard.</i>	<i>Existing to remain</i>	<i>Cost makes the project not feasible</i>
<i>Sidewalk</i>	<i>Comment 45: Sidewalk and curb areas along Juniper are in poor condition and should be removed and replaced by the project. Comment 47: The existing tree roots appear to be pushing up the sidewalk and they are recommended to be removed and replaced with City approved trees.</i>	<i>Existing to remain</i>	<i>Cost makes the project not feasible. We believe both Comments 45 and 47 are the same as they address the condition of the sidewalk.</i>

* Per EMC If any residential units are proposed for demolition, additional verification information will be required to ensure compliance with replacement requirements pursuant to state law.

¹ Per EMC 33-1411 – an incentive/concession is an item(s) that would result in identifiable, financially sufficient, and actual costs reductions that contribute to the economic feasibility of the project.

² Per Gov. Code §65915(e)(1) and §65915(e)(2) – a waiver is a reduction or modification of any development standard (Gov. Code §65915(o)(1)) when those requirements potentially make the construction of the project physically infeasible, if not approved. An example of sufficient documentation is a written explanation of the requested waiver(s) and a waiver exhibit showing the developable envelope remaining once all development standards are

Sewer	Comment 64: Sewer main extension is require. Per City of Escondido standards, multi-family projects require a minimum 6-inch sewer lateral that connects to a minimum 8-inch sewer main. All new or existing projects that propose to connect to an existing sewer are responsible to extend public sewer across the full property frontage and to all property limits as necessary for future extensions. Currently this site connects to a sewer cleanout located at the end of a 6-inch sewer main that is located at the intersection of Juniper and the alley. The existing sewer lateral is 4-inches in diameter. A sewer main extension from the existing cleanout in Juniper southerly to the intersection of Juniper and 4th is required. The existing cleanout shall be replaced with a manhole. The sewer main extension shall end in a manhole.	Existing to remain	Cost makes the project not feasible. Additionally, I have attached a stamped engineering report to establish that the existing sewer system is sufficient for our proposed project.
Waivers			
Waiver	Development Standard (citation)	Proposed	Justification
ADA Ramp	Comment 44: Existing ped ramp doesn't meet ADA requirements and should be removed and replaced by the proposed.	Existing to remain	As per the status at Hickory, the building is grandfathered before the ADA and allows for best efforts to be utilized to meet ADA. Additionally, see as this ramp is on City property, we do not believe that best efforts are needed to bring this ramp to standard. If in the interest of public health and safety, we believe the City should add this to their Public Works calendar to repair as soon as possible as the timing of our project's construction completion is unknown.
Covered Parking	1 per unit	No covered parking	Per density bonus if 20% is offered, parking need not be covered
Open Space	4,800 sq ft	0 sq ft	The Site constraints do not allow for open space
Landscaping		Existing to remain	
Notes:			

E. Existing unit information

- **Restricted Affordable Lower Income Units:** Indicate the number of units by bedroom size existing on the site in the **past five years** that were at any time subject to a recorded covenant, ordinance, or law that restricted rents or prices to be affordable to lower or very low-income households.

none

- **Units Subject to Rent Control or Price Control:** Indicate the number of units by bedroom size on the site that in the **past five years** have been subject to rent control (through either state law, a local rent control ordinance, or an inclusionary (BMR) ordinance) or price control (through an inclusionary (BMR) ordinance).

none

- **Incomes of Existing Tenant Households:** Provide documentation of the names, property address, and current incomes of any households now occupying units on the site, by bedroom size of units. If current incomes are unknown, please indicate.

No existing residential tenants

- **If Any Units Are Still Occupied, Incomes of Households Formerly Occupying Vacant Units:** For any vacant units, provide documentation of the income of the last household occupying the unit, by bedroom size. If that household's income is unknown, please indicate.

No residential tenants exist

- **No Units Occupied; All Units Vacant or Demolished; Incomes of Former Tenants:** If all units that existed on the site in the last five years are currently vacant or have been demolished, please indicate the maximum number of units, by bedroom size, that existed on the site in the past five years and the income of each household occupying a unit at the time when the maximum number of units existed on the site. If the income of those households is unknown, please indicate.

No residential units have existed on this site during our ownership

* Per EMC If any residential units are proposed for demolition, additional verification information will be required to ensure compliance with replacement requirements pursuant to state law.

¹ Per EMC 33-1411 – an incentive/concession is an item(s) that would result in identifiable, financially sufficient, and actual costs reductions that contribute to the economic feasibility of the project.

² Per Gov. Code §65915(e)(1) and §65915(e)(2) – a waiver is a reduction or modification of any development standard (Gov. Code §65915(o)(1)) when those requirements potentially make the construction of the project physically infeasible, if not approved. An example of sufficient documentation is a written explanation of the requested waiver(s) and a waiver exhibit showing the developable envelope remaining once all development standards are



STAFF REPORT

DATE: February 10, 2026

PL24-0126/PL24-0127/PL25-0359: Juniper Street Office to Residential Conversion

PROJECT NUMBER / NAME: 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 units pursuant to State Density Bonus Law (SDBL), in addition to the 30 base units allowed by the underlying zone. The Project would include the 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.

PROPERTY SIZE AND LOCATION: The 0.67-acre site is located at the northeast corner of S. Juniper Street and E. 4th Avenue and is addressed as 332 S. Juniper Street (Assessor's Parcel Number: 229-472-11-00)

APPLICANT: Darshan Patel

GENERAL PLAN / ZONING: Specific Planning Area-9 (SPA9)/Specific Plan (S-P)

PRIMARY REPRESENTATIVE: Darshan Patel

DISCRETIONARY ACTIONS REQUESTED: Planned Development Permit (Maser and Precise Plan) and Design Review Permit

PREVIOUS ACTIONS: N/A

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

STAFF RECOMMENDATION: Recommend approval to City Council

REQUESTED ACTION: Adopt Planning Commission Resolution No. 2026-02

CITY COUNCIL HEARING REQUIRED: ☒ YES ☐ NO

REPORT APPROVALS: ☒ Dare Delano, Assistant City Attorney

☒ Veronica Morones, Assistant Director of Development Services



CITY of ESCONDIDO

STAFF REPORT

BACKGROUND

Site Information: The Project site is a 0.67-acre parcel located generally southeast of the City's downtown area, at the northeast corner of Juniper Street and is bounded by E. 4th Avenue to the south, S. Ivy Street to the east, and E. 3rd Avenue to the north. The site is addressed as 322 S. Juniper Street (APN: 229-472-11-00) ("Property"). The Property is located within the Downtown Specific Planning Area (SPA#9) General Plan land use designation, and is zoned Specific Plan (S-P) (Attachment "1" – Location, Land Use, and Zoning).

The Downtown Specific Plan (DSP) is comprised of various land use districts which function similar to zoning districts in that the land use districts outline permitted/conditionally permitted uses, and development standards related to lot coverage, building height, densities, etc. The Property is located within the DSP's Southern Gateway (SG) land use district. The Property is also located on the Suitable Sites Inventory (SSI) as identified in Appendix B of the City's adopted Housing Element. Further discussion on this topic is included under the "Analysis" section of this staff report.

The Property is currently developed with an existing 20,378 square-foot office building that was constructed in 1971. The Property currently has approximately 61 off-street parking spaces, and has a two-way driveway. The building has been historically used for a range of service businesses including but not limited to: educational support services, medical billing services, household repairs, and other miscellaneous office-type uses.

SUMMARY OF REQUEST

On May 15, 2024, Darshan Patel ("Applicant") submitted a request to convert the existing office building into 32 residential dwelling units. The request includes a Planned Development Permit (Master and Precise Plan) to allow for ground-floor residential uses as required by DSP Figures II-3 and II-4, and a Design Review Permit as required by DSP Ch. VIII sec. (A)(1) for site layout changes all to facilitate the conversion of non-residential space to 32 residential units. The building would be retained and minimal improvements are proposed that would affect the existing parking area (Attachment "2"- Site Plan). The Project also includes a Density Bonus Requested as permitted by Article 67 (Density Bonus and Residential Incentives) of the Escondido Zoning Code (EZC). The Applicant proposes to restrict 8 of the 32 residential units for low-income households which would allow for the use of various incentives/concessions and waivers as permitted by State Density Bonus Law ("SDBL") and Article 67.

As outlined in the "Supplemental Details of Request," the existing site conditions would be maintained, and very minor modifications, if any, will be made to the existing improvements including, but not limited to the building's footprint (e.g. setbacks, massing, and height), and landscaping.

Pursuant to Article 19 of the EZC, Planned Development Permits which are adopted via ordinance, require review and consideration by the City Council with a recommendation by the Planning Commission. Pursuant to Article 1, section 33-16 of the EZC, concurrent processing of applications for permits shall be reviewed by the decision-making body associated with the highest-level action among the applications to be considered. Therefore, the City Council is the final decision maker for the Design Review Permit as well.

SUPPLEMENTAL DETAILS OF REQUEST

Standard	
1. Property Size:	0.67-acres



CITY of ESCONDIDO

STAFF REPORT

2. Number of Units:	32	
	Minimum Required	Proposed
3. Unit Size:	N/A	~500 sq. ft.
4. Density:	45 du/ac	47 du/ac
5. Lot Coverage/Floor Area Ratio:	None/None	34.5%/0.69*
6. Building Height	35'-0"/2 stories	24'-0"/2 stories*
7. Motor Vehicle Parking ¹ :	40 off-street parking spaces	45 off-street parking spaces
8. Bicycle Parking:	N/A	N/A
9. Setbacks:		
a. Front Yard:	15'-0"	4'-0" *
b. Rear Yard:	10'-0"	5'-6" *
c. Side Yard:	10'-0"	5'-0" *
10. Open Space / Landscaping ¹ :	9,600 square-feet (sq. ft.)	1,415 sq. ft. remaining*
11. Trees:	32	0*
12. Signage:	To be reviewed at building permit stage	Comply with signage regulations detailed in the DSP
13. Trash:	Screened	Trash enclosure
14. Lighting:	To be reviewed at building permit stage	Comply with Article 35 (Outdoor lighting)
15. Heating and Ventilation:	Screened	No changes proposed.
¹ Waived pursuant to State Density Bonus Law and Article 67 (Density Bonus and Residential Incentives). * denotes existing condition and not changed as part of proposed Project.		

PROJECT ANALYSIS

1. General Plan Conformance:

a. Land use and density consistency

The Property is located within the SG land use district of the DSP which allows up to 45 dwelling units per acre ("du/ac"). Based on the Property size, the allowable maximum base density equates to 30 dwelling units which



CITY of ESCONDIDO

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amounts to 45 du/ac (rounded up from 44.77) and is consistent with the allowable du/ac. The Applicant proposes to deed restrict 8 of the units for low-income households ("target units") as permitted by SDBL and Article 67 (Table 1 – Project Density Bonus Calculation). Based on the provided affordability levels, the Applicant is allowed 3 incentives/concessions and waivers, and a 50% increase in density; however, the Applicant is only proposing 2 additional units ("bonus units") for a total of 32 units. Additionally, pursuant to SDBL, the Applicant has requested the use of parking ratios associated with density bonus projects which would require only one space for studios and one-bedroom units.

Table 1: Project Density Bonus Calculation

Standard	Calculation	Total
<i>Base Density (permitted under zoning):</i>	45 dwelling units per acre x 0.67 acres	30 dwelling units
<i>Target Units (Affordable Units):</i>	8 (Low-Income) ÷ 30 base units	26.6% of affordable units
<i>Bonus Units:</i>	30 base units x 5% increase in density	2 bonus units*
Total Amount of Units Proposed: 32 Dwelling Units (30 base units + 2 bonus units)		
* Rounded up pursuant to Article 67 of the Escondido Zoning Code		

The City's Staff Development Committee reviewed the requested incentives/concessions, and determined the requested incentives/concessions would not cause a specific, adverse impact upon public health and safety, or the physical environment, or on any real property that is listed in the California Register of Historical Resources. The Applicant's requested incentives/concessions include removal of the following requirements:

- Improvement of the adjacent alley;
- Sidewalk improvements at the Project site's frontage;
- Extension of the public sewer main across the Project's frontage.

Additionally, the Applicant requested the use of several waivers including but not limited to open space and landscaping requirements, as well as off-site ADA improvements, as detailed under Attachment "3" (Density Bonus Request Form). Planning staff, in conjunction with the Staff Development Committee, evaluated the requested waivers, and determined the requested waivers of development standards for open space and landscaping comply with the provisions of SDBL and are eligible waivers. The City's Building Service Area reviewed the requested waiver for off-site ADA improvements and concluded that such requirements do not apply to the Project and are therefore not a qualifiable waiver under SDBL. However, the Applicant did not provide an updated request form with such waiver line item removed. The Applicant is required to provide an updated density bonus request form pursuant to Condition of Approval E.1 as detailed in Exhibit "D" of Resolution No. 2026-02.

There is nothing in the administrative record from the City's Fire Department, Engineering Division, or Building and Safety Division indicating that the requested incentive/concessions or waivers from development standards would impact the public health and safety, nor is there any real property within the site that is listed within the California



CITY of ESCONDIDO

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Register of Historical Resources. Therefore, the requested incentives/concessions and waivers comply with the requirements of State Density Bonus Law and Article 67.

Further, in accordance with State Law, inconsistency with a zoning ordinance or general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety. The Applicant requested incentives/concessions along with certain waivers of development standards that are consistent with requirements of State Density Bonus Law and Article 67. The Project site maintains a land use designation that permits for residential development, while State law and Article 67 allow for density beyond the general plan's identified threshold.

b. Housing Element and "No Net Loss"

The City is taking steps to encourage, promote, and facilitate the development of housing consistent with policies 1.1 and 2.1 of the Housing Element of the General Plan, while accommodating the City's share of regional housing needs, consistent with Government Code section 65584. No Net Loss Law (Government Code section 65863) ensures development opportunities remain available throughout the planning period to accommodate a jurisdiction's Regional Housing Needs Allocation ("RHNA"), especially for lower- and moderate-income households. In general, jurisdictions cannot approve new housing at significantly lower densities or at different income categories than was projected in the Housing Element without making specific findings and identifying other sites that could accommodate these units and affordability levels "lost" as a result of the approval. The so-called "no net loss" provisions apply when a site is included in the jurisdiction's Housing Element's inventory of sites and is either rezoned to a lower residential density or is approved at a lower residential density than shown in the Housing Element. (Gov't Code § 65863(b)).

The Property is located on a site listed within the Suitable Sites Inventory, and forecasted to provide 14 low and 8 above-moderate income units. The Project would be approved for 8 low- and 24 above-moderate income, and thus would be approved at a lower density than shown in the Housing Element for low-income units (Gov't Code § 65863(b)).

Nonetheless, the remaining sites in the Housing Element inventory are adequate to meet the requirements of Section 65583.2 and to accommodate the RHNA pursuant to Section 65584, based on the following:

Income Levels:	Very-low & Low		Moderate	Above Moderate
Suitable Sites Inventory Units CityWide (i.e., capacity identified CityWide)	4,557*		1,467	3,439
Suitable Sites Inventory Units approved, constructed or projected to date	224	197	63	1,460
Impacted by Project	0	8	0	24



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Remaining Sites Inventory Capacity with Proposed Development +/-(-)	4,197	1,427	3,107
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The Housing Element, adopted on August 11, 2021 and subsequently amended on March 22, 2023, requires that the City accommodate **9,607** low-/moderate-/above-moderate income units as its share of the regional housing need, with 5,280 low-/moderate-/above-moderate income units either constructed, approved, or projected to be provided through accessory dwelling units, leaving a remaining need for 4,32 units. If the project is approved, the remaining need will be reduced to 4,290 units. The Housing Element Sites Inventory would still have a capacity for 8,756 housing units. Further information may be found in Exhibit "C" of Resolution No. 2026-02.

2. Specific Plan Conformance:

The Project is located within the SG land use district of the DSP which permits up to 45 du/acre, and ground floor residential uses subject to a Planned Development Permit. Notwithstanding the density bonus request, the Project complies with the requirements of the specific plan. As described in the DSP, the vision for the SG land use district is intended to serve as an extension of Grand Avenue due to its proximity, especially given the commercial nature of Juniper Street. The SG is envisioned with attractive urban-style residential land uses, while also preserving the integrity of historic resources, which include a number of single-family residential dwellings that have undergone conversion into business uses. The Project would convert an existing office building that is consistent with the existing massing and scale of surrounding properties, and increase residential opportunities with higher densities that can support the business in the surrounding area.

3. Climate Action Plan Consistency:

The Applicant completed a Climate Action Plan Consistency Checklist, and based on the screening thresholds, the Project is screened out from further review. The Project is consistent with the underlying general plan land use designation, and does not exceed the threshold of 55 multi-family dwelling units; therefore, the Project is presumed to be consistent with the City's adopted Climate Action Plan.

4. Site Design

a. Grading, topography, retaining wall, and fencing:

The Project does not include grading, or any other site improvements. The Property's existing topography would remain the same upon approval of the Project. The Project may require minor trenching for any utilities that will need to be undergrounded.

b. Project Access and Circulation:

As discussed throughout the staff report, the Project includes minor changes to the existing site conditions, including circulation and project access through the site. The Project site currently takes access from E. 4th Avenue and E. 3rd Avenue. However, under the proposed changes, the site's anticipated primary access would likely occur at E. 4th Avenue due to convenient access to the parking lot. The Applicant proposes to remove the existing 20 perpendicular off-street parking spaces adjacent to the alley and would restripe the area to provide 5 parallel



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parking spaces, resulting in a net loss of 20 of 61 off-street spaces. The parking redesign adjacent to the alleyway would not cause issues for circulation or impact the Project's parking need, as it meets the setback requirements for parking areas (5'-0" from property line) and on-site parking requirements (refer to "Parking" below).

c. Building Orientation:

No changes are proposed to the existing building layout, and the existing orientation would remain as-is. The building's existing primary entrance is located on Juniper Street, and would remain the same under the Proposed design.

d. Open Space and Landscaping

Pursuant to the DSP, open space requirements for the Project would total 9,600 square-feet (sq. ft.), resulting from a requirement of 300 sq. ft. per dwelling unit. State Density Bonus Law affords the Applicant certain incentives/concessions and waivers of development standards due to the provision of 8 low-income units. Under SDBL, The Applicant may request unlimited waivers and requests the use of waivers on various landscaping requirements, including but not limited to landscaping within the parking area, and meeting the total open space requirement. However, the Applicant proposes off-street parking spaces instead of open space. Pursuant to state law, the burden falls on the City to prove that the request is inconsistent with SDBL and Article 67. Based on staff's analysis of the Project, the demand to meet required landscaping and open space would preclude the Project as proposed. Therefore, the Applicant may waive open space and landscaping up to the thresholds shown under the proposed Project, pursuant to SDBL and Article 67.

e. Parking:

The Applicant requests reduced parking ratios as permitted by SDBL which limits parking for studios and one-bedroom units to one space. Based on this reduced calculation, the parking required on-site totals 40 off-street parking spaces (inclusive of guest spaces). The Applicant proposes 45 off-street spaces—5 spaces in excess of the SDBL parking requirement. The Applicant also requests a waiver for covered parking spaces, as the DSP requires a minimum of one covered space per unit. Based on staff's analysis of the Project, the demand to meet the required covered parking would preclude the Project as proposed. Therefore, the Applicant may waive the covered parking off-street parking requirement pursuant to SDBL and Article 67.

5. Building Design:

a. Building Height, Mass, and Scale:

The Project includes a request to convert an existing office building into 32 residential dwelling units. The building is approximately 24'-0" in height, and the overall massing and scale would be maintained. No changes are proposed that would affect the exterior building height, massing or scale.

b. Residential Floor Plans:

The proposed Project includes a mix of studios and one-bedroom units. As shown on the floor plans included as Exhibit "B" to Resolution No. 2026-02, the Project would provide one-bedroom units for the affordable units, and market-rate studios distributed throughout the building.



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c. Building Materials:

The Project does not include any changes to the façade of building, and would maintain the existing exterior building material which is primarily stucco.

FISCAL ANALYSIS

The Applicant will be responsible for payment of all Development Impact Fees (DIF), prior to issuance of a building permit.

ENVIRONMENTAL ANALYSIS

California Environmental Quality Act ("CEQA") Guidelines lists classes of projects that have been determined to not have a significant impact on the environment and as a result are exempt from further environmental review under CEQA.

As detailed in Attachment "4", pursuant to CEQA, the Project is categorically exempt from further environmental review under CEQA Guidelines Section 15332 (In-Fill Development Projects). Based on the information in the administrative record, including, but not limited to applicable municipal code ordinances, the Climate Action Plan consistency checklist, and traffic scoping agreement, the Project would not result in any significant effects relating to traffic, noise, air quality or water quality. Furthermore, the project does not trigger any of exceptions to the use of an exemption under Section 15300.2 (Exceptions) of the CEQA guidelines, or the exceptions outlined in Article 47 (Environmental Quality) of the Escondido Zoning Code.

The Planning Commission's decision to recommend approval of the Project, includes a recommendation on the environmental determination noted above.

PUBLIC INPUT/PUBLIC NOTICE

In accordance with Article 61 (Administration and Enforcement), the Project was publicly noticed via the following methods:

Newspaper publication: The Notice of Public Hearing was published in the Times-Advocate on January 29, 2026.

Mailing: The Notice of Public Hearing was deposited in the US mail with postage prepaid on January 26, 2026, and sent to approximately 62 property owners within a 500-foot radius of the Property.

On-site posting: The Notice of Public Hearing was posted on-site on January 30, 2026.

As of the date of publication of this staff report, City staff received one public commentor who is interested in working on the Project. The public comment has been attached for the Planning Commission's consideration (Attachment "5" – Public Comment)

CONCLUSION AND RECOMMENDATION

The Project would revitalize an existing office building, and introduce new housing opportunities along a commercial corridor of the downtown area. Additionally, the Project would result in affordable deed restriction of 8 units for



CITY of ESCONDIDO

STAFF REPORT

low-income households, and would further the City of Escondido's housing goals as discussed in the adopted Housing Element. Additionally, the Property is located on the Suitable Sites Inventory list which anticipated approximately 22 units for this site whereas the Project would provide 32 units resulting in a net gain for the City and its obligations under the Regional Housing Needs Assessment (RHNA). Based on the analysis contained in this staff report, and as presented by City staff during the public hearing, staff recommends that the Planning Commission recommend that the City Council approve the Project, including the environmental determination.

Motion as recommended by City staff: *"I motion to adopt Resolution No. 2026-02 recommending that the City Council approve the Project, subject to the conditions of approval."*

ATTACHMENTS

1. Aerial, General Plan, and Zoning

2. Site Plan

3. Density Bonus Request

~~4. Draft Notice of Exemption~~

~~5. Public Comment~~

~~6. Draft Planning Commission Resolution No. 2026-02 including Exhibits "A" – "D"~~

a. Resolution No. 2026-02 – Exhibit "A" – Legal Description

b. Resolution No. 2026-02 – Exhibit "B" – Project Plan Set

c. Resolution No. 2026-02 – Exhibit "C" – Findings of Facts/Factors to be considered

d. Resolution No. 2026-902 – Exhibit "D" – Draft Conditions of Approval

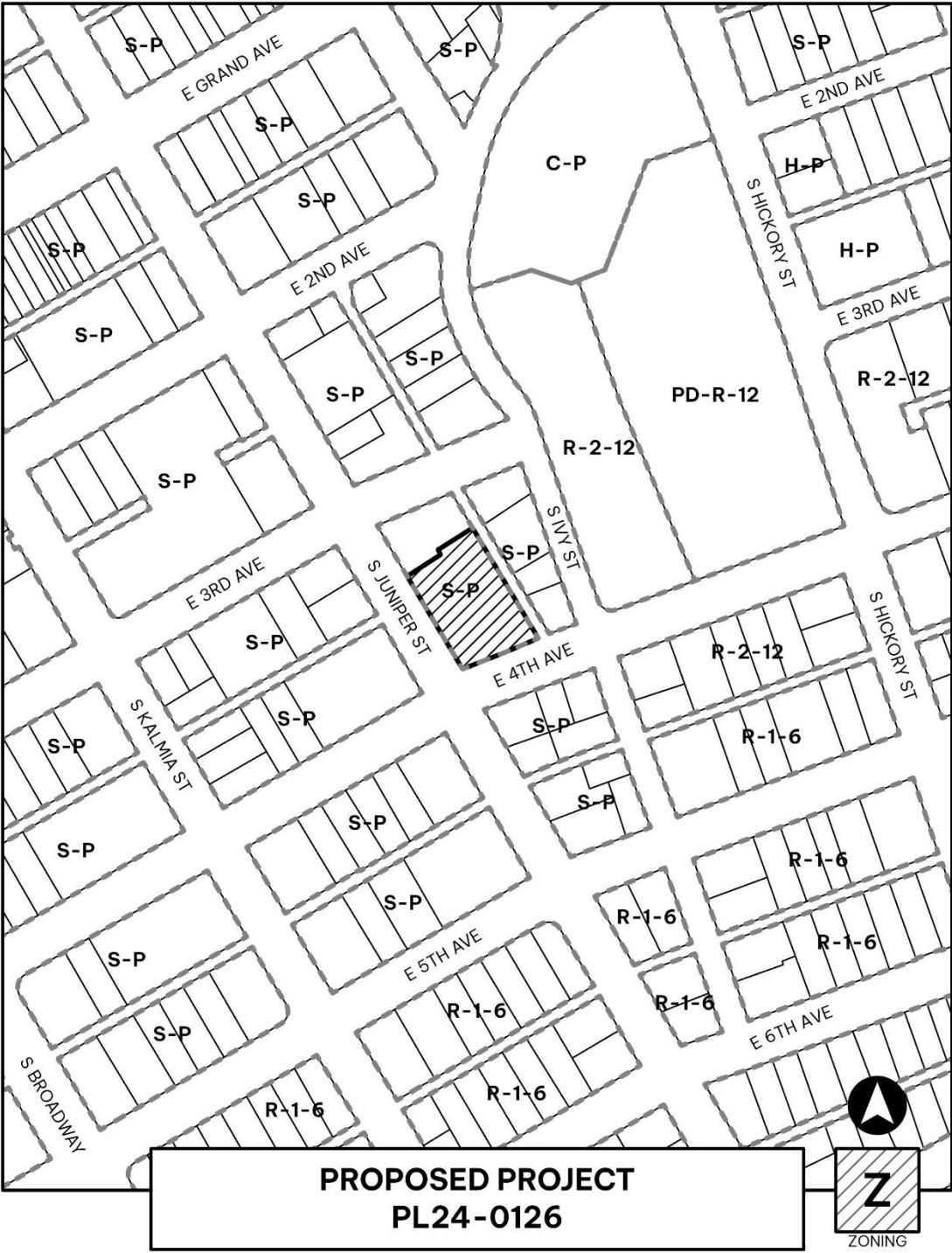
ATTACHMENT "1"

PLANNING CASE NOS. PL24-0126/PL24-0127/PL25-0359

Aerial, General Plan Land Use, and Zoning







S.R. Bradley & Associates, Inc.
440 S. Melrose Dr., Suite 203
Vista, CA 92081

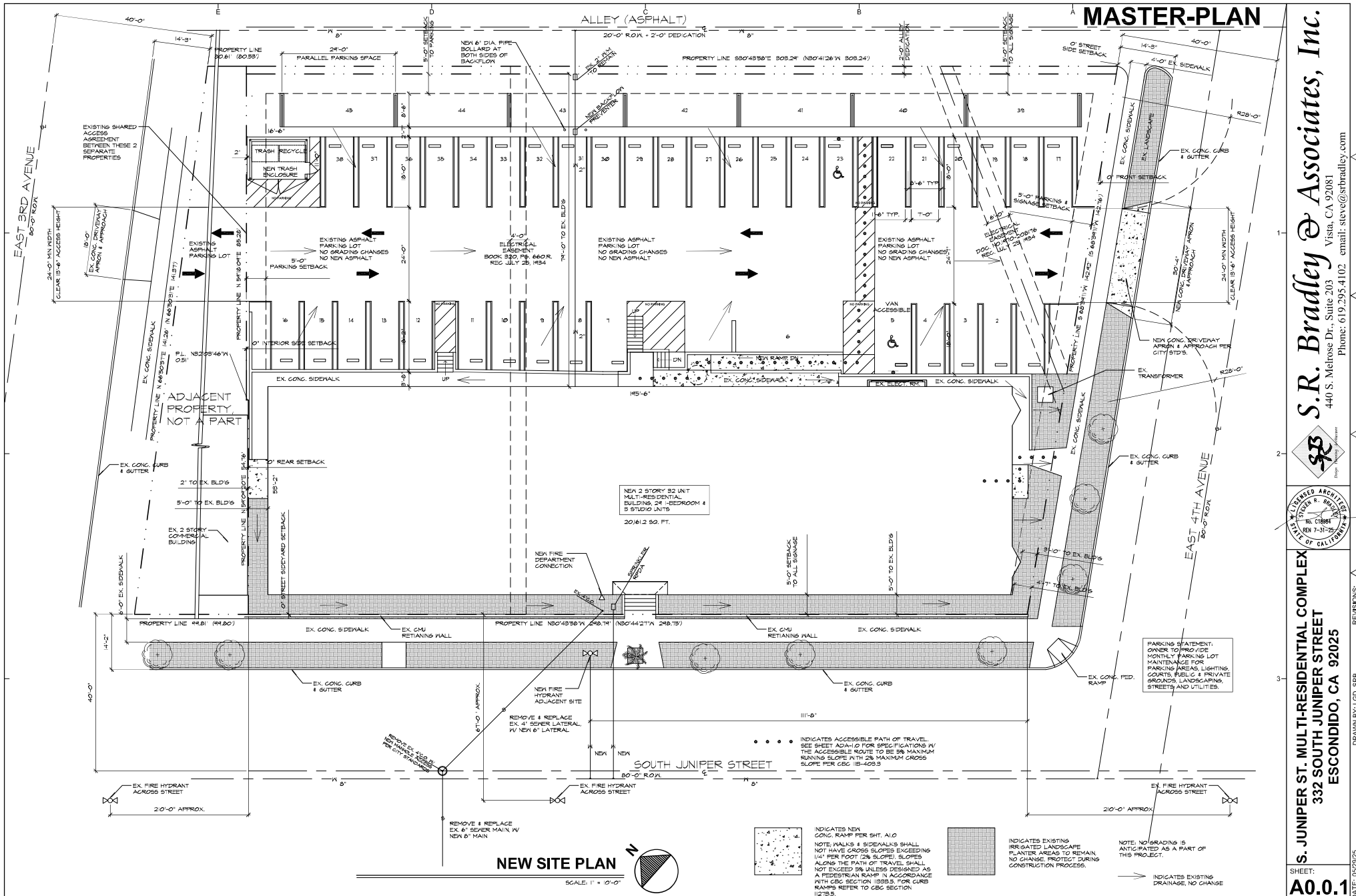


ST. MULTI-RESIDENTIAL COMPLEX
2 SOUTH JUNIPER STREET
ESCONDIDO, CA 92025

S. JUNIPER
33

SHEET:
A0.0.1

124





CITY OF ESCONDIDO
Planning Division
Density Bonus Request

Pursuant to Escondido Municipal Code Sections 33-1412 and 33-1413, the applicant for a density bonus project shall submit a written proposal for the project including the information provided below.

A. General Information

PROJECT NO(S):

Project ID: PL23-0449

ADDRESS:

Project Site: 332 S Juniper, Escondido, CA, 92025-4940

APN(S):

229-472-11

PROJECT
NARRATIVE (Attach
additional sheet if
necessary)

Converting an existing office building into 32 apartment units.

SITE HISTORY (e.g.,
past entitlements,
actions, CEQA review,
existing development,
site characteristics):

Currently an office building

GENERAL PLAN
DESIGNATION:

BASE DENSITY
CALCULATION &
ALLOWANCE:

45 units per acre: 0.67 acres = 30 units base density

THE PROJECT INCLUDES A CHILD CARE FACILITY (check box) Yes ☐ No ☒

B. Existing Conditions

TOTAL NO. OF:

Existing units on site: 0

Existing units
proposed for
removal: 0

IF UNITS ARE PROPOSED FOR REMOVAL FILL OUT **SECTION E.**

C. Proposed Density Bonus Request

TOTAL UNITS 32
PROPOSED:

NO. AFFORDABLE
UNITS &
(AFFORDABILITY
LEVELS):

8 affordable units at Low-Income Level

PERCENTAGE OF
AFFORDABLE UNITS:

25% of total units. 26.6% of the base density

DENSITY INCREASE
PERMITTED (%):

6.7% requested, much below the permitted at this level of affordability

DENSITY BONUS UNITS ALLOWED:	2 requested, much below the permitted at this level of affordability
TOTAL LOTS PROPOSED:	0
TOTAL NO. OF:	
Studio Units	0
1-Bedroom Units	32
2-Bedroom Units	0
3-Bedroom Units	0
4-Bedroom Units	0

D. Incentives/Concessions¹ and Waivers²

NO. OF INCENTIVES/
CONCESSIONS PERMITTED: 3

NO. OF WAIVERS REQUESTED: 4

NO. INCENTIVES/
CONCESSIONS REQUESTED: 3

Provide all proposed Incentives/Concessions and/or any Waivers requested in **Table 1** as a part of the Density Bonus Request. Requests should be clear and definitive in identifying the requested standard, code, or regulation waiving/modification.

Note: A proposed project must not have a specific, adverse impact upon health, safety, or the physical environment and no adverse impacts to any real property that is listed in the California Register of Historical Resources. Additional information may be required, as needed.

Table 1 – Requests

Incentives/Concessions			
Incentive / Concession	Development Standard (citation)	Proposed	Justification
<i>Alleyway</i>	<i>Comment 42: Alleyway pavement is in poor condition, the project shall remove and replace the pavement in the alleyway full width to our current standard.</i>	<i>Existing to remain</i>	<i>Cost makes the project not feasible</i>
<i>Sidewalk</i>	<i>Comment 45: Sidewalk and curb areas along Juniper are in poor condition and should be removed and replaced by the project. Comment 47: The existing tree roots appear to be pushing up the sidewalk and they are recommended to be removed and replaced with City approved trees.</i>	<i>Existing to remain</i>	<i>Cost makes the project not feasible. We believe both Comments 45 and 47 are the same as they address the condition of the sidewalk.</i>

* Per EMC If any residential units are proposed for demolition, additional verification information will be required to ensure compliance with replacement requirements pursuant to state law.

¹ Per EMC 33-1411 – an incentive/concession is an item(s) that would result in identifiable, financially sufficient, and actual costs reductions that contribute to the economic feasibility of the project.

² Per Gov. Code §65915(e)(1) and §65915(e)(2) – a waiver is a reduction or modification of any development standard (Gov. Code §65915(o)(1)) when those requirements potentially make the construction of the project physically infeasible, if not approved. An example of sufficient documentation is a written explanation of the requested waiver(s) and a waiver exhibit showing the developable envelope remaining once all development standards are

Sewer	Comment 64: Sewer main extension is require. Per City of Escondido standards, multi-family projects require a minimum 6-inch sewer lateral that connects to a minimum 8-inch sewer main. All new or existing projects that propose to connect to an existing sewer are responsible to extend public sewer across the full property frontage and to all property limits as necessary for future extensions. Currently this site connects to a sewer cleanout located at the end of a 6-inch sewer main that is located at the intersection of Juniper and the alley. The existing sewer lateral is 4-inches in diameter. A sewer main extension from the existing cleanout in Juniper southerly to the intersection of Juniper and 4th is required. The existing cleanout shall be replaced with a manhole. The sewer main extension shall end in a manhole.	Existing to remain	Cost makes the project not feasible. Additionally, I have attached a stamped engineering report to establish that the existing sewer system is sufficient for our proposed project.
Waivers			
Waiver	Development Standard (citation)	Proposed	Justification
ADA Ramp	Comment 44: Existing ped ramp doesn't meet ADA requirements and should be removed and replaced by the proposed.	Existing to remain	As per the status at Hickory, the building is grandfathered before the ADA and allows for best efforts to be utilized to meet ADA. Additionally, see as this ramp is on City property, we do not believe that best efforts are needed to bring this ramp to standard. If in the interest of public health and safety, we believe the City should add this to their Public Works calendar to repair as soon as possible as the timing of our project's construction completion is unknown.
Covered Parking	1 per unit	No covered parking	Per density bonus if 20% is offered, parking need not be covered
Open Space	4,800 sq ft	0 sq ft	The Site constraints do not allow for open space
Landscaping		Existing to remain	
Notes:			

E. Existing unit information

- **Restricted Affordable Lower Income Units:** Indicate the number of units by bedroom size existing on the site in the **past five years** that were at any time subject to a recorded covenant, ordinance, or law that restricted rents or prices to be affordable to lower or very low-income households.

none

- **Units Subject to Rent Control or Price Control:** Indicate the number of units by bedroom size on the site that in the **past five years** have been subject to rent control (through either state law, a local rent control ordinance, or an inclusionary (BMR) ordinance) or price control (through an inclusionary (BMR) ordinance).

none

- **Incomes of Existing Tenant Households:** Provide documentation of the names, property address, and current incomes of any households now occupying units on the site, by bedroom size of units. If current incomes are unknown, please indicate.

No existing residential tenants

- **If Any Units Are Still Occupied, Incomes of Households Formerly Occupying Vacant Units:** For any vacant units, provide documentation of the income of the last household occupying the unit, by bedroom size. If that household's income is unknown, please indicate.

No residential tenants exist

- **No Units Occupied; All Units Vacant or Demolished; Incomes of Former Tenants:** If all units that existed on the site in the last five years are currently vacant or have been demolished, please indicate the maximum number of units, by bedroom size, that existed on the site in the past five years and the income of each household occupying a unit at the time when the maximum number of units existed on the site. If the income of those households is unknown, please indicate.

No residential units have existed on this site during our ownership

* Per EMC If any residential units are proposed for demolition, additional verification information will be required to ensure compliance with replacement requirements pursuant to state law.

¹ Per EMC 33-1411 – an incentive/concession is an item(s) that would result in identifiable, financially sufficient, and actual costs reductions that contribute to the economic feasibility of the project.

² Per Gov. Code §65915(e)(1) and §65915(e)(2) – a waiver is a reduction or modification of any development standard (Gov. Code §65915(o)(1)) when those requirements potentially make the construction of the project physically infeasible, if not approved. An example of sufficient documentation is a written explanation of the requested waiver(s) and a waiver exhibit showing the developable envelope remaining once all development standards are



**CITY OF ESCONDIDO
PLANNING DIVISION
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
760-839-4671**

Notice of Exemption

To: Assessor/Recorder/County Clerk
Attn: Fish and Wildlife Notices
1600 Pacific Hwy, Room 260
San Diego, CA 92101
MS: A-33

From: City of Escondido
Planning Division
201 North Broadway
Escondido, CA 92025

Project Title/Case No: PL24-0126/PL24-0127/PL25-0359: Juniper Street Office to residential Conversion

Project Location - Specific: The 0.67-acre site is located at the northeast corner of S. Juniper Street and E 4th Avenue and is addressed as 332 S. Juniper Street (Assessor's Parcel Number: 229-472-11-00)

Project Location - City: Escondido **Project Location - County:** San Diego

Description of Project: 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 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.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project: Darshan Patel

Name: Darshan Patel

Address: 1650 Hotel Circle N, Suite 200, San Diego, CA 92108 Telephone: 619-293-3349

☒ Private entity ☐ School district ☐ Local public Agency ☐ State agency ☐ Other special district

Exempt Status: The Project is categorically exempt pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects).

Reasons why project is exempt: The Project is exempt under this exemption in that the proposed Project complies with the criteria necessary to be exempt from further environmental review as detailed below:

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The Project is consistent with applicable general plan designation and all applicable general plan policies, as well as with applicable zoning designation and regulations, in that the proposed Project entails a multi-family residential development consistent with the Specific Planning Area 9 and all applicable General Plan policies as outlined in the

Planning Commission staff report dated February 10, 2026, as well as the development standards within the Downtown Specific Plan for Southern Gateway District, except for the incentives/concessions and waivers requested and granted as part of the Density Bonus request, and as permitted by State Density Bonus Law and Article 67 of the Escondido Zoning Code.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The Project site is located within City of Escondido limits, on a site that is less than five acres, and is substantially surrounded by urban uses, as the Project site is approximately 0.67 acres. It is surrounded by residential uses to the south and west, and commercial uses to the north and east.

(c) The project site has no value, as habitat for endangered, rare or threatened species.

The Project site has no value as habitat for endangered, rare or threatened species, in that the Project site is developed with an existing office building and surface parking. The Project site is listed as "Urban/Developed" within the City's Draft Subarea Plan (Figures 3-1 through 3-3).

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality, in that the Project would be required to comply with the City's noise ordinance, which includes construction and operational noise limits. The Project screened out of significance thresholds associated with traffic and air quality pursuant to the City's Traffic Impact Guidelines Scoping Agreement and Climate Action Plan Consistency Checklist. The Project site is currently served by existing City water infrastructure and would be required to comply with all stormwater standards for water quality purposes. The Project is consistent with the City's General Plan and Zoning regulations (refer to the Planning Commission staff report dated February 10, 2026) except for all incentives/concessions and waivers requested and granted as a part of the Density Bonus request and would therefore would not result in adverse impacts related to traffic, noise, air quality, or water quality.

(e) The site can be adequately served by all required utilities and public services.

The Project site can be adequately served by all required utilities and public services in that the Project site is a previously developed site with existing utilities located adjacent to the site. The Project would be required to build to the City's standards that allow for the Project to connect to existing services, including sewer and water connections. The City's Utility Department reviewed the proposed Project and determined adequate service may be provided to this site, with the connection to existing infrastructure per City requirements. The Project design includes adequate solid waste facilities and would receive service by the City's solid waste, recycling, and organics provider: EDCO. The site's location within the downtown area allows it to continue to be served by the City's Fire and Police Departments. Therefore, the Project can be adequately served by all required utilities and public services.

Furthermore, the Project does not trigger any of the exceptions that disqualify the use of an exemption pursuant to CEQA Guidelines Section 15300.2:

(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

The exemption proposed is a Class 32 (In-Fill Development Projects) exemption, and the Project does not include a Class 3, 4, 5, 6, or 11 exemptions. Based on the absence of an exemption inclusive of a Class 3, 4, 5, 6, or 11 this exception is not applicable.

(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

The Project is located within the Downtown Specific Plan which has a certified Final Environmental Impact Report for the existing land uses through the specific plan. The Project is consistent with the adopted specific plan, and is consistent with the types of projects envisioned for this area of the plan. Therefore, no cumulative impacts would occur that were not analyzed under a prior FEIR.

(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

There are no unusual circumstances involved in the Project, as it is located in an urban area of the City and is consistent with the development standards and use of the property as envisioned through the adopted Downtown Specific Plan. Therefore, no significant effects would occur as a result of the Project.

(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

The Project site is not located along a designated state scenic highway, nor would the project damage scenic resources such as trees, historic buildings, rock outcroppings, or similar resources within a highway officially designated as a state scenic highway. The closest officially designated state scenic highway is the portion of SR 52 approximately 18 miles south of the project site (California Department of Transportation 2024). Therefore, this exception would not apply, and the Project is potentially eligible for a Categorical Exemption.

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

As demonstrated by the Applicant, the Project is not located within a Hazardous Waste Site pursuant to Section 65962.5 of the Government Code.

(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The Project includes conversion of an existing office building that was constructed in the early 1970s. The Property is not identified on City's Local Register of Historic Properties, the California Register of Historical Resources, or the National Register of Historical Resources. Based on staff's analysis of the proposed Project the Project would not affect a historical resource as defined in the CEQA Guidelines.

Additionally, the Project does not trigger any of the exceptions outlined in Section 33-922 (e)(1) – (4) of Article 47 (Environmental Quality) of the Escondido Zoning Code:

(e)(1) Plant or animal species, which disturb, fragment or remove such areas defined by either the California Endangered Species Act (Fish and Game Code Section [2050](#) et seq.), or the Federal Endangered Species Act (16 U.S.C. Section [15131](#) et seq.) as sensitive, rare, candidate, species of special concern, endangered, or threatened biological species or their habitat (specifically including coastal sage scrub habitat for the California Gnatcatcher);

The Project includes the conversion of an existing office building into residential units. As discussed in the Planning Commission staff report dated February 10, 2026, minimal site improvements will be made to the Property while the majority of the work will be within the interior of the office building. There is existing ornamental vegetation and landscaping throughout the site, which will continue to exist even after occupation of the building.

(e)(2) Archaeological or cultural resources from either historic or prehistoric periods;

The Project is located within an urbanized area of the City, and as discussed in the Planning Commission staff report, dated February 10, 2026, the Project includes very minimal modifications to the existing site. Any excavation work would be limited to trenching for utility lines. The building itself is not considered a cultural resource pursuant to Article 40 (Historic Resources) of the Escondido Zoning Code.

(e)(3) Stream courses designated on U.S. Geological Survey maps;

The Project does not include any vegetation (e.g. riparian habitat) or natural floodways that would indicate the presence of a stream course designated on a U.S. Geological Survey map.

(e)(4) Hazardous materials, unstable soils or other factors requiring special review.

The Project site does not involve hazardous material as discussed in Section 15300.2(e).

Lead Agency Contact Person: Ivan Flores, Principal Planner

Area Code/Telephone/Extension: 760-839-4529

Item 11.

Signature: _____

Ivan Flores, AICP
Principal Planner

Date

☒ Signed by Lead Agency

Date received for filing at OPR:

☐ Signed by Applicant

RESOLUTION NO. 2026-40

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING A DESIGN REVIEW PERMIT AND DENSITY BONUS REQUEST TO CONVERT AN EXISTING OFFICE BUILDING INTO THIRTY-TWO RESIDENTIAL DWELLING UNITS

APPLICANT: Darshan Patel

CASE NO: PL24-0126/PL24-0127/PL25-0359

WHEREAS, on May 15, 2024, Darshan Patel ("Applicant") filed a land use development application, Planning Case Nos. PL24-0127/PL24-0127/PL25-0359 ("Application") constituting a request for a Planned Development Permit (Master and Precise Plan) to permit ground-floor residential uses, and Design Review Permit with Density Bonus Request to facilitate the conversion of an existing office building into 32 residential dwelling units ("Project") on a 0.67 gross acre site located at 332 S. Juniper Street (APN: 229-472-11), with a Specific Planning Area #9 (SPA9) General Plan land use designation and zoned Specific Plan (S-P); and

WHEREAS, the subject property is all that real property described in Exhibit "A," which is attached hereto and made a part hereof by this reference as though fully set forth herein ("Property"); and

WHEREAS, the Application was submitted to, and processed by, the Planning Services Area of the Development Services Department in accordance with the rules and regulations of the Escondido Zoning Code and the applicable procedures and time limits specified by the Permit Streamlining Act (Government Code section 65920 et seq.) and the California Environmental Quality Act (Public Resources Code section 21000 et seq.) ("CEQA"); and

WHEREAS, pursuant to CEQA and the CEQA Guidelines (Title 14 of California Code of Regulations, Section 15000 et. seq.), the City is the Lead Agency for the Project, as the public agency with principal responsibility for approving the proposed Project; and

WHEREAS, in adopting Ordinance No. 2026-05, the City Council determined that the Project is exempt from further review pursuant to Section 15532 (In-Fill Development Projects) of the CEQA Guidelines; and

WHEREAS, approval of the Planned Development Permit (Master and Precise Plan), Design Review Permit, and Density Bonus Request would allow for the construction of the Project as detailed in the City Council Staff Report dated March 4, 2026, incorporated herein as though fully set forth herein; and,

WHEREAS, Planned Development projects requiring discretionary review by the Planning Commission require approval of a Design Review Permit, in accordance with the Downtown Specific Plan and Article 64 (Design Review) of the Escondido Zoning Code; and

WHEREAS, the Project includes a request of a Density Bonus to allow for two bonus units and deed restriction of eight units for low-income households, in accordance with State Density Bonus Law, and Article 67 (Density Bonus and Residential Incentives), in order to exceed the maximum allowable number of units and to utilize incentive/concessions and waivers; and

WHEREAS, based on the administrative record, the requested incentives/concessions would not impact the public health and safety, nor would it impact any real property within that site that is listed within the California Register of Historical Resources; and

WHEREAS, the Planning Service Area studied the Application, performed necessary investigations, prepared a written report, and hereby recommends approval of the Project as depicted on the plan set shown in Exhibit "B"; and

WHEREAS, City staff provided public notice of the application in accordance with the City's Zoning Ordinance (Article 61, Division 6) and State public noticing requirements; and

WHEREAS, the Planning Commission of the City of Escondido held a duly noticed public hearing on February 10, 2026, as prescribed by law, at which time the Planning Commission received and considered the reports and recommendation of the Planning Service Area and all interested persons were

given the opportunity to appear and present their views with respect to the Application. Evidence was submitted to and considered by the Planning Commission, including written and oral testimony from City staff, interested parties, and the public. Following the public hearing, the Planning Commission adopted Resolution No. 2026-02, which recommended that the City Council approve the Project; and

WHEREAS, the City Council held a duly noticed public hearing on March 4, 2026, as prescribed by law, at which time the City Council received and considered the Staff Report, dated February March 4, 2026, with attachments, and recommendation of the Planning Service Area and Planning Commission, and gave all persons full opportunity to be heard and to present evidence and testimony regarding the Project. Evidence was submitted to and considered by the City Council, including, without limitation:

- a. Written information including plans, studies, written and graphical information, and other material, submitted by the Applicant;
- b. Oral testimony from City staff, interested parties, and the public;
- c. The City Council Staff Report, dated March 4, 2026 with its attachments as well as City staff's recommendation on the Project, which is incorporated herein as though fully set forth herein;
- d. The Planning Commission's recommendation, and Staff Report dated February 10, 2026 which incorporated herein as though fully set forth herein; and
- e. Additional information submitted during the public hearing; and

WHEREAS, the City Clerk, whose office is located at 201 North Broadway, Escondido CA 92025, is hereby designated as the custodian of the documents and other materials which constitute the record of proceedings upon which the City Council's decision is based, which documents and material shall be available for public inspection and copying in accordance with the provisions of the California Public Records Act.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the Factors to be Considered/ Findings of Fact, attached as Exhibit “C” hereto and incorporated by this reference, were made by the City Council, and upon their consideration along with the staff reports, public testimony presented at the hearing, and all other oral and written evidence of the Project, the City Council **approves** Project, subject to the Conditions of Approval set forth in Exhibit “D” hereto and incorporated by this reference. The City Council expressly declares that it would not have made the decision except upon and subject to each and all of said conditions, each and all of which shall run with the land and be binding upon the Applicant, the owner, and all subsequent owners of the Property, and all persons who use the Property for the uses permitted hereby.

2. The development plans for the Project are on file in the Planning Service Area of the Development Services Department and are available for inspection by anyone interested herein, and the development plans are incorporated herein by this reference as if they were fully set forth herein. The Project is **conditionally approved** as set forth on the Application and Project drawings, all designated as approved by the Planning Commission, and which shall not be altered without the express authorization by the Planning Service Area. Any deviations from the approved development plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.

3. That concurrently with this Resolution, the City Council is taking a number of actions in furtherance of the Project, as generally described by the March 4, 2026 City Council Staff Report. No single component of the series of actions made in connection with the Project shall be effective unless and until it is approved by an Ordinance or Resolution and is procedurally effective in the manner provided by state law.

BE IT FURTHER RESOLVED that, pursuant to Government Code Section 66020 (d)(1):

1. NOTICE IS HEREBY GIVEN that the Project is subject to dedications, reservations, and exactions, as specified in the Conditions of Approval. The Project is subject to certain fees described in the City of Escondido's Development Fee Inventory on file in the Development Services Department. The Applicant shall be required to pay all development fees of the City then in effect at the time, and in such amounts as may prevail when the building permits are issued. It is the City's intent that the cost representing future development's share of public facilities and capital improvements be imposed to ensure that new development pays the capital cost associated with growth. The Applicant is advised to review the Planned Fee Updates portion of the webpages, www.escondido.gov, and regularly monitor and/or review fee-related information to plan for the cost associated with the undertaking of the Project.

2. NOTICE IS FURTHER GIVEN that the 90-day period during which to protest the imposition of any fee, dedication, reservation, or other exaction described in this Resolution begins on the effective date of this Resolution, and any such protest must be in a manner that complies with Government Code Section 660020.

EXHIBIT "A"

PLANNING CASE NOS. PL24-0126/PL24-0127/PL25-0359

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3 AND THOSE PORTIONS OF LOTS 4 AND 5 IN BLOCK "R" OF ESCONDIDO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE RECORDER OF SAID COUNTY ON JULY 10, 1886, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 4, DISTANT THEREON SOUTH 30° 44' 27" EAST 0.16 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT 4; THENCE NORTH 59° 08' 25" EAST 54.70 FEET; THENCE NORTH 30° 41' 57" WEST 0.52 FEET; THENCE NORTH 59° 18' 03" EAST 85.36 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 5, DISTANT THEREON NORTH 30° 41' 26" WEST 0.41 FEET FROM THE SOUTHEASTERLY CORNER THEREOF, AND THE TERMINUS OF THE HEREIN DESCRIBED LINE, AS DESCRIBED IN CERTIFICATE OF COMPLIANCE, RECORDED APRIL 19, 1995 AS FILE NO. 1995-0163445 OF OFFICIAL RECORDS.

APN: 229-472-11-00

Exhibit "B"

PLANNING CASE NOS. PL24-0126/PL24-0127/PL25-0359

Project Plan Set

The architectural drawings are copy-right protected. Please contact the case planner at ivan.flores@escondido.gov or visit the Planning Services counter during regular business hours for further information.

EXHIBIT "C"

PLANNING CASE NOS. PL24-0126/PL24-0127/PL25-0359

FACTORS TO BE CONSIDERED / FINDINGS OF FACT

Environmental Determinations:

1. Pursuant to the California Environmental Quality Act (Public Resources Code section 21000 et seq.) ("CEQA"), and its implementing regulations (14 C.C.R. § 15000 et seq.) ("CEQA Guidelines"), the City of Escondido ("City") is the Lead Agency for the project ("Project"), as the public agency with the principal responsibility for approving the Project.
2. The Project qualifies for the following exemption which has been determined to not have a significant effect on the environment, and are declared categorically exempt from the requirement for the preparation of environmental documents. The proposed Project is categorically exempt pursuant to CEQA Guidelines Section 15532 (In-Fill Development Projects), in that the proposed project consists of a request to convert an existing office building into 32 residential dwelling units and the Project meets the following criteria:

- a. *The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*

The Project is consistent with applicable general plan designation and all applicable general plan policies, as well as with applicable zoning designation and regulations, in that the proposed Project entails a multi-family residential development consistent with the Specific Planning Area 9 and all applicable General Plan policies as outlined in the Planning Commission staff report dated February 10, 2026, as well as the development standards within the Downtown Specific Plan for Southern Gateway District, except for the incentives/concessions and waivers requested and granted as part of the Density Bonus request, and as permitted by State Density Bonus Law and Article 67 of the Escondido Zoning Code.

- b. *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The Project site is located within City of Escondido limits, on a site that is less than five acres, and is substantially surrounded by urban uses, as the Project site is approximately 0.67 acres. It is surrounded by residential uses to the south and west, and commercial uses to the north and east.

- c. *The Project site has no value as habitat for endangered, rare or threatened species.*

The Project site has no value as habitat for endangered, rare or threatened species, in that the Project site is developed with an existing office building and surface parking. The Project site is listed as "Urban/Developed" within the City's Draft Subarea Plan (Figures 3-1 through 3-3).

- d. *Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality*

Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality, in that the Project would be required to comply with the City's noise ordinance, which includes construction and operational noise limits. The Project screened out of significance thresholds associated with traffic and air quality pursuant to the City's Traffic Impact Guidelines Scoping Agreement and Climate Action Plan Consistency Checklist. The Project site is currently served by existing City water infrastructure and would be required to comply with all stormwater standards for water quality purposes. The Project is consistent with the City's General Plan and Zoning regulations (refer to the Planning Commission staff report dated February 10, 2026) except for all incentives/concessions and waivers requested and granted as a part of the Density Bonus request and would therefore would not result in adverse impacts related to traffic, noise, air quality, or water quality.

- e. *The site can be adequately served by all required utilities and public services.*

The Project site can be adequately served by all required utilities and public services in that the Project site is a previously developed site with existing utilities located adjacent to the site. The Project would be required to build to the City's standards that allow for the Project to connect to existing services, including sewer and water connections. The City's Utility Department reviewed the proposed Project and determined adequate service may be provided to this site, with the connection to existing infrastructure per City requirements. The Project design includes adequate solid waste facilities and would receive service by the City's solid waste, recycling, and organics provider: EDCO. The site's location within the downtown area allows it to continue to be served by the City's Fire and Police Departments. Therefore, the Project can be adequate served by all required utilities and public services.

3. Further, the Project also does not trigger any exceptions to categorical exemptions identified in CEQA Guidelines section 15300.2. in that:

- a. Location – The exemption proposed is a Class 32 (In-Fill Development Projects) exemption, and the Project does not include a Class 3, 4, 5, 6, or 11 exemptions. Based on the absence of an exemption inclusive of a Class 3, 4, 5, 6, or 11 this exception is not applicable.
- b. Cumulative Impact – The Project is located within the Downtown Specific Plan which has a certified Final Environmental Impact Report for the existing land uses through the specific plan. The Project is consistent with the adopted specific plan, and is consistent with the types of projects envisioned for this area of the plan. Therefore, no cumulative impacts would occur that were not analyzed under a prior FEIR.
- c. Significant Effect – There are no unusual circumstances involved in the Project, as it is located in an urban area of the City and is consistent with the development standards

and use of the property as envisioned through the adopted Downtown Specific Plan. Therefore, no significant effects would occur as a result of the Project.

- d. Scenic Highways - The Project site is not located along a designated state scenic highway, nor would the project damage scenic resources such as trees, historic buildings, rock outcroppings, or similar resources within a highway officially designated as a state scenic highway. The closest officially designated state scenic highway is the portion of SR 52 approximately 18 miles south of the project site (California Department of Transportation 2024). Therefore, this exception would not apply, and the Project is eligible for a Categorical Exemption.
 - e. Hazardous Waste Site – As demonstrated by the Applicant, the Project is not located within a Hazardous Waste Site pursuant to Section 65962.5 of the Government Code.
 - f. Historical Resource – The Project includes conversion of an existing office building that was constructed in the early 1970s. The Property is not identified on City's Local Register of Historic Properties, the California Register of Historical Resources, or the National Register of Historical Resources. Based on staff's analysis of the proposed Project the Project would not affect a historical resource as defined in the CEQA Guidelines.
4. Additionally, the Project does not trigger any of the exceptions outlined in Section 33-922 (e)(1) – (4) of Article 47 (Environmental Quality) of the Escondido Zoning Code:
- *(e)(1) Plant or animal species, which disturb, fragment or remove such areas defined by either the California Endangered Species Act (Fish and Game Code Section [2050](#) et seq.), or the Federal Endangered Species Act (16 U.S.C. Section [15131](#) et seq.) as sensitive, rare, candidate, species of special concern, endangered, or threatened biological species or their habitat (specifically including coastal sage scrub habitat for the California Gnatcatcher);*
- The Project includes the conversion of an existing office building into residential units. As discussed in the Planning Commission staff report dated February 10, 2026, minimal site improvements will be made to the Property while the majority of the work will be within the interior of the office building. There is existing ornamental vegetation and landscaping throughout the site, which will continue to exist even after occupation of the building.
- *(e)(2) Archaeological or cultural resources from either historic or prehistoric periods;*
- The Project is located within an urbanized area of the City, and as discussed in the Planning Commission staff report, dated February 10, 2026, the Project includes very minimal modifications to the existing site. Any excavation work would be limited to trenching for utility lines. The building itself is not considered a cultural resource pursuant to Article 40 (Historic Resources) of the Escondido Zoning Code.

- *(e)(3) Stream courses designated on U.S. Geological Survey maps;*

The Project does not include any vegetation (e.g. riparian habitat) or natural floodways that would indicate the presence of a stream course designated on a U.S. Geological Survey map.

- *(e)(4) Hazardous materials, unstable soils or other factors requiring special review.*

The Project site does not involve hazardous material as discussed in Section 15300.2(e).

5. The City Council has independently considered the full administrative record before it, which includes but is not limited to the March 04, 2026 Staff Report; testimony by staff and the public; and other materials and evidence submitted or provide to it. The administrative record demonstrates that each of the above requirements have been satisfied. No substantial evidence has been submitted that would support a finding that any of the above-described exemption requirements has not been satisfied. The Project will not have a significant effect on the environment, and all of the requirements of CEQA have been met.

Design Review Permit Findings (PL25-0359)

(Section 33-403 of Article 19 of the Escondido Zoning Code)

With respect to the Design Review Permit, the City Council make the following findings for approval:

1. *The proposed site plan has been designed in a manner which is compatible with the natural and urban characteristics of the site and the surrounding neighborhood.*

The Project includes revitalization of an existing office building that was designed and integrated with its surroundings and would not impact the footprint or height of the existing structure. The surrounding area consists of primarily low intensity office, commercial, and moderate residential density development. The Project includes minor modifications to the circulation on the site to include additional off-street parking spaces adjacent to the alleyway, and to construct a new trash enclosure to service the residents of the proposed Project. Pursuant to SDBL, the Applicant requests the use of a reduced parking ratio which limits parking requirements to one space for one-bedroom units and studios thus requiring only 32 off-street parking spaces, and eight guest spaces. The Project includes 45 off-street parking spaces, and amounts to a ratio of 1.40 spaces per unit; the additional off-street parking would help alleviate any potential parking impacts to surrounding neighborhood streets.

2. *The bulk, scale, and architectural design of the proposed structure are compatible with the character of the surrounding neighborhood.*

The Project will revitalize an existing office building into 32 residential dwelling units. The conversion of the building includes very minimal changes to the site itself, and no modifications to the existing building itself. The site will be slightly modified to include parallel parking adjacent to the alleyway; however, the location will comply with the design standard as it pertains to setback compliance. The existing office building was constructed in the early 1970s and is compatible with the character of the surrounding neighborhood in that it is located away from the residential streets to the east, and is approximately 24'-0" in height.

3. *The project incorporates landscaping, irrigation and screening which is drought tolerant, appropriate for the site, and in compliance with the landscape standards established by the city.*

As detailed in the Planning Commission staff report, dated February 10, 2026, the Project includes a density bonus request as permitted by SDBL and Article 67 (Density Bonus and Residential Incentives) of the Escondido Zoning Code (EZC). The Applicant has requested a waiver of the open space requirements which include landscaping on-site, including parking in the parking areas, and usable open space. In accordance with SDBL and Article 67, the Applicant is eligible to waive this requirement as they would physically preclude the development as proposed. The Applicant will be responsible for maintain the existing landscape which is approximately 1,415 sq. ft.

4. *All grading related to the project is in conformance to design standards set by Article 55, Grading and Erosion Control.*

The Project includes the conversion of an existing office building into 32 residential dwelling units, and does not require grading, or any other site improvements other than minor modifications to circulation on-site.

5. *The project has incorporated the applicable design review standards contained in the ordinance codified in this section and other applicable ordinances into the site layout and building design.*

The Project will revitalize an existing office building into 32 residential dwelling units. The conversion of the building includes very minimal changes to the site itself, and no modifications to the existing building itself. The site will be slightly modified to include parallel parking adjacent to the alleyway; however, the location will comply with the design standard as it pertains to setback compliance.

6. *The project is consistent with the goals and objectives on the city general plan.*

The Project will revitalize an existing office building into 32 residential dwelling units. The Project requires a Planned Development (PD) Permit because it includes ground-floor residential uses, which are subject to approval of a PD Permit. The density permitted on the site is 45 dwelling units per acre (du/acre) which allows 30 units by-right; however, the Project also includes a density bonus request to exceed the maximum allowable development for the site and is projected to be approximately 47 du/acre. Notwithstanding the increased density, the Project is consistent with the goals and policies of the Escondido General Plan, and the Downtown Specific Plan (DSP) in that it will revitalize an existing office building on a commercial corridor; furthermore, the site is located on the Suitable Sites Inventory (SSI) as identified in Appendix B of the Housing Element, and would assist the City in achieving its Regional Housing Needs Allocation (RHNA) numbers.

DENSITY BONUS REQUEST

(Section 33-1419 of Article 67 (Density Bonus and Residential Incentives – of the Escondido Zoning Code)

With respect to the Density Bonus Request, City Council make the following findings for granting of the Density Bonus Request:

The Project includes a Density Bonus request to utilize waivers and an increase in density as permitted by State Density Bonus Law and Article 67 (Density Bonus and Residential Incentives), specifically, the

Project will provide eight (8) low-income units (making 80% of the Average Median Incomes [AMI]), and will utilize waivers related to required open space, landscaping requirements, and covered parking. The Applicant proposes the use of three (3) incentives/concessions relative to improvements of the adjacent alley; sidewalk improvements at the Project site's frontage, and extension of the public sewer main across the Project's frontage. The City's Staff Development Committee reviewed the requested waivers and did not identify anything in the administrative record indicating that the granting of the waivers will have a negative impact on the public health and safety or general welfare. The Applicant will utilize two (2) of their bonus units for a total of 32 units, inclusive of the low-income units. The Project complies with the provisions of Article 67.

NO NET LOSS Findings

Pursuant to California Government Code Section 65863, the City Council find the following:

The Project site (APN: 229-472-11-00) was identified in the Housing Element to accommodate a portion of the regional housing need. The estimated capacity on the Project site was as follows:

Very-low	Low	Moderate	Above Moderate
0	14	0	8

The proposed Project does not reduce the net density of the site below what was projected in the Housing Element; the Housing Element shows a site capacity of 22 low-/moderate-/above-moderate income units, whereas 32 low-/moderate-/above-moderate income units are proposed.

	Very-low	Low	Moderate	Above Moderate
Sites Inventory capacity for Project site	0	14	0	8
Proposed Units	0	8	0	24
Change in units +/-	0	-6	0	+16

The proposed development's residential density is not consistent with the Housing Element at the income-level, but the remaining sites identified in the Housing Element are adequate to meet the requirements of Government Code Section 65583.2 and to accommodate the City's share of the regional housing need pursuant to Section 65584.

Nonetheless, the remaining sites in the Housing Element inventory are adequate to meet the requirements of Section 65583.2 and to accommodate the RHNA pursuant to Section 65584, based on the following:

Income Levels:	Very-low & Low		Moderate	Above Moderate
Suitable Sites Inventory Units CityWide (i.e., capacity identified CityWide)	4,557*		1,467	3,439
Suitable Sites Inventory Units approved, constructed or projected to date	224	197	63	1,460
Impacted by Project	0	8	0	24
Remaining Sites Inventory Capacity with Proposed Development +/-	4,197		1,427	3,107

*Low-income units were included in the Very-low capacity.

The Housing Element, adopted on August 11, 2021 and subsequently amended on March 22, 2023, requires that the City accommodate **9,607** low-/moderate-/above-moderate income units as its share of the regional housing need, with 5,280 low-/moderate-/above-moderate income units either constructed, approved, or projected to be provided through accessory dwelling units, leaving a remaining need for 4,327 units. If the Project is approved, the remaining need will be reduced to 4,290 units. The Housing Element Sites Inventory would still have a capacity for 8,756 housing units.

This finding demonstrates the remaining sites in the inventory are adequate to meet the requirements of Government Code Section 65583.2 and to accommodate the remaining share of the regional housing need pursuant to Section 65584. This finding includes a quantification of the remaining unmet need for the City's share of the regional housing need at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level.

**This number is inclusive of the 2,622 units credited towards RHNA as identified in Table 50 of the City's adopted Housing Element*

EXHIBIT "D"

PLANNING CASE NOS. PL24-0126/PL24-0127/PL25-0359

CONDITIONS OF APPROVAL

This Project is conditionally approved as set forth on the application received by the City of Escondido on **May 6, 2024**, and the Project drawings consisting of Site Plans, Floor Plans, Sections, Architectural Elevations, Civil Sheets/Grading, Landscape Plans and Colored Elevations; all designated as **approved on March 4, 2026**, and shall not be altered without express authorization by the Development Service Department.

For the purpose of these conditions, the term "Applicant" shall also include the Project proponent, owner, permittee, and the Applicant's successors in interest, as may be applicable.

A. General:

- 1. Acceptance of Permit.** If the Applicant fails to file a timely and valid appeal of this Permit within the applicable appeal period, such inaction by the Applicant shall be deemed to constitute all of the following on behalf of the Applicant:
 - a. Acceptance of the Permit by the Applicant; and
 - b. Agreement by the Applicant to be bound by, to comply with, and to do all things required of or by the Applicant pursuant to all of the terms, provisions, and conditions of this Project Permit or other approval and the provisions of the Escondido Municipal Code or Zoning Code applicable to such Permit.
- 2. Permit Expiration.** If the Permit was filed as or concurrent with a Tentative Map or Planned Development application, the Permit shall expire 36 months from the effective date of approval, unless additional time is granted pursuant to the Map Act or to the Escondido Municipal Code. If not filed as concurrent with a Tentative Map or Planned Development application, the Permit shall automatically expire after one year from the date of this approval, or the expiration date of any extension granted in accordance with the Escondido Municipal Code and Zoning Code.

The Permit shall be deemed expired if a building permit has not been obtained or work has been discontinued in the reliance of that building permit. If no building permits are required, the City may require a noticed hearing to be scheduled before the authorized agency to determine if there has been demonstrated a good faith intent to proceed, pursuant to and in accordance with the provision of this Permit.

- 3. Certification.** The Director of Development Services, or his/her designee, is authorized and directed to make, or require the Applicant to make, all corrections and modifications to the Project drawings and any other relevant document comprising the Project in its entirety, as necessary to make them internally consistent and in conformity with the final action on the Project. This includes amending the Project drawings as necessary to incorporate revisions made by the decision-making body and/or reflecting any modifications identified in these conditions of approval. A final Approved Plan set, shall be submitted to the Planning Division for certification electronically. Said plans must be certified by the Planning Division prior to submittal of any post-entitlement permit, including grading, public improvement, landscape, or building plans for the Project.
- 4. Conformance to Approved Plans.**

 - a. The operation and use of the subject property shall be consistent with the Project Description and Details of Request, designated with the Approved Plan set.
 - b. Nothing in this Permit shall authorize the Applicant to intensify the authorized activity beyond that which is specifically described in this Permit.
 - c. Once a permit has been issued, the Applicant may request Permit modifications. "Minor" modifications may be granted if found by the Director of Development Services to be in substantial conformity with the Approved Plan set, including all exhibits and Permit conditions attached hereto. Such "minor" modifications shall be processed through a substantial conformance process identified by the Planning Division. Modifications beyond the scope described in the Approved Plan set may require submittal of an amendment to the Permit and approval by the authorized agency.
- 5. Limitations on Use.** Prior to any use of the Project site pursuant to this Permit, all Conditions of Approval contained herein shall be completed or secured to the satisfaction of the Development Services Department.
- 6. Certificate of Occupancy.**

 - a. No change in the character of occupancy or change to a different group of occupancies as described by the Building Code shall be made without first obtaining a Certificate of Occupancy from the Building Official, as required, and any such change in occupancy must comply with all other applicable local and state laws.
 - b. Prior to final occupancy, a Planning Final Inspection shall be completed to ensure that the property is in full compliance with the Permit terms and conditions. The findings of the inspection shall be documented on a form and content satisfactory to the Director of Development Services.

7. Availability of Permit Conditions.

- a. Prior to building permit issuance, the Applicant shall cause a covenant regarding real property to be recorded that sets forth the terms and conditions of this Permit approval and shall be of a form and content satisfactory to the Director of Development Services.
- b. The Applicant shall make a copy of the terms conditions of this Permit readily available to any member of the public or City staff upon request. Said terms and conditions shall be printed on any construction plans that are submitted to the Building Division for plan check processing.

8. Right to Entry. The holder of this Permit shall make the premises available for inspection by City staff during construction or operating hours and allow the investigations of property necessary to ensure that minimum codes, regulations, local ordinances and safety requirements are properly followed. The Applicant shall provide such business records, licenses, and other materials necessary upon request to provide evidence of compliance with the conditions of approval, as well as federal, state, or laws.

9. Compliance with Federal, State, and Local Laws. Nothing in this Permit shall relieve the Applicant from complying with conditions, performance standards, and regulations generally imposed upon activities similar in nature to the activity authorized by this permit. (Permits from other agencies may be required as specified in the Permit's Details of Request.) This Permit does not relieve the Applicant of the obligation to comply with all applicable statutes, regulations, and procedures in effect at the time that any engineering permits or building permits are issued unless specifically waived herein.

No part of this Permit's approval shall be construed to permit a violation of any part of the Escondido Municipal or Zoning Code. During Project construction and after Project completion, the Applicant shall ensure the subject land use activities covered by this Permit is conducted in full compliance with all local and state laws.

10. Fees. The appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Director of Development Services. Through plan check processing, the Applicant shall pay development fees at the established rate. Such fees may include, but not be limited to: Permit and Plan Checking Fees, Water and Sewer Service Fees, School Fees, Traffic Mitigation Fees, Flood Control Mitigation Fees, Park Mitigation Fees, Fire Mitigation/Cost Recovery Fees, and other fees listed in the Fee Schedule, which may be amended. Arrangements to pay these fees shall be made prior to building permit issuance to the satisfaction of the Development Services Department.

Approval of this development project is conditioned upon payment of all applicable development fees and connection fees in the manner provided in Chapter 6 of the Escondido Municipal Code.

11. Public Art Partnership Program. All requirements of the Public Art Partnership Program, Ordinance No. 86-70 shall be satisfied prior to any building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.

12. Clerk Recording.

- a. **Exemption.** If the environmental determination prepared for the Project is a categorical exemption, the City of Escondido hereby notifies the Applicant that the County Clerk's Office requires a documentary handling fee of \$50 in order to file a Notice of Exemption. In order to file the Notice of Exemption with the County Clerk, in conformance with California Environmental Quality Act (CEQA) Guidelines section 15062, the Applicant should remit to the City of Escondido Planning Division, within two working days of the final approval of the Project (the final approval being the date of this letter) a certified check payable to the "County Clerk" in the amount of \$50. The filing of a Notice of Exemption and the posting with the County Clerk starts a 35-day statute of limitations period on legal challenges to the agency's decision that the Project is exempt from CEQA. Failure to submit the required fee within the specified time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180-day statute of limitations period will apply.
- b. For more information on filing fees, please refer to the County Clerk's Office and/or the California Code of Regulations, Title 14, Section 753.5.

13. Legal Description Adequacy. The legal description attached to the application has been provided by the Applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.

14. Application Accuracy. The information contained in the application and all attached materials are assumed to be correct, true, and complete. The City of Escondido is relying on the accuracy of this information and Project-related representations in order to process this application. Any permits issued by the City may be rescinded if it is determined that the information and materials submitted are not true and correct. The Applicant may be liable for any costs associated with rescission of such permits.

15. Enforcement. If any of the terms, covenants, or conditions contained herein shall fail to occur or if they are, by their terms, to be implemented and maintained over time, the City of Escondido shall have the right to deny or withhold subsequent permit approvals or permit inspections that are derived from the application entitlements herein granted; issue stop work orders; pursue abatement orders, penalties, or other administrative remedies as set forth in state and local laws; or institute and prosecute litigation to compel compliance with such terms, covenants, or conditions or seek damages for their violation. The

Applicant shall be notified in advance prior to any of the above actions being taken by the City and shall be given the opportunity to remedy any deficiencies identified by the City.

16. Indemnification, Hold Harmless, Duty to Defend.

- a. The Applicant shall indemnify, hold harmless, and defend (with counsel reasonably acceptable to the City) the City, its Councilmembers, Planning Commissioners, boards, commissions, departments, officials, officers, agents, employees, and volunteers (collectively, "Indemnified Parties") from and against any and all claims, demands, actions, causes of action, proceedings (including but not limited to legal and administrative proceedings of any kind), suits, fines, penalties, judgments, orders, levies, costs, expenses, liabilities, losses, damages, or injuries, at law or in equity, including without limitation the payment of all consequential damages and attorney's fees and other related litigation costs and expenses (collectively, "Claims"), of every nature caused by, arising out of, or in connection with (i) any business, work, conduct, act, omission, or negligence of the Applicant or the owner of the Property (including the Applicant's or the owner of the Property's contractors, subcontractors, licensees, sublessees, invitees, agents, consultants, employees, or volunteers), or such activity of any other person that is permitted by the Applicant or owner of the Property, occurring in, on, about, or adjacent to the Property; (ii) any use of the Property, or any accident, injury, death, or damage to any person or property occurring in, on, or about the Property; or (iii) any default in the performance of any obligation of the Applicant or the owner of the Property to be performed pursuant to any condition of approval for the Project or agreement related to the Project, or any such claim, action, or proceeding brought thereon. Provided, however, that the Applicant shall have no obligation to indemnify, hold harmless, or defend the City as to any Claims that arise from the sole negligence or willful misconduct of the City. In the event any such Claims are brought against the City, the Applicant, upon receiving notice from the City, shall defend the same at its sole expense by counsel reasonably acceptable to the City and shall indemnify the City for any and all administrative and litigation costs incurred by the City itself, the costs for staff time expended, and reasonable attorney's fees (including the full reimbursement of any such fees incurred by the City's outside counsel, who may be selected by the City at its sole and absolute discretion and who may defend the City against any Claims in the manner the City deems to be in the best interests of the City).
- b. The Applicant further and separately agrees to and shall indemnify, hold harmless, and defend the City (including all Indemnified Parties) from and against any and all Claims brought by any third party to challenge the Project or its approval by the City, including but not limited to any Claims related to the Project's environmental determinations or environmental review documents, or any other action taken by the City regarding environmental clearance for the Project or any of the Project approvals. Such indemnification shall include the Applicant's payment for any and all administrative and litigation costs and expenses incurred by the City in

defending against any such Claims, including payment for all administrative and litigation costs incurred by the City itself, the costs for staff time expended, and reasonable attorney's fees (including the full reimbursement of any such fees incurred by the City's outside counsel, who may be selected by the City at its sole and absolute discretion and who may defend the City against any Claims in the manner the City deems to be in the best interests of the City and the Project).

- c. The City, in its sole discretion and upon providing notice to the Applicant, may require the Applicant to deposit with the City an amount estimated to cover costs, expenses, and fees (including attorney's fees) required to be paid by the Applicant in relation to any Claims referenced herein, which shall be placed into a deposit account from which the City may draw as such costs, expenses, and fees are incurred. Within 14 days after receiving written notice from the City, the Applicant shall replenish the deposit account in the amount the City determines is necessary in the context of the further defense of such Claims. To the extent such deposit is required by the City, the amount of such deposit and related terms and obligations shall be expressed in a written Deposit Account Agreement, subject to the City Attorney's approval as to form. The City, in its sole and reasonable discretion, shall determine the amount of any initial deposits or subsequent deposits of funds, and the Applicant may provide documentation or information for the City to consider in making its determinations. Nothing within this subsection shall be construed as to relieve the Applicant's obligations to indemnify, hold harmless, or defend the City as otherwise stated herein.

- 17. **Phasing.** A phasing plan shall be submitted for all projects which include more than one building. The phasing plan shall identify the order in which all on- and off-site improvements will be installed, including triggers for improvements resulting from mitigation measures placed on the project through the environmental review process or required for General Plan conformance. The plan shall also identify the order in which structures will be built and occupied, the location of construction fencing at each phase of construction, and any other means necessary to prevent conflicts between construction traffic and users of the occupied buildings. The phasing plan shall be approved by the City Planner, Building Official, City Engineer and Fire Marshal prior to the issuance of a grading permit for the project. The phasing plan shall not be modified without written consent from the City of Escondido.

B. Construction, Maintenance, and Operation Obligations:

- 1. **Code Requirements.** All construction shall comply with the applicable requirements of the Escondido Municipal Code, Escondido Zoning Code, California Building Code; and the requirements of the Planning Division, Engineering Services Department, Director of Development Services, Building Official, City Engineer, and the Fire Chief in carrying out the administration of said codes. Approval of this Permit request shall not waive compliance with any City regulations in effect at the time of Building Permit issuance unless specifically waived herein.

As a condition of receiving the land use approvals specified herein, Applicant shall maintain the property subject to the approvals in compliance with all applicable city codes governing the condition or appearance of property. In addition to compliance with such basic standards, the property subject to these approvals shall also be maintained free of trash, plant debris, weeds, and concrete (other than existing foundations and permanent structures). Any signs placed on the property advertising such property for sale or rent shall be in accordance with applicable laws, and be kept clean, in like-new condition, and free from fading and graffiti at all times. This condition shall be applicable from the date the land use is approved. The failure to comply with this condition shall subject the approvals specified herein to revocation for failure to comply.

2. **Agency License and Permitting.** In order to make certain on- or off-site improvements associated with the Approved Plan set, the Permit request may require review and clearance from other agencies. Nothing in these Conditions of Approval shall be construed as to waive compliance with other government agency regulations or to obtain permits from other agencies to make certain on- or off-site improvements prior to Final Map recordation, grading permit issuance, building permit issuance, or certificate of occupancy as required. This review may result in conditions determined by the reviewing agency.

At all times during the effective period of this Permit, the Applicant and any affiliated responsible party shall obtain and maintain in valid force and effect, each and every license and permit required by a governmental agency for the construction, maintenance, and operation of the authorized activity.

3. **Utilities.** All new utilities and utility runs shall be underground, or fee payment in-lieu subject to the satisfaction of the City Engineer.
4. **Signage.** All proposed signage associated with the Project must comply with Article 66 (Sign Ordinance) of the Escondido Zoning Code. Separate sign permits will be required for Project signage. All non-conforming signs shall be removed. The Applicant shall submit with any sign permit graphic/list of all signs to be removed and retained, along with any new signage proposed.
5. **Noise.** All Project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
6. **Lighting.** All exterior lighting shall conform to the requirements of Article 35 (Outdoor Lighting Ordinance) of the Escondido Zoning Code.
7. **General Property Maintenance.** The property owner or management company shall maintain the property in good visual and functional condition. This shall include, but not be limited to, all exterior elements of the buildings such as paint, roof, paving, signs, lighting and landscaping. The Applicant shall

paint and re-paint all building exteriors, accessory equipment, and utility boxes servicing the Project, as necessary to maintain clean, safe, and efficient appearances.

8. **Anti-Graffiti.** The Applicant shall remove all graffiti from buildings and wall surfaces within 48 hours of defacement, including all areas of the job site for when the Project is under construction.
9. **Anti-Litter.** The site and surrounding area shall be maintained free of litter, refuse, and debris. Cleaning shall include keeping all publicly used areas free of litter, trash, and garbage.
10. **Roof, Wall, and Ground Level Equipment.** All mechanical equipment shall be screened and concealed from view in accordance with Section 33-1085 of the Escondido Zoning Code.
11. **Trash Enclosures.** All appropriate trash enclosures or other approved trash systems shall be approved by the Planning and Engineering Division. The property owner or management company shall be responsible for ensuring that enclosures are easily assessable for garbage and recyclables collection; and that the area is managed in a clean, safe, and efficient manner. Trash enclosure covers shall be closed when not in use. Trash enclosures shall be regularly emptied. There shall be the prompt removal of visible signs of overflow of garbage, smells emanating from enclosure, graffiti, pests, and vermin.
12. **Staging Construction Areas.** All staging areas shall be conducted on the subject property, subject to approval of the Engineering Department. Off-site staging areas, if any, shall be approved through the issuance of an off-site staging area permit/agreement.
13. **Disturbance Coordinator.** The Applicant shall designate and provide a point-of-contact whose responsibilities shall include overseeing the implementation of Project, compliance with Permit terms and conditions, and responding to neighborhood concerns.
14. **Construction Waste Reduction, Disposal, and Recycling.** Applicant shall recycle or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste for residential projects or portions thereof in accordance with either Section 4.408.2, 4.408.3, or 4.408.4 of the California Green Building Standards Code; and/or for non-residential projects or portions thereof in accordance with either Section 5.408.1.1, 5.408.1.2, or 5.408.1.3 of the California Green Building Standards Code. In order to ensure compliance with the waste diversion goals for all residential and non-residential construction projects, the Applicant must submit appropriate documentation as described in Section 4.408.5 of the California Green Building Standards Code for residential projects or portions thereof, or Section 5.408.1.4 for non-residential projects or portions thereof, demonstrating compliance with the California Green Building Standards Code sections cited above.
15. **Construction Equipment Emissions.** Applicant shall incorporate measures that reduce construction and operational emissions. Prior to the City's issuance of the demolition and grading permits for the Project, the Applicant shall demonstrate to the satisfaction of the Planning Division that its construction

contractor will use a construction fleet wherein all 50-horsepower or greater diesel-powered equipment is powered with California Air Resources Board ("CARB") certified Tier 4 Interim engines or equipment outfitted with CARB-verified diesel particulate filters. An exemption from this requirement may be granted if (i) the Applicant provides documentation demonstrating that equipment with Tier 4 Interim engines are not reasonably available, and (ii) functionally equivalent diesel PM emission totals can be achieved for the Project from other combinations of construction equipment. Before an exemption may be granted, the Applicant's construction contractor shall demonstrate to the satisfaction of the Director of Development Services that (i) at least two construction fleet owners/operators in San Diego County were contacted and those owners/operators confirmed Tier 4 Interim equipment could not be located within San Diego County during the desired construction schedule, and (ii) the proposed replacement equipment has been evaluated using the California Emissions Estimator Model ("CalEEMod") or other industry standard emission estimation method, and documentation provided to the Planning Division confirms that necessary project-generated functional equivalencies in the diesel PM emissions level are achieved.

- 16. Phasing.** A phasing plan shall be submitted for all projects which include more than one building. The phasing plan shall identify the order in which all on- and off-site improvements will be installed, including triggers for improvements resulting from mitigation measures placed on the project through the environmental review process or required for General Plan conformance. The plan shall also identify the order in which structures will be built and occupied, the location of construction fencing at each phase of construction, and any other means necessary to prevent conflicts between construction traffic and users of the occupied buildings. The phasing plan shall be approved by the City Planner, Building Official, City Engineer and Fire Marshal prior to the issuance of a grading permit for the project. The phasing plan shall not be modified without written consent from the City of Escondido.

C. Parking and Loading/Unloading.

- 1.** A minimum of 40 parking spaces shall be provided at all times. Said parking spaces provided by the Applicant, and any additional parking spaces provided above the required minimum amount, shall be dimensioned per City standards and be maintained in a clean, well-marked condition. The striping shall be drawn on the plans or a note shall be included indicating double-striping per City standards.
- 2.** Parking for disabled persons shall be provided (including "Van Accessible" spaces) in full compliance with the State Building Code.
- 3.** No contractor or employee may store, or permit to be stored, a commercial or construction vehicle/truck; or personal vehicle, truck, or other personal property on public-right-of-way or other public property without permission of the City Engineer.

- D. Landscaping:** The property owner or management company assumes all responsibility for maintaining all on-site landscaping; any landscaping in the public right-of-way adjacent to the property, including potted plants; and any retaining and freestanding walls in a manner that satisfies the conditions contained herein.

1. Landscaped areas shall be maintained in a flourishing manner. Appropriate irrigation shall be provided for all landscape areas and be maintained in a fully operational condition.
2. All existing planting and planter areas, including areas within the public right-of-way, shall be repaired and landscaping brought into compliance with current standards. All dead plant material shall be removed and replaced by the property owner or management company.
3. If at the time of planning final inspection that it is determined that sufficient screening is not provided, the Applicant shall be required to provide additional landscaping improvements to the satisfaction of the Planning Division.
4. The landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.
5. Failure to maintain landscaping and the site in general may result in the setting of a public hearing to revoke or modify the Permit approval.
6. **Landscaping Plans.** Applicant shall install all required improvements including screening walls, retaining walls, storm improvements, and landscaping in substantial conformance to the planting and irrigation schedule as shown on the final Approved Plan set, if applicable.
 - a. A final landscape and irrigation plan shall be submitted to the Engineering Services Department for review and approval, if meeting any of the criteria listed under Section 33-1323 of the Zoning Code. Five copies of detailed landscape and irrigation plans shall be submitted to the Engineering Services Department with the second submittal of the grading plan. The initial submittal of the landscape plans shall include the required plan check fees, paid in accordance with the prevailing fee schedule in effect at the time of submittal. Details of Project fencing and walls, including materials and colors, shall be provided on the landscape plans. (Building permits may also be required.) The landscape and irrigation plans shall be reviewed and approved by the Planning Division and Engineering Services Department prior to issuance of grading permits, and shall be equivalent or superior to the conceptual landscape plans included as part of the Approved Plan set, to the satisfaction of the Planning Division. The required landscape and irrigation plans(s) shall comply with the provisions, requirements and standards outlined in Article 62 (Landscape Standards) of the Escondido Zoning Code, except where stricter requirements are imposed by the State of California.
 - b. Screening walls, retaining walls, storm improvements, and landscaping (i.e. planting and irrigation) is to be provided prior to final occupancy.

- c. The installation of the landscaping and irrigation shall be inspected by the Project landscape architect upon completion. He/she shall complete a Certificate of Landscape Compliance certifying that the installation is in substantial compliance with the approved landscape and irrigation plans and City standards. The Applicant shall submit the Certificate of Compliance to the Planning Division and request a final inspection.
- d. Any new freestanding walls and/or retaining walls shall incorporate decorative materials or finishes, and shall be indicated on the landscaping plans. (Building permits may also be required.) All freestanding walls visible from points beyond the Project site shall be treated with a protective sealant coating to facilitate graffiti removal. The sealant shall be a type satisfactory to the Director of Development Services.
- e. New or retrofitted trash enclosures shall accommodate vertical climbing plants, vines with support trellis panels, clinging non-deciduous or fast growing shrubbery that will screen the enclosures wall surface. The Director of Development Services shall find that the proposed landscaping design, material, or method provides approximate equivalence to the specific requirements of this condition or is otherwise satisfactory and complies with the intent of these provisions.

E. Specific Planning Division Conditions:

- 1. Prior to building permit issuance, a revised density bonus form shall be provided to address the requirements of the Engineering and Utilities Division.

F. Housing and Neighborhood Services Conditions:

Density Bonus:

- 1. 8 residential units shall be deed restricted to households qualifying as low-income households, and rented at low-income rents per state policy ("Affordable Units").
- 2. The Project shall provide a minimum of 8 dwelling units for low income households (those earning less than 80 percent of the Area Median Income for the San Diego-Carlsbad-San Marcos MSA). Prior to issuance of a building permit or grading permit, whichever occurs first, the developer shall sign a binding affordable housing agreement with the City, which will set forth the conditions and guidelines to be met in the implementation of Density Bonus Law requirements and any other applicable requirements (Within the affordable housing agreement, the developer will be responsible for annual recertification of household income qualifications and compliance with rent limits). The agreement will also establish specific compliance standards and remedies available to the City upon failure by the developer to restrict units to target households for the prescribed time period (55 years for all target units as described in Government Code section 65915(c)). Income qualified households will be monitored by the City of

Escondido Housing and Neighborhood Services Division for the duration of the affordability period. Monitoring fees will be applied per the affordable housing agreement.

3. All affordability agreements shall run with the land and be binding on the applicant and its heirs, transferees, assigns, successors, administrators, executors, and other representatives, and shall be recorded against the applicable property for the requisite period of time.
4. The Affordable Units shall be constructed concurrently with, or earlier than construction of the unrestricted units. The City shall not issue building permits for more than fifty (50) percent of the unrestricted units until the City has issued building permits for all of the Affordable Units.
5. The Affordable Units shall be constructed with the same exterior appearance and interior features, fixtures, and amenities, and shall use the same type and quality of materials as provided for the unrestricted units in the Project.
6. The design, appearance, and general quality of the Affordable Units shall be consistent or compatible with the design of the total housing development in terms of appearance, materials, and finished quality.
7. The average square footage for the unrestricted units shall be approximately the same as the average square footage for the Affordable Units of the same number of bedrooms.
8. All Affordable Units shall have a bedroom unit mix consistent with Municipal Code Section 33-1417(d).
9. The Affordable Units shall be disbursed within the housing development.
10. The City shall not approve any final inspections or issue any certificates of occupancy for more than fifty (50) percent of the unrestricted units until the City has issued certificates of occupancy for all of the Affordable Units.

G. Specific Fire Department Conditions:

1. Underground fire lines, fire sprinkler, and fire alarm plans shall be deferred submittals to the Escondido Fire Dept.
2. Fire Department connection (FDC) shall be in an approved location as per the Escondido Fire Dept.
3. Vertical Clearance of 13'6" shall be maintained over fire access at all times.

H. Specific Engineering Division Conditions:

**ENGINEERING CONDITIONS OF APPROVAL
ESCONDIDO PROJECT NUMBER PL24-0126, PL24-0127, PL25-0359
332 S. JUNIPER STREET**

GENERAL

1. The applicant shall provide the City Engineer with a Title Report covering subject property.
2. The location of all existing on-site utilities and storm drain facilities shall be determined by the applicant. If a conflict occurs with the proposed project or improvements, these utilities shall be relocated.
3. Improvement plans prepared by a Civil Engineer, required for all grading, drainage and private onsite improvement design, shall be submitted for review through the City's virtual plan review portal as a single package containing all items on the Engineering Initial Submittal Checklists. The applicant shall post securities in accordance with the City prepared Bond and Fee Letter based on a final Engineer's Estimate of Grading and Improvements Cost prepared by the project engineer. As surety for the construction of required off-site and/or on-site improvements, bonds and agreements in a form acceptable to the City Attorney shall be posted by the applicant with the City of Escondido.
4. If site conditions change adjacent to the proposed development prior to completion of the project, the applicant will be responsible to modify his/her improvements to accommodate these changes. The determination and extent of the modification shall be to the satisfaction of the City Engineer.
5. All public improvements shall be constructed in a manner that does not damage existing public improvements. Any damage shall be determined by and corrected by the applicant to the satisfaction of the City Engineer.

STREET IMPROVEMENTS AND TRAFFIC

1. The project's access drive on East 4th Avenue shall be constructed as an alley-type driveway apron with a minimum throat width of 24-feet and a driveway apron with a 4-foot wide minimum path of travel conforming to the American Disabilities Act and maintained near the right-of-way line to the satisfaction of the City Engineer.
2. The applicant shall not use the existing shared access on East 3rd Avenue for construction purposes without executing a separate agreement with the adjacent property owner.
3. The project's access drives shall be adequately illuminated to the satisfaction of the City Engineer and Building Official. This lighting shall be maintained by the property owner.
4. All driveway grades shall conform to current Escondido Design Standards and Escondido Standard Drawings.
5. On-site driveways and parking areas shall be private. Typical sections and design details shall be to the satisfaction of the City Engineer and Development Services Director.
6. The address of the building shall be painted on the curb or posted in such a manner that the address is visible from the street. In both cases, the address shall be placed in a manner and location approved by the City Fire Marshal and Development Services Director.

7. The existing street lights along the project frontage must be either retrofitted or replaced with LED street lights in accordance with Escondido Standard Drawing No. E-1-E. The existing street lights shall be removed and salvaged to the City Public Works yard.
8. The applicant may be responsible for overlays of South Juniper Street, East 3rd Street, and East 4th Avenue due to the utility trenches necessary to serve this project. The determination of the extent of the overlays shall be to the satisfaction of the City Engineer.
9. Adequate horizontal sight distance shall be provided at all driveway entrances. Increased parkway widths, open space easements, and restrictions on landscaping may be required at the discretion of the City Engineer.
10. Access routes conforming to the American Disabilities Act shall be provided into the project from the public sidewalk, to the satisfaction of the City Engineer.
11. The applicant will be required to provide a detailed detour and traffic control plan, for all construction and staging activities, and any requested materials placed within existing rights-of-way to the satisfaction of the City Engineer. This plan shall include any proposed sidewalk closures and provide for alternate pedestrian access around the project site. This plan shall be approved prior to the issuance of an Encroachment Permit for construction or other project activities within the public right-of-way.

DRAINAGE

1. Final on-site and off-site storm drain improvements shall be determined to the satisfaction of the City Engineer and shall be based on a drainage study in conformance with the City of Escondido Design Standards, if applicable.
2. All on-site storm drains not in public easements are private. The responsibility for maintenance of these storm drains shall be that of the property owner. Provisions stating this shall be included in the CC&R'S.
3. All site drainage with emphasis on the parking and driveway areas shall be treated to remove expected contaminants using a high efficiency non-mechanical method of treatment. The City highly encourages the use of bio-retention areas as the primary method of storm water retention and treatment. The landscape plans shall reflect these areas of storm water treatment.
4. The current owner of the property shall sign, notarize, and record a Storm Water Control Facility Maintenance Agreement.
5. All storm water treatment and retention facilities and their drains including the bio-retention basins and planters, any permeable paver areas shall be considered private. The responsibility for maintenance of these post construction storm water treatment facilities shall be that of the property owner.

WATER SUPPLY

1. Fire hydrants together with an adequate water supply shall be installed at locations approved by the Fire Marshall. Fire hydrants shall connect to a minimum 8-inch water main.

2. The final locations and sizing of all required water mains, water services, fire hydrants, detector check assemblies, and other water appurtenances shall be designed and installed to the satisfaction of the Director of Utilities and the Utilities Engineer.
3. Fire suppression and sprinkler systems beyond the Detector Check Valves are private and shall be designed and constructed per current Building, Plumbing, and Fire Code Standards, and per the requirements of the City Fire Marshal and City Building Official and shall be approved by a separate submittal to the Building Department. Although private and approved by separate plans and permit, all fire suppression lines shall be shown for reference and review on the various final engineering plan sets.
4. All on-site water lines and backflow prevention devices beyond the City water meter or DCA shall be considered a private water system. The property owner shall be responsible for all maintenance of these water lines and appurtenances.
5. A 1-inch minimum water service, 1-inch water meter, and backflow prevention device shall be required for domestic water supply per City of Escondido Design Standards and Standard Drawings. Water meters and backflow prevention devices shall not be installed within a driveway apron or on private drive areas.
6. No trees or deep-rooted bushes shall be planted within 10-feet of any water mains.
7. There shall be no permanent structures located within the City's Public utility Easements.
8. Improvement plans for all proposed water mains shall be prepared by a Civil Engineer and submitted to the City of Escondido for review and approval.
9. All public water mains shall be located under asphalt or concrete pavement and not under curbs, gutters, medians or sidewalks.
10. Backflow prevention assemblies are private and should be located on private property. Backflows shall be located directly behind the public meter.
11. Any water services to be replaced, reconnected or relocated as a part of this project shall be replaced in entirety from the public water main to the public water meter to the satisfaction of the Utilities Engineer and Water Distribution Department.
12. Any fire hydrants to be replaced, reconnected or relocated as a part of this project shall be replaced in entirety from the public water main to the fire hydrant per the satisfaction of the Utilities Engineer and Water Distribution.
13. The Developer shall disconnect at the public main, all water services and fire hydrants laterals to be abandoned, to the satisfaction of the Utilities Engineer and Water Distribution Department.

SEWER

1. The developer is required at their sole expense to design and construct a sewer manhole with a sewer main stub out. The manhole shall replace the existing sewer main cleanout located at the intersection of the alley and Juniper Street. A sewer main stub out shall be installed on this manhole on the easterly side of the manhole. A private 6-inch minimum PVC sewer lateral shall connect to the sewer main stub out. A

standard clean-out within 18-inches of the Public Utility Easement or ROW shall be constructed for the project and shown on the Improvement and Grading plans. Sewer laterals less than 8-inches in diameter shall connect to the sewer main with a wye or Inserta-Tee

2. All sewer laterals shall be constructed per current City of Escondido Design Standards and Standard Drawings and per the current Uniform Plumbing Code.
3. No trees or deep-rooted bushes shall be planted within 15-feet of any sewer main or within 10-feet of any sewer lateral. Sewer laterals shall be 5-feet horizontally clear from other utilities.
4. All sewer laterals shall be considered a private sewer system. The property owner shall be responsible for all maintenance of sewer laterals to the public sewer main.
5. Any sewer mains, laterals, and appurtenances shall be designed and constructed per current City of Escondido Design Standards and Standard Drawings, and to the satisfaction of the Utilities Engineer.
6. The project design shall be such that all existing or new sewer manholes are accessible at all times by City Vactor trucks for maintenance.
7. The Developer shall cap and plug at the public sewer main all sewer lines and laterals to be abandoned, to the satisfaction of the Utilities Engineer and the City Inspector.
8. The location of all sewer laterals shall be shown on the grading and improvement plans.

CC&R's

1. Copies of the CC&R's shall be submitted to the Development Services Department for approval.
2. The applicant shall make provisions in the CC&R's for maintenance by the property owner of private driveways, parking areas, private utilities (including sewer and water), storm water and drainage facilities, landscaping both onsite and fronting public right-of-ways. These provisions must be approved by the Engineering Department.
3. The CC&R's must state that the property owner assumes liability for damage and repair to City utilities in the event that damage is caused by the property owner when repair or replacement of private utilities is done.
4. The CC&R's must state that (if stamped concrete is used in the private driveway) the property owner is responsible for replacing the stamped concrete in kind if the City has to trench the street for repair or replacement of an existing utility.
5. The CC&Rs shall reference the recorded Storm Water Control Facility Maintenance Agreement and the approved Storm Water Quality Management Plan (SWQMP) for the project.

ORDINANCE NO. 2026-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, DETERMINING THE PROJECT IS EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND APPROVING A PLANNED DEVELOPMENT PERMIT (MASTER AND PRECISE PLAN) TO ALLOW FOR GROUND-FLOOR RESIDENTIAL USES AND REDUCED SETBACKS IN SUPPORT OF THE JUNIPER STREET OFFICE TO RESIDENTIAL CONVERSION

APPLICANT: Darshan Patel

CASE NO: PL24-0126/PL24-0127/PL25-0359

The City Council of the City of Escondido, California does ordain as follows:

SECTION 1. The City Council makes the following findings:

- a) On May 15, 2024, Darshan Patel ("Applicant") filed a land use development application, Planning Case Nos. PL24-0126/PL24-0127/PL25-0359 ("Application") constituting a request for a Planned Development Permit (Master and Precise Plan) to permit ground-floor residential uses, and Design Review Permit with a Density Bonus Request to facilitate the conversion of an existing office building into 32 residential dwelling units ("Project") on a 0.67 gross acre site located at 332 S. Juniper Street (APN: 229-472-11), with a Specific Planning Area #9 (SPA9) General Plan land use designation and zoned Specific Plan (S-P); and
- b) The subject property is all that real property described in Exhibit "A," which is attached hereto and made a part hereof by this reference as though fully set forth herein ("Property"); and
- c) The Planning Service Area of the Development Services Department completed its review, and scheduled a public hearing regarding the Project before the Planning Commission on February 10, 2026. Following the public hearing on February 10, 2026, the Planning Commission adopted Resolution No. 2026-02, which recommended that the City Council, among other things, approve the Project's

Planned Development Permit (Master and Precise Plans) and corresponding entitlements as detailed in the City Council Staff Report dated March 4, 2026.

SECTION 2: Proper notices of a public hearing in compliance with Government Code section 65854 and Article 61, Division 6 of the Escondido Municipal Code have been given and public hearings have been held before the Planning Commission and City Council on this issue.

SECTION 3. The City Council did on March 4, 2026, hold a duly noticed public hearing as prescribed by law. Evidence was submitted to be considered by the City Council, including, without limitation:

- a) Written information including all application materials, and other written and graphical information posted on the Project's website.
- b) Oral testimony from City staff, interested parties, and the public.
- c) The City Council Staff Report, dated March 4, 2026, which along with its attachments, is incorporated herein by this reference as though fully set forth herein, including the Planning Commission's recommendation on the request.
- d) The Planning Commission's recommendation.

SECTION 4. ENVIRONMENTAL REVIEW. Pursuant to the California Environmental Quality Act ("CEQA") (Public Resources Code Section 21000 et seq.), the State CEQA Guidelines (Article 14 of the California Code of Regulations Section 15000 et. seq.), the City is the lead agency for the Project, as the public agency with the principal responsibility for approving the proposed Project. The City Council, in its independent judgement, has reviewed and considered the information, and findings prepared for the Project, and has determined that the Project is categorically exempt from further environmental review pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines.

SECTION 5. Upon consideration of the Factors to be considered/Findings of Fact attached as Exhibit “B,” the City Council desires at this time and deems it to be in the best public interest to **approve** the Planned Development Permit, as depicted in Exhibit “C,” in furtherance of the Project generally described in the City Council Staff Report, dated March 4, 2026, subject to the Conditions of Approval attached to Resolution No. 2026-40 as Exhibit “D,” and is incorporated herein by this reference as though fully set forth herein.

SECTION 6. SEVERABILITY. If any section, subsection sentence, clause, phrase, or portion of this ordinance is held invalid or unconstitutional for any reason by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions.

SECTION 7. As of the effective date of this ordinance, all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 8. Concurrently with this Ordinance, the City Council is taking a number of actions in furtherance of the Project, as generally described by the March 4, 2026 City Council Staff Report. No single component of the series of actions made in connections with the Project shall be effective unless and until it is approved by an Ordinance or Resolution and is procedurally effective within its corporate limits as a statute in the manner provided by state law. Therefore, this Ordinance shall become effective after final passage and public as required by law, and operative only if City Council Resolution No. 2026-40.

SECTION 9. The City Clerk is hereby directed to certify to the passage of this ordinance and to cause the same or a summary to be published one time within 15 days of its passage in a newspaper of general circulation for the City of Escondido.

EXHIBIT "A"

PLANNING CASE NOS. PL24-0126/PL24-0127/PL25-0359

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3 AND THOSE PORTIONS OF LOTS 4 AND 5 IN BLOCK "R" OF ESCONDIDO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE RECORDER OF SAID COUNTY ON JULY 10, 1886, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 4, DISTANT THEREON SOUTH 30° 44' 27" EAST 0.16 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT 4; THENCE NORTH 59° 08' 25" EAST 54.70 FEET; THENCE NORTH 30° 41' 57" WEST 0.52 FEET; THENCE NORTH 59° 18' 03" EAST 85.36 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 5, DISTANT THEREON NORTH 30° 41' 26" WEST 0.41 FEET FROM THE SOUTHEASTERLY CORNER THEREOF, AND THE TERMINUS OF THE HEREIN DESCRIBED LINE, AS DESCRIBED IN CERTIFICATE OF COMPLIANCE, RECORDED APRIL 19, 1995 AS FILE NO. 1995-0163445 OF OFFICIAL RECORDS.

APN: 229-472-11-00

EXHIBIT "B"

PLANNING CASE NOS. PL24-0126/PL24-0127/PL25-0359

FACTORS TO BE CONSIDERED / FINDINGS OF FACT

Environmental Determinations:

1. Pursuant to the California Environmental Quality Act (Public Resources Code section 21000 et seq.) ("CEQA"), and its implementing regulations (14 C.C.R. § 15000 et seq.) ("CEQA Guidelines"), the City of Escondido ("City") is the Lead Agency for the project ("Project"), as the public agency with the principal responsibility for approving the Project.
2. The Project qualifies for the following exemption which has been determined to not have a significant effect on the environment, and are declared categorically exempt from the requirement for the preparation of environmental documents. The proposed Project is categorically exempt pursuant to CEQA Guidelines Section 15532 (In-Fill Development Projects), in that the proposed Project consists of a request to convert an existing office building into 32 residential dwelling units and the Project meets the following criteria:

- a. *The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*

The Project is consistent with applicable general plan designation and all applicable general plan policies, as well as with applicable zoning designation and regulations. The proposed Project entails a multi-family residential development consistent with the Specific Planning Area 9 and all applicable General Plan policies as outlined in the Planning Commission staff report dated February 10, 2026, as well as the development standards within the Downtown Specific Plan for Southern Gateway District, except for the incentives/concessions and waivers requested and granted as part of the Density Bonus request, and as permitted by State Density Bonus Law and Article 67 of the Escondido Zoning Code.

- b. *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The Project site is located within City of Escondido limits, on a site that is less than five acres, and is substantially surrounded by urban uses. The Project site is approximately 0.67 acres, and is surrounded by residential uses to the south and west, and commercial uses to the north and east.

- c. *The Project site has no value as habitat for endangered, rare or threatened species.*

The Project site has no value as habitat for endangered, rare or threatened species, in that the Project site is developed with an existing office building and surface parking. The Project site is listed as "Urban/Developed" within the City's Draft Subarea Plan (Figures 3-1 through 3-3).

- d. *Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality*

Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The Project would be required to comply with the City's noise ordinance, which includes construction and operational noise limits. The Project screened out of significance thresholds associated with traffic and air quality pursuant to the City's Traffic Impact Guidelines Scoping Agreement and Climate Action Plan Consistency Checklist. The Project site is currently served by existing City water infrastructure and would be required to comply with all stormwater standards for water quality purposes. The Project is consistent with the City's General Plan and Zoning regulations (refer to the Planning Commission staff report dated February 10, 2026) except for all incentives/concessions and waivers requested and granted as a part of the Density Bonus request. Therefore, the Project would not result in adverse impacts related to traffic, noise, air quality, or water quality.

- e. *The site can be adequately served by all required utilities and public services.*

The Project site can be adequately served by all required utilities and public services in that the Project site is a previously developed site with existing utilities located adjacent to the site. The Project would be required to build to the City's standards that allow for the Project to connect to existing services, including sewer and water connections. The City's Utility Department reviewed the proposed Project and determined adequate service may be provided to this site, with the connection to existing infrastructure per City requirements. The Project design includes adequate solid waste facilities and would receive service by the City's solid waste, recycling, and organics provider: EDCO. The site's location within the downtown area allows it to continue to be served by the City's Fire and Police Departments. Therefore, the Project can be adequately served by all required utilities and public services.

3. Further, the Project also does not trigger any exceptions to categorical exemptions identified in CEQA Guidelines section 15300.2. in that:

- a. Location – The exemption proposed is a Class 32 (In-Fill Development Projects) exemption, and the Project does not include a Class 3, 4, 5, 6, or 11 exemptions. Based on the absence of an exemption inclusive of a Class 3, 4, 5, 6, or 11 this exception is not applicable.
- b. Cumulative Impact – The Project is located within the Downtown Specific Plan which has a certified Final Environmental Impact Report for the existing land uses through the specific plan. The Project is consistent with the adopted specific plan, and is consistent with the types of projects envisioned for this area of the plan. Therefore, no cumulative impacts would occur that were not analyzed under a prior FEIR.
- c. Significant Effect – There are no unusual circumstances involved in the Project, as it is located in an urban area of the City and is consistent with the development standards and

use of the property as envisioned through the adopted Downtown Specific Plan. Therefore, no significant effects would occur as a result of the Project.

- d. Scenic Highways - The Project site is not located along a designated state scenic highway, nor would the project damage scenic resources such as trees, historic buildings, rock outcroppings, or similar resources within a highway officially designated as a state scenic highway. The closest officially designated state scenic highway is the portion of SR 52 approximately 18 miles south of the project site (California Department of Transportation 2024). Therefore, this exception would not apply, and the Project is eligible for a Categorical Exemption.
 - e. Hazardous Waste Site – As demonstrated by the Applicant (refer to application materials confirming no presence on the Cortese List), the Project is not located within a Hazardous Waste Site pursuant to Section 65962.5 of the Government Code.
 - f. Historical Resource – The Project includes conversion of an existing office building that was constructed in the early 1970s. The Property is not identified on City's Local Register of Historic Properties, the California Register of Historical Resources, or the National Register of Historical Resources. Based on staff's analysis of the proposed Project the Project would not affect a historical resource as defined in the CEQA Guidelines.
4. Additionally, the Project does not trigger any of the exceptions outlined in Section 33-922 (e)(1) – (4) of Article 47 (Environmental Quality) of the Escondido Zoning Code:
- *(e)(1) Plant or animal species, which disturb, fragment or remove such areas defined by either the California Endangered Species Act (Fish and Game Code Section [2050](#) et seq.), or the Federal Endangered Species Act (16 U.S.C. Section [15131](#) et seq.) as sensitive, rare, candidate, species of special concern, endangered, or threatened biological species or their habitat (specifically including coastal sage scrub habitat for the California Gnatcatcher);*

The Project includes the conversion of an existing office building into residential units. As discussed in the Planning Commission staff report dated February 10, 2026, minimal site improvements would be made to the Property while the majority of the work would be within the interior of the office building. There is existing ornamental vegetation and landscaping throughout the site, which would continue to exist even after occupation of the building.
 - *(e)(2) Archaeological or cultural resources from either historic or prehistoric periods;*

The Project is located within an urbanized area of the City, and as discussed in the Planning Commission staff report, dated February 10, 2026, the Project includes very minimal modifications to the existing site. Any excavation work would be limited to trenching for utility lines. The building itself is not considered a cultural resource pursuant to Article 40 (Historic Resources) of the Escondido Zoning Code.

- *(e)(3) Stream courses designated on U.S. Geological Survey maps;*

The Project does not include any vegetation (e.g. riparian habitat) or natural floodways that would indicate the presence of a stream course designated on a U.S. Geological Survey map.

- *(e)(4) Hazardous materials, unstable soils or other factors requiring special review.*

The Project site does not involve hazardous material as discussed in Section 15300.2(e).

5. The City Council has independently considered the full administrative record before it, which includes but is not limited to the March 04, 2026 Staff Report; testimony by staff and the public; and other materials and evidence submitted or provide to it. The administrative record demonstrates that each of the above requirements have been satisfied. No substantial evidence has been submitted that would support a finding that any of the above-described exemption requirements has not been satisfied. The Project will not have a significant effect on the environment, and all of the requirements of CEQA have been met.

Planned Development Permit Findings (PL24-0126/PL24-0127)
(Section 33-403 of Article 19 of the Escondido Zoning Code)

With respect to the Planned Development Permit, the City Council make the following findings for approval:

1. *The location, design, and residential density of the proposed planned development is consistent with the goals and policies of the Escondido General Plan and any applicable specific plan or with any policies adopted by, or being considered by the Escondido city council, or in the process of being prepared and adopted;*

The Project would revitalize an existing office building into 32 residential dwelling units. The Project requires a Planned Development (PD) Permit because it includes ground-floor residential uses, which are subject to approval of a PD Permit per the Downtown Specific Plan, Figures II-3 and II-4. The density permitted on the site is 45 dwelling units per acre (du/acre) which would allow 30 units by-right; however, the Project also includes a density bonus request to exceed the maximum allowable development for the site and is projected to be approximately 47 du/acre. Notwithstanding the increased density, the Project is consistent with the goals and policies of the Escondido General Plan, and the Downtown Specific Plan (DSP) in that it would revitalize an existing office building on a commercial corridor. Furthermore, the site is located on the Suitable Sites Inventory (SSI) as identified in Appendix B of the Housing Element, and would assist the City in achieving its Regional Housing Needs Allocation (RHNA) numbers. Therefore, the Project is consistent with the General Plan, Specific Plan, and those policies adopted by the City.

2. *The proposed location allows the planned development to be well integrated with its surroundings;*

The Project includes revitalization of an existing office building designed and integrated originally with its surroundings. The Project includes minor modifications to the overall site, including circulation to include additional off-street parking spaces adjacent to the alley way, and to construct a new trash enclosure to service the residents of the proposed Project. Pursuant to state density bonus law (SDBL), the Applicant request the use of a reduced parking ratio which limits parking requirements to one space for one-bedroom units and studios thus requiring only 32 off-street parking spaces, and eight guest spaces. The

Project includes 45 off-street parking spaces, and amounts to a ratio of 1.40 spaces per unit. Therefore, the additional off-street parking helps alleviate any potential parking impacts to surrounding neighborhood streets and integrate the change in use with its surroundings.

3. *All vehicular traffic generated by the planned development will be accommodated safely and without causing undue congestion upon adjoining streets;*

The City maintains adopted Traffic Impact Analysis Guidelines (2021) which identify thresholds for purposes of General Plan and California Environmental Quality Act (CEQA) compliance. Appendix A of the adopted 2021 guidelines is a Scoping Agreement that screens out projects based on those thresholds and concludes less than significant impacts would occur based on Quality of Life and CEQA thresholds. As a part of the processing of the Project, the Applicant prepared a traffic scoping agreement which was reviewed by the Development Services Engineering Services. Based on the results of the proposed Project's traffic scoping agreement, the Project screens out from further analysis of a Local Mobility Analysis (LMA) and Vehicle Miles Traveled (VMT) analysis. Based on this, the vehicular traffic generated by the Planned Development would not cause undue congestion upon adjoining streets.

4. *The proposed location and design allows residents and business establishments proposed within the zone to be adequately serviced by existing or proposed public facilities and services and does not provide an undue or negative impact on existing public facilities and services. In appropriate circumstances, and as provided elsewhere by city code, the city may require that suitable areas for schools, parks and playgrounds, pedestrian ways or public open spaces be dedicated for public use, or reserved by deed covenant for the common use of all residents, establishments or operations in the development;*

The Project involves the conversion of an existing office building into 32 residential dwelling units. The City's Staff Development Committee (SDC) reviewed the proposed Project, which includes review by the City's Traffic Engineering, Utilities (water and wastewater), and Fire Service Areas. The Project can be serviced by existing public services and facilities, and would not provide a negative impact on existing public facilities and services. The Project is conditioned to comply with the City's Municipal Code which ensures that the Project can be serviced by existing utilities. The Applicant will be responsible for payment of development impact fees (DIF) to offset the Project's proportionate contribution to public facilities, at the time of building permit issuance.

5. *The overall design of the proposed planned development produces an attractive, efficient and stable environment;*

The Project involves the conversion of an existing office building into 32 residential dwelling units. The inclusion of residents along a commercial corridor is consistent with the vision for the Southern Gateway (SG) district as discussed in the DSP in that it incorporates urban-style residential land uses which have strong connections to surrounding business and professional offices. Juniper Street provides direct access to Grand Avenue which is the commercial hub of the downtown area. Therefore, the Project would result in an attractive, efficient, and stable environment.

6. *The planned development is well integrated with its settings, does not require excessive earthmoving or grading, or destruction of desirable natural features, nor is visually obstructive or disharmonious with surrounding areas and facilities, and does not substantially harm major views from adjacent properties;*

The Project includes the conversion of an existing office building into 32 residential dwelling units, and does not require intensive grading, or any other major site improvements other than minor modifications to circulation on-site. Therefore, the Project would yield a well-integrated residential development as it is primarily a conversion of use, with minor on-site design changes.

7. *The uses proposed have a beneficial effect not obtainable under existing zoning regulations. Any departure from existing ordinance requirements shall be warranted by the design and the amenities incorporated in the planned development in accord with adopted city policy.*

The Project requires a Planned Development (PD) Permit due to the inclusion of ground-floor residential uses, as identified within the Downtown Specific Plan. The site is currently developed with a legal non-conforming structure in that the structure does not comply with the setbacks for the underlying land use district; however, no alteration or enlargement is proposed that would further increase the non-compliant setbacks. The proposed use (i.e. ground-floor residential) is permitted subject to a PD permit. Notwithstanding the density bonus request, the Project complies with the development standards outlined in the DSP. Therefore, the maintained non-compliant setbacks permitted through the PD permit provide a beneficial effect in that the site would produce 32 residential units whereas the City's Housing Element identified a total of 22 residential units on this site.

NO NET LOSS Findings

Pursuant to California Government Code Section 65863, the City Council find the following:

The Project site (APN: 229-472-11-00) was identified in the Housing Element to accommodate a portion of the regional housing need. The estimated capacity on the Project site was as follows:

Very-low	Low	Moderate	Above Moderate
0	14	0	8

The proposed Project does not reduce the net density of the site below what was projected in the Housing Element; the Housing Element shows a site capacity of 22 low-/moderate-/above-moderate income units, whereas 32 low-/moderate-/above-moderate income units are proposed.

	Very-low	Low	Moderate	Above Moderate
Sites Inventory capacity for Project site	0	14	0	8
Proposed Units	0	8	0	24

Change in units + / (-)	0	-6	0	+16
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The proposed development's residential density is not consistent with the Housing Element at the income-level, but the remaining sites identified in the Housing Element are adequate to meet the requirements of Government Code Section 65583.2 and to accommodate the City's share of the regional housing need pursuant to Section 65584.

Nonetheless, the remaining sites in the Housing Element inventory are adequate to meet the requirements of Section 65583.2 and to accommodate the RHNA pursuant to Section 65584, based on the following:

Income Levels:	Very-low & Low		Moderate	Above Moderate
Suitable Sites Inventory Units CityWide (i.e., capacity identified CityWide)	4,557*		1,467	3,439
Suitable Sites Inventory Units approved, constructed or projected to date	224	197	63	1,460
Impacted by Project	0	8	0	24
Remaining Sites Inventory Capacity with Proposed Development + / (-)	4,197		1,427	3,107

*Low-income units were included in the Very-low capacity.

The Housing Element, adopted on August 11, 2021 and subsequently amended on March 22, 2023, requires that the City accommodate **9,607** low-/moderate-/above-moderate income units as its share of the regional housing need, with 5,280 low-/moderate-/above-moderate income units either constructed, approved, or projected to be provided through accessory dwelling units, leaving a remaining need for 4,327 units. If the Project is approved, the remaining need will be reduced to 4,290 units. The Housing Element Sites Inventory would still have a capacity for 8,756 housing units.

This finding demonstrates the remaining sites in the inventory are adequate to meet the requirements of Government Code Section 65583.2 and to accommodate the remaining share of the regional housing need pursuant to Section 65584. This finding includes a quantification of the remaining unmet need for the City's share of the regional housing need at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level.

**This number is inclusive of the 2,622 units credited towards RHNA as identified in Table 50 of the City's adopted Housing Element*

Exhibit "C"

PLANNING CASE NOS. PL24-0126/PL24-0127/PL25-0359

Project Plan Set

The architectural drawings are copy-right protected. Please contact the case planner at ivan.flores@escondido.gov or visit the Planning Services counter during regular business hours for further information.



STAFF REPORT

March 4, 2026
File Number 0680-10

SUBJECT

PUBLIC HEARING TO CONSIDER ADOPTION OF SAFE SIDEWALK VENDING ORDINANCE NO. 2026-04

DEPARTMENT

Economic Development

RECOMMENDATION

Request the City Council adopt Ordinance 2026-04 Safe Sidewalk Vending Ordinance.

Staff Recommendation: Approval (Economic Development: Jennifer Schoeneck, Director of Economic Development)

Presenter: Jennifer Schoeneck, Director of Economic Development and Michael McGuinness, City Attorney

ESSENTIAL SERVICE – Yes, Keep City Clean for Public Health and Safety

COUNCIL PRIORITY – Be Business Friendly; Build Trust and Accountability; Prioritize Public Safety

FISCAL ANALYSIS

Adoption of local ordinance regulating sidewalk vending will create additional staff and material costs that will vary depending on the amount of administrative regulation adopted, number and frequency of public outreach activities, number of ability-to-pay hearings held, and enforcement activity conducted. Programmatic costs will likely not be offset by any permit or enforcement revenues.

PREVIOUS ACTION

In September 2022, the City Attorney provided the City Council with a legal update on the Safe Sidewalk Vending Act (SB 946) and consideration of adopting local regulations. In March 2023, the City Attorney provided a draft ordinance to the Economic Development Subcommittee. Further consideration of the item was continued pending identification of resources to run the program and seeking further public input.



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In January 2026, an updated draft ordinance incorporated public input was presented to the Economic Development Subcommittee. The Subcommittee recommended the item move forward to the full City Council for approval.

BACKGROUND

A. Safe Sidewalk Vending Act (SB 946)

In 2018, the California legislature passed, and the Governor signed Senate Bill 946, also known as the Safe Sidewalk Vending Act (“Act”). The Act added Government Code sections 51036 through 51039 to California law. According to the Act, in its stated effort to promote and support low-income and immigrant communities, the legislature made the following findings and declarations in the Act:

- Sidewalk vending provides important entrepreneurship and economic development opportunities to low-income and immigrant communities.
- Sidewalk vending increases access to desired goods, such as culturally significant food and merchandise.
- Sidewalk vending contributes to a safe and dynamic public space.
- The safety and welfare of the general public is promoted by encouraging local authorities to support and properly regulate sidewalk vending.
- The safety and welfare of the general public is promoted by prohibiting criminal penalties for violations of sidewalk vending ordinances and regulations.

The legislature made other findings that criminal penalties, locally-imposed barriers to entrepreneurship, and an interest in ensuring the appropriate regulation and flow of traffic for pedestrians are matters of statewide concern and this legislation would be applied to charter cities as well as general law cities such as the City of Escondido. As such, all local jurisdictions in the state are subject to the Act and any conflicting local ordinances are unenforceable.

Under the Act, which went into effect January 1, 2019, sidewalk vending may not be prohibited by way of local ordinances but a certain level of control may still be exercised over these operators. The touchstone of local control primarily relates to objective health, safety and welfare concerns. In general, the Act addresses sidewalk vending in four contexts: (1) generally, (2) in parks, (3) within the vicinity of farmers’ markets and swap meets, and (4) within temporary special permit areas.

The statute defines “sidewalk vendors” as “persons who sells food or merchandise from a pushcart, stand, display, pedal-driven cart, wagon, showcase, rack, or other non-motorized conveyance, or from one’s person, upon a public sidewalk or other pedestrian path.” A sidewalk vendor can be roaming or stationary.



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B. Opportunities for Local Ordinances and Control

As noted above, the legislature desired to promote entrepreneurship and limit local control over such activities. As a result, under the Act, local jurisdictions may not do the following:

- Require a sidewalk vendor to operate within specific parts of the public right-of-way, except when directly related to “objective health, safety, or welfare concerns.”
- Prohibit a sidewalk vendor from selling food or merchandise in a park owned or operated by the local authority.
- Restrict sidewalk vendors to operate only in a designated neighborhood or area, except when the restriction is directly related to objective health, safety, or welfare concerns. However, stationary sidewalk vendors (as opposed to roaming sidewalk vendors) may be prohibited in areas zoned exclusively residential.
- Restrict the overall number of sidewalk vendors permitted to operate within the local authority’s jurisdiction, unless the restriction is directly related to objective health, safety, or welfare concerns.
- Require a sidewalk vendor to first obtain the consent or approval of any non-governmental entity or individual (private business or property owners) before he or she can sell food or merchandise.

Under the law, a local municipality may adopt certain objective requirements regulating the time, place, and manner of sidewalk vending if the requirements are directly related to objective health, safety, or welfare concerns including, but not limited to, any of the following:

- Limitations on hours of operation (provided they are not unduly restrictive).
- Requirements to maintain sanitary conditions.
- Requirements necessary to ensure compliance with the federal Americans with Disabilities Act and other disability access standards.
- Requiring the sidewalk vendor to obtain a permit for sidewalk vending and a valid business license.
- Requiring the sidewalk vendor to possess a valid California Department of Tax and Fee Administration (“CDTFA”) seller’s permit.
- Prohibiting stationary sidewalk vendors, but not roaming vendors, in areas zoned exclusively residential.
- Prohibiting stationary sidewalk vendors (as opposed to roaming sidewalk vendors) from vending in a municipal park if an operator in the park has signed an agreement for concessions that exclusively permits the sale of food or merchandise by the concessionaire.
- Prohibiting sidewalk vendors in areas located within the immediate vicinity of a permitted certified farmers’ market or a permitted swap meet during the limited operating hours of that certified farmers’ market or swap meet. The statute additionally provides definitions of “certified



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farmers' market" in accordance with the Food and Agricultural Code and "swap meet" in accordance with the Business and Professions Code.

- In City parks, prohibiting activity to ensure the public's use and enjoyment of natural resources and recreational opportunities and necessary to prevent an undue concentration of commercial activity that unreasonably interferes with the scenic and natural character of the park.
- Prohibiting sidewalk vendors within the immediate vicinity of an area designated for a temporary special permit for the duration of the temporary special permit. A temporary special permit is "a permit issued by the local authority for the temporary use of, or encroachment on, the sidewalk or other public area, including, but not limited to, an encroachment permit, special event permit, or temporary event permit" for purposes such as parades and outdoor concerts.
- Requiring a sidewalk vendor to submit certain information on his or her operations (e.g. name of vendor; type of merchandise; CDTFA permit number; if seller is agent of another, the name of the principal, etc.).
- Requiring compliance with other generally applicable laws.

Objective health, safety, or welfare concerns" are not defined in the Act. However, SB 946 makes clear that "perceived community animus or economic competition does not constitute an objective health, safety, or welfare concern."

C. Entrepreneurship and Economic Development Opportunities

Sidewalk Vending is a form of business in a continuum of retail business types that an entrepreneur can utilize to grow their customer base including:

- At Home Business (including cottage food business)
- Microenterprise Home Kitchen Operations ("MEHKO")
- Farmers Markets
- Special Events
- Sidewalk Vending
- Food Trucks
- Retail Locations
- E-commerce

These types of businesses are currently required to have an Escondido Business License and a valid County health permit if they are vending food items.



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	City business license required?	County health permit required for food business?
At Home Business	Yes	Yes
MEHKO	Yes	Yes
Farmers Market	Yes	Yes
Special Event	Yes	Yes
Sidewalk Vending	Yes	Yes
Food Truck	Yes	Yes
Retail Location	Yes	Yes

Proposed Ordinance No. 2026-04 ensures fair rules, public safety, and clear pathways for small business success by establishing clear standards that all sidewalk vendors must meet to protect public health and safety. It also creates a fair and consistent process for all businesses operating in the City, allowing the City to accurately track how many of these business types are active. In addition, the ordinance supports small business growth by creating a pathway for retail vendors to transition into permanent brick- and- mortar locations. By reducing regulatory uncertainty, the ordinance helps small businesses save time, avoid compliance issues, and focus their resources on long- term stability and expansion.

D. Safe Sidewalk Vending Ordinance (Ordinance 2026-04)

The proposed ordinance establishes a comprehensive regulatory framework for sidewalk vending within the City to address objective health, safety, and welfare concerns while remaining business- friendly and promoting trust and accountability. It aligns with state law and incorporates local conditions to ensure effective implementation.

The Ordinance includes provisions consistent with state law and addresses:

- Permitting requirements including issuance, revocation and non-renewal
- Appeals of permit decisions
- Regulation of vending locations
- Regulation of vending equipment and sanitary conditions
- Prohibited sales
- Enforcement including penalties, fines and ability-to-pay determinations
- Appeals of enforcement actions



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In addition to the adoption of Escondido Municipal Code Chapter 16, Article 9, §§ 16-410 through 16-425, the Ordinance repeals Escondido Municipal Code § 18-101 as being inconsistent with state law and amends §§ 18-103, 23-4 and 23-5 to include language referring to Article 9 to ensure consistency across the municipal code on all matters relating to sidewalk vending.

ORDINANCES

- a. Ordinance No. 2026-04
- b. Ordinance No. 2026-04—Exhibit “A”— Chapter 16 License and Business Regulations Generally- Article 9. Sidewalk Vending

ORDINANCE NO. 2026-04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, ADOPTING AND ADDING TO THE ESCONDIDO MUNICIPAL CODE CHAPTER 16, ARTICLE 9, SECTIONS 16-410 THROUGH 16-425; REPEALING SECTION 18-101; AMENDING SECTIONS 18-103, 23-4, AND 23-5, REGULATING SIDEWALK VENDING

The City Council of the City of Escondido, California does ordain as follows:

SECTION 1. The City Council makes the following findings:

a) WHEREAS, in 2018, the California Legislature passed Senate Bill 946, the Safe Sidewalk Vending Act (“Act”) effective January 1, 2019, adding Chapter 6.2 to Part 1 of Division 1 of Title 5 of the California Government Code; and

b) WHEREAS, certain sections of the Escondido Municipal Code restrict sidewalk vendors ability to do business in the City of Escondido (“City”) and may conflict with state law, including Government Code § 51037; and

c) WHEREAS, the Escondido City Council (“City Council”) seeks to comply with state law and recognizes that sidewalk vending provides important entrepreneurship and economic development opportunities to low-income and immigrant communities, contribute to a vibrant and dynamic public space, and increase access to culturally significant goods and merchandise; and

d) WHEREAS, the City Council also seeks to protect the health, safety and welfare of the public and the use and enjoyment of public spaces, natural resources and recreational opportunities with the City; and

e) WHEREAS, the City Council finds that there is a need to regulate the sale of food and merchandise in the public right-of-way and ensure that trash and debris are removed; and

f) WHEREAS, regulations are needed to ensure that street and sidewalk vendors prepare food safely and according to applicable health regulations; and

g) WHEREAS, regulations are needed to accommodate sidewalk vending while safeguarding pedestrian and vehicular movement and access on and near sidewalks, recreation areas, access points, roadways, and thoroughfares; and

h) WHEREAS, to ensure adequate time to implement sidewalk vending permit procedures and educate street vendors on sidewalk vending requirements, this Ordinance shall be effective after a reasonable period of time to allow for the development of sufficient guidelines and education; and

j) WHEREAS, through its Economic Development Subcommittee, the City has conducted a series of public hearings and taken input from members of the public and stakeholders on proposed sidewalk vendor regulations; and

k) WHEREAS, it is the best public interest of the public to adopt an ordinance which sets forth fair, reasonable and lawful regulations on sidewalk vending in the City's jurisdiction.

SECTION 2: Proper notices of a public hearing have been given and public hearings have been held before the Economic Development Subcommittee and City Council on this issue.

SECTION 3. The City Council has duly reviewed and considered all evidence submitted at said hearings, including without limitation:

a. Written information;

b. Oral testimony from City staff, interested parties, and the public;

c. The City Council staff report, dated March 4, 2026, which, along with its attachments are incorporated herein by this reference as though fully set forth herein; and

d. Additional information submitted during the public hearing.

SECTION 4. Upon consideration of the submitted evidence, Chapter 16, License and Business Regulations Generally, of the Escondido Municipal Code is hereby amended to add Article 9, Sidewalk Vending, as set forth in Exhibit "A" to this Ordinance and incorporated herein by reference as though fully set forth herein.

SECTION 5. Upon consideration of the submitted evidence, Escondido Municipal Code section 18-101, Vending peddling generally, is repealed as follows:

Sec. 18-101. ~~Vending, peddling generally~~ Repealed.

~~No person shall expose or offer for sale any article or thing, nor shall he or she station or place any stand, cart, or vehicle for the transportation, sale or display of any such article or thing in any recreational area. An exception to this prohibition is made to any regularly licensed concessionaire or nonprofit organization in conjunction with community sponsored events acting by permit and under the authority and regulation of the community services director.~~

SECTION 6. Upon consideration of the submitted evidence, Escondido Municipal Code section 18-103, Advertising articles or services for sale or hire, is amended as follows:

Sec. 18-103. Advertising articles or services for sale or hire.

No person shall announce, advertise or call the public attention in any way to any article or service for sale or hire in any recreational area, except when authorized by a permit issued in advance by the

community services director or as authorized by the Safe Sidewalk Vending Ordinance (Chapter 16, Article 9, of this Code).

SECTION 7. Upon consideration of the submitted evidence, Escondido Municipal Code section 23-4, Merchandise on sidewalks, is amended as follows:

Sec. 23-4. Merchandise on sidewalks.

It is unlawful to place or leave, or permit to be placed or left, any goods, wares, merchandise, or other obstructions on the sidewalk in the city beyond the line of the building except as permitted by ~~Ordinance 92-43 (Display and Sale of Retail Merchandise)~~ Chapter 33, Article 73 (Temporary Uses, Outdoor Display and Sale of Retail Merchandise), of this Code, ~~or the Downtown Revitalization Area-Specific Plan (91-02-SP),~~ or the Safe Sidewalk Vending Ordinance (Chapter 16, Article 9, of this Code).

SECTION 8. Upon consideration of the submitted evidence, Escondido Municipal Code section 23-5, Placing merchandise, tools on outer side of sidewalk, is amended as follows:

Sec. 23-5. Placing merchandise, tools on outer side of sidewalk.

It is unlawful to place on the outer or street side of a sidewalk any goods, wares, tools or merchandise except as permitted by the Safe Sidewalk Vending Ordinance (Chapter 16, Article 9, of this Code).

SECTION 9. ENVIRONMENTAL REVIEW. The proposed amendments to Escondido Municipal Code Chapter 16, License and Business Regulations Generally, are not a project within the meaning of Section 15378 of the California Environmental Quality Act ("CEQA") Guidelines because there is no potential for the proposed amendments to result in a physical change in the environment, either directly or indirectly, or a reasonably foreseeable indirect physical change in the environment. In the event the proposed

amendments are found to be a project within the meaning of Section 15378 of the CEQA Guidelines, the proposed amendments are exempt from CEQA pursuant to CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility of a significant effect on the environment.

SECTION 10. SEVERABILITY. If any section, subsection sentence, clause, phrase, or portion of this ordinance is held invalid or unconstitutional for any reason by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions.

SECTION 11. As of the effective date of this ordinance, all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 12. The City Clerk is hereby directed to certify to the passage of this ordinance and to cause the same or a summary to be published one time within 15 days of its passage in a newspaper of general circulation for the City of Escondido.

Chapter 16
LICENSE AND BUSINESS REGULATIONS GENERALLY
ARTICLE 9. SIDEWALK VENDING

Sec. 16-410. Title.

Sec. 16-411. Definitions.

Sec. 16-412. Sidewalk vending permit requirement.

Sec. 16-413. [Reserved]

Sec. 16-414. Sidewalk vending permit issuance.

Sec. 16-415. Sidewalk vending permit denial, revocation and non-renewal.

Sec. 16-416. Notice of denial, revocation or non-renewal.

Sec. 16-417. Appeal of denial, revocation or non-renewal.

Sec. 16-418. Sidewalk vending generally.

Sec. 16-419. Sidewalk vending locations.

Sec. 16-420. Sidewalk vending in recreational areas.

Sec. 16-421. Roaming and stationary sidewalk vending.

Sec. 16-422. Sidewalk vending equipment.

Sec. 16-423. Cooking equipment.

Sec. 16-424. Prohibited sales.

Sec. 16-425. Penalties and fines.

Sec. 16-410. Title.

This article shall be known as the Safe Sidewalk Vending Ordinance.

Sec. 16-411. Definitions.

The following definitions apply to this article; words and phrases whenever used in this article shall be construed as defined in this section, unless from the context a different meaning is intended or unless a different meaning is specifically defined and more particularly directed to the use of such words or phrases:

Public right-of-way shall include a public easement for sidewalks, parkways, curbs, gutters, alleys or other property dedicated to and accepted by the City for public use.

Recreational area(s) shall have the same meaning as recreational area in section 18-67(c) of this code.

Residential areas mean any area that is zoned for residential uses, including, R-A, R-E, R-1, R-T, R-2, R-3, R-4 and R-5 zones, and areas of specific plans designated exclusively for residential uses.

Roaming sidewalk vendor(s) shall have the same meaning as roaming sidewalk vendor in section 51036 of the California Government Code.

Sidewalk shall mean a paved or hardscape path or walkway that is specifically designed for pedestrian travel. Sidewalk does not include areas designed primarily for vehicular or bicycle travel or the conveyance of storm water, any area planted with landscaping or consisting of dirt or sand.

Sidewalk vending permit shall mean a written approval issued by the City of Escondido required to perform any form of sidewalk vending in the jurisdiction of the City.

Sidewalk vendor(s) or *vendor(s)* shall have the same meaning as sidewalk vendor in section 51036 of the California Government Code.

Stationary sidewalk vendor(s) shall have the same meaning as stationary sidewalk vendor in section 51036 of the California Government Code.

Vending equipment means any pushcart, stand, display, pedal-driven cart, wagon, showcase, rack, or other nonmotorized conveyance used for vending.

Sec. 16-412. Sidewalk vending permit requirement.

(a) All sidewalk vendors shall obtain a sidewalk vending permit even if the sidewalk vendor is employed or engaged by another person, or will use vending equipment owned by another person.

(b) Prior to applying for a sidewalk vending permit, a sidewalk vendor shall:

(1) obtain a valid California Department of Tax and Fee Administration seller's permit that notes the City of Escondido as a location or sub-location, which is valid for the duration of the sidewalk vending permit;

(2) for those sidewalk vendors selling food, obtain both:

(A) a valid County of San Diego Department of Environmental Health & Quality (DEHQ) Health Permit applicable to the vending equipment to be used for food preparation and storage to the extent required by law; and

(B) either a Manager's Food Safety Certificate or a San Diego County Food Handlers Card applicable to the sidewalk vendor to the extent required by law; and

(3) obtain a business license issued to the sidewalk vendor, or if the sidewalk vendor is an employee, the person employing the sidewalk vendor obtains a business license.

(c) To obtain a sidewalk vending permit, a sidewalk vendor must submit a permit application form provided by the city with such information as the City Manager or designee deems reasonably necessary to administer this article.

(d) Each sidewalk vending permit application shall be accompanied by a non-refundable permit fee as established by resolution of the city council.

Sec. 16-413. [Reserved]

Sec. 16-414. Sidewalk vending permit issuance.

(a) Sidewalk vending permits shall be issued by the City Manager or designee.

(b) Sidewalk vending permits shall be valid for one (1) year from the date of issuance and must be renewed annually.

(c) A sidewalk vendor shall notify the City Manager or designee in writing of any material changes to the facts provided in a sidewalk vending permit application before vending.

(d) A sidewalk vending permit that is sold, assigned, or transferred is null and void.

(e) Sidewalk vending permits do not provide an exclusive right to operate on any public space, pedestrian path, sidewalk or portions thereof.

Sec. 16-415. Sidewalk vending permit denial, revocation and non-renewal.

(a) A sidewalk vending permit may be revoked for the term of that sidewalk vending permit upon the fourth violation or subsequent violations of this article.

(b) A sidewalk vending permit shall not be issued or renewed if the sidewalk vendor owes any outstanding administrative fines associated in any way with a previous violation of this article by the sidewalk vendor.

(c) A sidewalk vending permit application may be denied, or a sidewalk vending permit may be revoked or not renewed, for any of the following reasons:

(1) provision of false statements or information by the sidewalk vendor in a sidewalk vending permit application;

- (2) failure of the sidewalk vendor to notify the City Manager or designee of any material changes to the information provided in a sidewalk vending permit application after the issuance of a permit including, but not limited to, lapse of commercial general liability insurance if required by this Code; and
- (3) violation of other local, state, or federal laws while operating as a sidewalk vendor.

Sec. 16-416. Notice of denial, revocation or non-renewal.

- (a) Service of notice of denial of a sidewalk vending permit application, or revocation or non-renewal of a sidewalk vending permit, shall be by first class mail to the address listed on the initial application or to any subsequent address provided to the city by the sidewalk vendor.
- (b) Notice of denial of a sidewalk vending permit application, or revocation or non-renewal of a sidewalk vending permit, shall include:
 - (1) any and all specific grounds for denial, revocation or non-renewal;
 - (2) the effective date of the denial, revocation or non-renewal; and
 - (3) the right to appeal the denial, revocation or non-renewal.

Sec. 16-417. Appeal of denial, revocation or non-renewal.

A decision to deny, revoke or not renew a sidewalk vending permit may be appealed pursuant to Article 5 of this chapter.

Sec. 16-418. Sidewalk vending generally.

- (a) Sidewalk vendors shall visibly display their business license and sidewalk vending permit on their vending equipment at all times when vending. A sidewalk vendor vending from their person shall keep their business license and sidewalk vending permit on their person at all times when vending.
- (b) Sidewalk vendors shall not vend to any individuals traveling within motor vehicles along a public roadway.
- (c) Sidewalk vendors shall not display any food or merchandize less than 28 inches off the ground or attached to or on top of any utility pole, street sign, bus stop, trash can, traffic pole, or other public structure.

(d) Sidewalk vendors shall have a waste receptacle available for customers and vending operations and ensure that the 10-foot area immediately surrounding the vending equipment is kept clean and free of trash, debris and fluid leakage.

Sec. 16-419. Sidewalk vending locations.

(a) Except as otherwise provided in section 16-420, sidewalk vendors shall only vend on sidewalks or other pedestrian paths.

(b) No vending of any kind shall take place in the following locations:

- (1) any area that blocks pedestrian or vehicle access;
- (2) any area that obstructs traffic signals or regulatory signs;
- (3) any area that blocks or inhibits access to gates or entry points for public facilities, including above and below surface public improvements, facilities, or structures;
- (4) any painted traffic island or median;
- (5) any bike path;
- (6) any multi-lane thoroughfares where curbside parking is prohibited which are depicted as Super Prime Arterial, Prime Arterial, Super Major and Major Roadways in the Circulation Element of the Escondido General Plan;
- (7) within 18 inches from the edge of a curb;
- (8) within 50 feet of any other sidewalk vendor;
- (9) within 50 feet of any bus stop;
- (10) within 100 feet of any:
 - (A) vehicle entrance of any fire station, police department, hospital or any other structure involved in health and safety emergency matters, or
 - (B) event that is issued a special event permit or temporary use permit by the city, including farmers markets, street fairs, parades and other private events;
- (11) within 500 feet of any private or public K-12 school while children are going to or from the school, during a recess period or within 30 minutes before or after the school's opening or closing hours.

Sec. 16-420. Sidewalk vending in recreational areas.

The following provisions apply in recreational areas:

- (a) Sidewalk vendors shall only vend within the hours of operation of any recreational area in which they are vending. Where there are no designated hours of operations of a recreational area, sidewalk vendors shall only vend from sunrise to sunset.
- (b) Vending within recreational areas is allowed alongside sidewalks or other pedestrian paths.
- (c) A valid park and facility use agreement with the city or special event permit obtained pursuant to Article 4 of this Chapter may waive these requirements for limited engagements or events.

Sec. 16-421. Roaming and stationary sidewalk vending.

- (a) Roaming sidewalk vendors in residential areas may vend between the hours of 8:00 a.m. and sunset.
- (b) Stationary sidewalk vendors shall not vend in residential areas.
- (c) Stationary sidewalk vendors shall not vend in any recreational area if the recreational area operator has signed an agreement for concessions that exclusively permits the sale of food or merchandise by a specified concessionaire, provided that notice by signage or other means is provided to the stationary sidewalk vendor.

Sec. 16-422. Sidewalk vending equipment.

- (a) To maintain accessibility standards, sidewalk vendors shall not place any obstruction on the sidewalk that would reduce the width of the sidewalk or pedestrian path to less than forty-eight inches, excluding the curb, or as otherwise required by state or federal law.
- (b) Vending equipment and accessories including, but not limited to, signs, umbrellas, ice chests, chairs or benches, shall not be:
 - (1) left unsecured;
 - (2) attached to or contact any utility pole, street sign, bus stop, trash can, traffic pole, or other public structure; or
 - (3) left unaccompanied, stored, parked or left overnight on a public street, alley, highway, parking lot, sidewalk or right-of-way at any time.

- (c) Sidewalk vendors shall not set up customer seating areas. Sidewalk vendors may only have a chair for personal use.
- (d) Sidewalk vendors shall not erect, place, or maintain any tent canopy or other temporary shelter in or above the public right-of-way or public place.
- (e) Sidewalk vendors shall only use, maintain or possess up to (2) umbrellas. When in use, each umbrella shall not exceed ten (10) feet in height as measured from ground level to its highest point. The umbrella must be made of a sturdy and safe material and must be attached and anchored to the sidewalk vending equipment in such a way that sudden bursts of wind will not dislodge it. Such umbrella shall not obstruct or impede movement along the sidewalk or pedestrian path.
- (f) Sidewalk vendors may place one sign on or immediately adjacent to their sidewalk vending equipment no greater than four square feet. Signs placed in the public right-of-way are subject to the restrictions in Section 17-22 of this Code.
- (g) Electrical cords shall not be connected to any public outlet, laid across any sidewalk or pedestrian path, or pose a tripping hazard to customers.

Sec. 16-423. Cooking equipment.

- (a) Sidewalk vendors shall not use any portable cooking equipment, gas-fueled appliance, or any open flame unless approved and permitted by the DEHQ.
- (b) Sidewalk vendors with required permits from the DEHQ may use portable cooking equipment authorized by such permits subject to the following regulations:
 - (1) While the portable cooking equipment is in operation:
 - (A) it must be kept at least 20 feet from any permanent structure or any area in which the fire marshal determines that a fire hazard exists; and
 - (B) it must be attended.
 - (2) Sidewalk vendors must regularly clean the portable cooking equipment to remove grease and food buildup.
 - (3) Sidewalk vendors shall test all connections to cooking equipment for potential leaks using soap and water before each use.

- (c) Sidewalk vendors that serve food or beverages must comply with all conditions of their DEHQ permit including, but not limited to, vending from a permitted conveyance.
- (d) Sidewalk vendors shall comply with the City of Escondido's Municipal Separate Storm Sewer System Management and Discharge provisions in Chapter 22, Article 2, of the Code.

Sec. 16-424. Prohibited sales.

Sidewalk vendors are prohibited from vending the following goods: alcoholic beverages; tobacco and tobacco products; vaping products; smoking and drug related paraphernalia, not including apparel; cannabis and cannabis products; weapons, including knives, guns, fireworks, or explosive devices; BB devices or imitation firearms; pharmaceuticals; live animals; pirated or stolen merchandise; and other products prohibited by local, state and federal laws.

Sec. 16-425. Penalties and fines.

- (a) Any violation of this article by a sidewalk vendor holding a valid sidewalk vending permit shall be punished as follows:
 - (1) A written warning for a first violation.
 - (2) An administrative fine of \$100 for a second violation within one year of the written warning issued pursuant to section 16-425(a)(1).
 - (3) An administrative fine of \$200 for a third violation within one year of the first violation of section 16-425(a).
 - (4) An administrative fine of \$500 for a fourth violation and each additional violation within one year of the first violation of section 16-425(a).
- (b) Any sidewalk vendor found vending without a sidewalk vending permit, if required pursuant to this article, shall immediately cease vending and be subject to the following:
 - (1) A written warning for a first violation.
 - (2) An administrative fine of \$250 for a second violation within one year of the written warning issued pursuant to section 16-425(b)(1).
 - (3) An administrative fine of \$500 for a third violation within one year of the first violation of section 16-425(b).
 - (4) An administrative fine of \$1,000 for each additional violation within one year of the first violation of section 16-425(b).

- (c) An administrative fine issued under the administrative fine schedule set forth in subsection (b) shall be reduced to the administrative fine schedule set forth in subsection (a) with proof of a valid sidewalk vending permit issued by the City.
- (d) With regards to sidewalk vendors only, failure to pay an administrative fine issued pursuant to subsections (a) and (b) shall not result in additional fines, fees, assessments, or any other financial conditions beyond those authorized in subsection (a) and (b) being assessed.
- (e) Upon discovering or observing any violation of this article for which an administrative fine has been prescribed under subsection (a) and (b), the enforcement officer may issue an administrative citation to the violator in the manner prescribed in section 1A-6 of this code.
- (f) The content of the administrative citation shall be consistent with those required under section 1A-8 of this code. Additionally, the administrative citation shall include a statement describing the responsible party's right to request an ability-to-pay determination and provide instructions for requesting an ability-to-pay determination.
- (g) An ability-to-pay determination shall be made by the City Manager or designee. If the City Manager or designee finds the person meets the criteria described in California Government Code section 68632(a) and (b), or any successor section, the City Manager or designee shall order the City to accept, in full satisfaction, 20 percent of the administrative fine or waive the administrative fine imposed pursuant to this article. The City Manager or designee's determination shall be final.
- (h) An administrative citation may be appealed pursuant to section 1A-9 of this code.
- (i) A violation of this article shall not be punishable as a misdemeanor.



STAFF REPORT

March 4, 2026
File Number 0875-55

SUBJECT

PUBLIC HEARING TO APPROVE A SUBSTANTIAL AMENDMENT TO THE 2025-2029 CONSOLIDATED PLAN AND 2025-2026 ANNUAL ACTION PLAN TO EXPAND AND INCREASE HOME FUNDING FOR THE RENTAL SUBSIDY PROGRAM.

DEPARTMENT

Development Services Department, Housing & Neighborhood Services

RECOMMENDATION

Request the City Council of the City of Escondido conduct a public hearing and adopt Resolution No. 2026-33 amending the 2025-2029 Consolidated Plan and 2025-2026 Annual Action Plan to expand and increase HOME funding for the Rental Subsidy Program.

Staff Recommendation: Approve (Development Services: Kevin Snyder, AICP, Director of Development Services)

Presenter: Danielle Lopez, Housing Manager and Norma Olquin, Management Analyst

ESSENTIAL SERVICE – No

COUNCIL PRIORITY – N/A

FISCAL ANALYSIS

As an entitlement city, the City receives an annual formula allocations of HOME Program funding from HUD. There is no direct or indirect impact to the City's General Fund.

PREVIOUS ACTION

On June 25, 2025, the City Council adopted Resolution 2025-69 that approved Fiscal Year ("FY") 2025-2029 Consolidated Plan and FY 2025-2026 Annual Action Plan for the use of CDBG and HOME funds, conditionally committed funds to projects, authorized the Director of Community Development to execute contracts as appropriate and approved the submittal of the FY 2025-2029 Consolidated Plan and the FY 2025-2026 Annual Action Plan to HUD.

On October 15, 2025, the City Council received an update on the HOME Investment Partnership Program ("HOME") and provided guidance on program changes. Details on proposed changes are addressed in the Proposed Substantial Amendment section of this report.



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On January 28, 2026, the City Council received a report from City staff describing the proposed substantial amendment to the 2025-2029 Consolidated Plan and 2025-2026 Annual Action Plan and provided direction to expand the Rental Subsidy Program.

BACKGROUND

HOME is a federal block grant program that provides funding to states and cities to be used exclusively for affordable housing activities to benefit low-income households. Funds for HOME are appropriated annually to the Department of Housing and Urban Development (“HUD”), which in turn distributes funding to states and cities. The City of Escondido is considered an entitlement jurisdiction and receives an annual allocation from HUD for the operations of its HOME program. The funding is determined by a formula, based on population, age of rental units in the city, and poverty levels.

As a recipient of HOME federal funds, the City is required to submit a five-year Consolidated Plan, and an Annual Action Plan that is required for each year of the Consolidated Plan period. The Consolidated Plan and Action Plan identify the community’s housing needs and describes in detail how HOME and other HUD block grant funds will be used to meet those needs. Cities can administer HOME funds themselves, or they can designate public agencies or nonprofit organizations to administer all or part of the HOME program on their behalf.

At its October 15, 2025 meeting, the City Council provided guidance regarding its desire to expand HOME programs, that triggered the substantial amendment process. Below are the steps that have been taken to date:

- January 22, 2026, Staff conducted a community outreach meeting to solicit public feedback on proposed changes;
- January 28, 2026, the City Council conducted the first of two public hearings introducing the potential amendment;
- January 29, 2026 to February 28, 2026, Staff provided a 30-day public comment period; and
- March 4, 2026, the City Council will conduct the second public hearing to approve the submittal of the proposed amendment to HUD for final approval.

PROPOSED SUBSTANTIAL AMENDMENT - Expansion of the Rental Subsidy Program:

Current Program

Budget: \$72,000, Serving 30 households annually.

For eligible residents, this program currently provides subsidy payments of \$200 per month, paid directly to an apartment or mobilehome park manager/owner, on a quarterly basis. Assistance is available on a first-come, first-served basis to eligible applicants.



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Residents are eligible for this program if:

- They are at least 62 years old;
- Their principal place of residence is within the City of Escondido;
- Their apartment complex or mobilehome park manager agrees to participate in the subsidy program;
- They do not receive rental assistance under any federal housing assistance program (including Section 8 or HUD);
- They are on the Section 8 waiting list;
- Their assets, (such as bank accounts, stocks, bonds, etc.) do not exceed \$25,000; and
- Their gross income meets the extremely low-income requirements (0–30% AMI).

The proposed amendment includes:

- Increasing the budget from \$72,000 to \$388,000;
- Increasing the monthly subsidy from \$200 to up to \$400 per household and tying the assistance amount to the household income, allowing households at lower AMI levels to receive a higher subsidy. For example:
 - a household at or below 30% AMI would receive the full \$400
 - a household at or below 60% AMI would receive \$300
- Increasing the number of households served from 30 to 80;
- Opening up the program to all ages; and
- Removing the requirement of being on the Section 8 waiting list.

Current recipients will not be affected by this amendment.

RECOMMENDATION

It is recommended that the City Council direct staff to move forward with the proposed amendments to the Rental Subsidy Program. Staff believe this amendment provides the greatest public benefit and represent the most effective use of available funds.

RESOLUTIONS

- a. Resolution No. 2026-33
- b. Resolution No. 2026-33—Exhibit “A”—Consolidated Plan

ATTACHMENTS

- a. Attachment “1”—Budget Adjustment

RESOLUTION NO. 2026-33

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, AMENDING THE CITY OF ESCONDIDO FIVE-YEAR 2025-2029 CONSOLIDATED PLAN AND ONE-YEAR 2025-2026 ACTION PLAN AND APPROVING SUBMITTAL OF AMENDED PLAN TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WHEREAS, the City of Escondido ("City") is a recipient of HOME Investment Partnership Program ("HOME") funds from the United States Department of Housing and Urban Development ("HUD"); and

WHEREAS, the City must submit an approved Annual Action Plan listing all HOME projects and their budgets before the beginning of each HOME program year; and

WHEREAS, the City must file an Action Plan Amendment to make a substantial change to the Annual Action Plan including an addition, modification, or elimination of a Consolidated Plan goal; an addition of a new activity not previously identified in the Annual Plan; or a change that affects the funding level of more than \$25,000 for projects budgeted at \$100,000 or less, or greater than 25 percent of projects budgeted at more than \$100,000; and

WHEREAS, the City wishes to expand the Rental Subsidy Program, increasing the budget from \$72,000 to \$388,000, increasing the monthly subsidy from \$200 to up to \$400 per household, tying the assistance amount to the household income, increasing the number of households served from 30 to 80, opening up the program to all ages, and removing the requirement of being on the Section 8 waiting list; and

WHEREAS, the City desires at this time and deems it to be in the best public interest to amend the 2025-2029 Five-Year Consolidated Plan and FY 2025-2026 One-Year Action Plan for HOME funds.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.
2. That the City Council approves the amendment of the 2025-2029 Five-Year Consolidated Plan and FY 2020-2021 One-Year Action Plan, adding \$316,000 to its Rental Subsidy program .
3. That the City Council approves the submittal of the amended 2025-2029 Five-Year Consolidated Plan and FY 2025-2026 One-Year Action Plan to the Department of Housing and Urban Development, including modifications to Sections SP-30, AP-35, AP-38, AP-55, and AP-60. Draft changes are attached to this Resolution as Exhibit "A," and is incorporated by this reference.
4. That the Housing & Neighborhood Services Manager is hereby authorized to execute contracts with specific recipients, landlords, management companies, or owners for use of HOME funds in the amounts set forth above, provided such agreements have been approved as to form by the City Attorney.



Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Incorporated in 1888, the city of Escondido (City) is about 18 miles inland, strategically located 100 miles south of Los Angeles and 30 miles northeast of San Diego. Surrounded by avocado and citrus groves, Escondido is a diverse, vibrant community. As an entitlement jurisdiction under the U.S. Department of Housing and Urban Development (HUD), the City receives federal funds in proportion to its population size, concentration of poverty, and other socioeconomic and demographic data. To receive such funds, the City must submit a Consolidated Plan every five years to HUD. This document is the City's Consolidated Plan for the 2025 to 2029 period.

The Consolidated Plan is a five-year planning document that identifies needs within low-to-moderate-income (LMI) communities and outlines how the City will address those needs. Ultimately, it guides investments and helps achieve HUD's mission of providing decent housing, suitable living environments, and expanded economic opportunities for LMI populations. Jurisdictions participating in any of the following HUD funding programs must submit a Consolidated Plan every five years:

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- Community Development Block Grants (CDBG) – CDBG is a flexible funding source that can be used for both housing and non-housing activities, including neighborhood revitalization, workforce and economic development, community and nonprofit facilities, and infrastructure and public services in LMI communities.
- HOME Investment Partnerships (HOME) – HOME is used for building, acquiring, and rehabilitating affordable housing for rent and homeownership. It may also be used for direct rental assistance to low-income residents.
- Emergency Solutions Grants (ESG) – ESG funds programs and services supporting persons experiencing homelessness. This includes operating shelters, providing essential services to shelter residents, administering rapid rehousing programs, and homelessness prevention.
- Housing Opportunities for Persons with AIDS (HOPWA) – HOPWA supports low-income people living with HIV/AIDS and their families by providing affordable housing opportunities.

Based on its population size, the City of Escondido directly receives and distributes CDBG and HOME. The City has received ESG funds in the past, but not in recent years. In the unlikely event that Escondido receives ESG funds during the 2025 to 2029 period, this Consolidated Plan would apply to ESG funds as well. The City does not receive HOPWA funds. The goals in this Consolidated Plan were developed through a collaborative process to identify the community's priority needs and outline the activities the City will undertake with these funds during the 2025 to 2029 period.

This Consolidated Plan includes the following components:

- A Needs Assessment that identifies the community's affordable housing, community development, and homelessness needs.
- A Market Analysis that examines the existing housing market, public housing requirements, homeless population needs, and economic characteristics of the jurisdiction.
- A Strategic Plan outlining the strategies to address the identified priority needs over the next five years.
- An Action Plan that summarizes the specific activities to be undertaken during the program year to address the priority needs.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City determined its goals and priorities for the 2025-2029 Consolidated Plan based on community and stakeholder feedback, U.S. Census Bureau data, and data from 2-1-1 San Diego, the region's Community Information Exchange (CIE). These priorities are as follows:

1. Support the development and preservation of affordable rental and homeownership units.
2. Expand access to supportive services to prevent and reduce homelessness, promote housing stability, and foster long-term solutions.

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3. Promote safe and healthy communities by improving public facilities, upgrading infrastructure, and supporting neighborhood revitalization efforts.
4. Deliver essential supportive services to vulnerable populations, including youth, families, and seniors with low to moderate incomes and individuals with special needs.

These priorities represent the varied needs that emerged during the Consolidated Plan development process. Note that fair housing services also falls within the housing priorities.

3. Evaluation of past performance

As part of the Consolidated Plan process, the City is required to submit an annual Consolidated Annual Performance and Evaluation Report (CAPER), which reports on how funds were spent, the households that benefited from the funds, and the progress toward meeting its annual goals for housing and community development activities. These reports are posted on the City's website.

The City has successfully implemented housing, homelessness, and public facilities activities in the previous Consolidated Plan cycle, impacting the lives of thousands of residents with low to moderate incomes. It is anticipated that the City and its partners will continue to positively impact residents through collaborative efforts. Below is a summary of some of the outcomes achieved during the first four years of the previous five-year Consolidated Plan cycle. Final outcome data for the previous Consolidated Plan cycle will be presented to HUD with the submittal of the Program Year 2024-25 CAPER.

- 1,628 households served through the provision of public service activities intended to increase access to recreational, educational, and healthcare resources
- 10 affordable ownership units assisted
- 2 households provided direct financial homebuyer assistance
- 14,540 businesses assisted
- 217 persons served through homelessness prevention services
- 190 persons experiencing homelessness were served in overnight shelters

4. Summary of citizen participation process and consultation process

The City's community participation process was informed by the Citizen Participation Plan, which outlines the framework for engaging the community and providing notifications for public meetings and hearings. To ensure broad community involvement, the City organized three community meetings at the following times and locations:

- November 12, 2024, Park Avenue Community Center, 12:30 PM
- November 12, 2024, Escondido City Hall, 6:30 PM
- December 5, 2024, East Valley Community Center, 6:30 PM

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Additionally, the City distributed both a Community Needs Assessment Survey and a stakeholder survey to gather input. To increase accessibility, the Community Needs Assessment Survey was made available in Spanish, and Spanish translation was made available at the community meetings. A public hearing was held before the City Council on March 19, 2025, to accept input from the public on the Consolidated Plan and establish priorities for spending HOME and CDBG during the 2025 to 2029 period. City Council also discussed and approved the allocation process for distributing funds for FY 2025-26. The Consolidated Plan was then made available for public review and comments for 30 days at Escondido City Hall and on the City's website, from April 24 to May 23, 2025. No public comments were received during this time. A second public hearing was held on June 25, 2025, to review and adopt the Final Consolidated Plan and FY 2025-26 Action Plan. Public notices for each hearing were published at least 10 days prior to the date of the hearing in the *Escondido Times-Advocate* newspaper, as well as posted at City Hall. All community engagement efforts are detailed further in the Process section of this plan.

5. Summary of public comments

Feedback on community needs was collected through community meetings, a Community Needs Assessment Survey, a stakeholder survey, a public comment period, and two formal public hearings. These comments provided insight into community needs and informed the goals of the Consolidated Plan. Top priority needs identified were homeless services, affordable housing development, and community services.

6. Summary of comments or views not accepted and the reasons for not accepting them

All public comments were accepted and incorporated into Appendix F – Public Comments.

7. Summary

The City's Consolidated Plan sets forth the housing and community development strategies and objectives for the five-year period of Program Years 2025 to 2029 and satisfies the statutory requirements for receiving CDBG, HOME, and ESG funds. The City of Escondido will comply with all applicable administration priorities and executive orders.

More than merely meeting requirements, however, the City is committed to providing every opportunity for residents and stakeholders in Escondido to participate in the Consolidated Plan process and expanding opportunities for its LMI residents to thrive. This Consolidated Plan and the associated community engagement process are indicative of that commitment.

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The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	Escondido	
CDBG Administrator	Escondido	Housing and Neighborhood Services Division
HOPWA Administrator		
HOME Administrator	Escondido	Housing and Neighborhood Services Division
ESG Administrator		Housing and Neighborhood Services Division
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

The City's Housing and Neighborhood Services Division is the lead agency responsible for the preparation and administration of the Consolidated Plan, corresponding Annual Action Plans, CAPERs, and the CDBG, ESG, and HOME programs.

Consolidated Plan Public Contact Information

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

As part of the Consolidated Plan development process, the City of Escondido prioritizes broad citizen participation. Every effort has been made to engage all segments of the community, particularly those who may benefit from HOME, CDBG, and ESG funds.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City of Escondido has long been committed to fostering relationships with local community groups. Several nonprofit organizations in the community have been working with the City to manage programs and projects that assist residents with lower incomes. A variety of support services in the areas of education, job training, and homeless, senior, and youth services also augment the City's efforts in these areas. The City maintains an updated agency list and has included all interested groups in the Consolidated Plan development. In addition, City staff periodically attends Community Alliance For Escondido (CAFE) meetings where information from different service and housing agencies in the City is exchanged. The City also participates in quarterly convenings of local CDBG program administrators.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The San Diego Regional Task Force on Homelessness (RTFH) is the regional Continuum of Care for San Diego County. The RTFH is an integrated group of local government members, private individuals, and business and nonprofit stakeholders with a goal of ending homelessness in the San Diego region. The RTFH uses a web-based information technology system, Homeless Management Information System (HMIS), to capture and report on client, project, and system-level information regarding homeless services utilization, performance, and outcomes. The RTFH also uses a Coordinated Entry System (CES), as required by HUD, to increase efficiency and mainstream resources. The RTFH (including the City of Escondido) meets periodically to discuss the coordination of services and housing for the homeless population.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

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The City of Escondido has not received ESG funds in recent years. If the City were to be awarded ESG funds in the 2025 to 2029 period, the City would coordinate with other regional agencies and determine the current needs and priorities for assisting the County's homeless population and spending ESG funds.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

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Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	2-1-1 San Diego
	Agency/Group/Organization Type	Community Information Exchange (CIE)
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided localized data to inform the Consolidated Plan.
2	Agency/Group/Organization	COUNTY OF SAN DIEGO HEALTH AND HUMAN SERVICES AGENCY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with various County agencies to inform development of Consolidated Plan.
3	Agency/Group/Organization	Regional Task Force on Homelessness
	Agency/Group/Organization Type	Regional organization Continuum of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided localized data to inform the Consolidated Plan.
4	Agency/Group/Organization	The Alabaster Jar Project
	Agency/Group/Organization Type	Local non-profit organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Responded to stakeholder survey to provide insight on community needs.

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5	Agency/Group/Organization	Escondido Education Compact
	Agency/Group/Organization Type	Non-profit service provider
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Responded to stakeholder survey to provide insight on community needs.
6	Agency/Group/Organization	Center for Community Solutions
	Agency/Group/Organization Type	Local non-profit organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Responded to stakeholder survey to provide insight on community needs.
7	Agency/Group/Organization	San Diego Children's Discovery Museum
	Agency/Group/Organization Type	Local non-profit organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Responded to stakeholder survey to provide insight on community needs.
8	Agency/Group/Organization	United Way of San Diego County
	Agency/Group/Organization Type	Local non-profit organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Responded to stakeholder survey to provide insight on community needs.
9	Agency/Group/Organization	URBAN CORPS OF SAN DIEGO
	Agency/Group/Organization Type	Local non-profit organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Responded to stakeholder survey to provide insight on community needs.

Identify any Agency Types not consulted and provide rationale for not consulting

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No agency or organization was purposely excluded from providing input on the Consolidated Plan.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	TBD	Need to include CoC for ESG and homeless activities
City of Escondido Housing Element	City of Escondido	The Housing Element is the State-recognized strategy for addressing the City's housing needs. This Consolidated Plan aligns with the goals outlined in the Housing Element.
Climate Action Plan	City of Escondido	The Climate Action Plan provides a roadmap for reducing greenhouse gas emissions (GHGs) through the implementation of various strategies, goals, actions, and supporting measures. This Consolidated Plan aligns with the goals outlined in the Climate Action Plan.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

As previously noted, the Regional Continuum of Care includes representatives from all 18 cities in the county, nonprofit service providers, and other stakeholders committed to addressing homelessness in San Diego. This group collaborates to identify service gaps, set funding priorities, and implement a coordinated, systemic approach to homelessness. The City will continue working with County CDBG, HOME, and ESG entitlement jurisdictions, as well as local stakeholders, to align priorities and maximize the impact of available funding and resources.

Narrative (optional):

Please see above

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PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

To develop the Consolidated Plan, the City conducted an extensive public outreach and participation process, which involved the following components:

- Community meetings
- Community Needs Assessment Survey
- Stakeholder survey
- Public hearings
- Public review of draft Consolidated Plan and FY 2025-26 Annual Action Plan

During the Consolidated Plan development, three community meetings were held. Two meetings were held on November 12, 2024, and one meeting was held on December 5, 2024. A total of 22 people attended the three meetings and provided feedback on what they identified as the City's most pressing community needs. Spanish translation was available at the community meetings and upon request at City Hall. At the meetings, attendees received extensive information about the Consolidated Plan, the citizen participation process, HUD requirements for an entitlement city, the amount of funding that the City anticipates receiving, and how those funds can be used by the City. The City and its consultants facilitated small group discussions during which the attendees' feedback on community needs was recorded on worksheets.

Additionally, a Community Needs Assessment Survey was offered online and via hard copy. The survey was made available in English and Spanish. A total of 164 individuals responded to the survey. A copy of the survey is provided in Appendix C – Community Needs Assessment Survey Responses. A public notice was posted at City Hall and printed in the *Escondido Times-Advocate* newspaper at least 10 days prior to the City Council public hearing on April 03, 2025, to review the draft Consolidated Plan and open a 30-day public comment period. Notice of the public review and comment period was advertised through a publication in the *Escondido Times-Advocate* newspaper. The draft Consolidated Plan and FY 2025-26 Annual Action Plan were available on the City website and in a hard copy format at City Hall during the 30-day public comment period from April 24, 2025, to May 23, 2025.[NO3] No comments were received during the 30-day public review period. A second public notice was posted at City Hall and printed in the *Escondido Times-Advocate* newspaper on May 29, 2025, prior to the City Council meeting on June 25, 2025, at which the Consolidated Plan was approved. Two public comments were received. All public comments received during both

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meetings are included in Appendix F of the Consolidated Plan. The findings from these outreach activities helped shape the priority needs in the Consolidated Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	In-person community meeting on November 12, 2024 at 12:30 pm	Non-targeted/broad community	19	Home repair assistance for homeowners, rental assistance, homeless services, senior programs, and infrastructure improvements were identified as top needs by attendees.	All comments were accepted.	Presentation slides are provided in Appendix B.

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	In-person community meeting on November 12, 2024 at 12:30 pm	Non-targeted/broad community	1	Financial literacy education, infrastructure improvements, homeless services, and increasing access to homeownership (e.g., down payment assistance) were identified as top needs by the attendee.	All comments were accepted.	Presentations slides are provided in Appendix B

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	In-person community meeting on November 12, 2024 at 12:30 pm	Non-targeted/broad community	2	Homeless services, housing for college students, community center and library improvements, increased access to resources, alley improvements, and affordable housing (including permanent supportive housing) were identified as top needs by attendees.	All comments were accepted.	Presentation slides are provided in Appendix B.
4	Public Meeting	Non-targeted/broad community	Escondido Education COMPACT/CAFE Meeting. Approximately 30 participants.	No comments received.	No comments received.	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	In-person community meeting on November 12, 2024 at 12:30 pm	Non-targeted/broad community	164	Homeless services, affordable housing development, and community services were identified as the three areas of greatest community need by survey respondents.	All comments were accepted.	URL closed; survey and responses provided in Appendix C
6	In-person community meeting on November 12, 2024 at 12:30 pm	Key stakeholders	12	Affordable housing, homeless services, youth services, workforce development and access to quality, affordable childcare services were identified as top needs by survey respondents.	All comments were accepted.	URL closed; survey and responses provided in Appendix D

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7	Public Hearing	Non-targeted/broad community	1	We are asking that the 5-year plan emphasizes the importance of proactive protection of the "Affordable Housing" in Mobile-Home Communities by using these and all other tools. We are very interested to find out what levels the Federal Government requires of the City of Escondido to maintain HIGH numbers of "Affordable Housing, in order for the City of Escondido to show the PUBLIC the ratio of Homes in MH Parks that maintain that US HUD and all requirements.	All comments were accepted.	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
8	Public Hearing	Non-targeted/broad community	2	Representative advocating for the WeeCare Program. Representative advocating for Voices for Children.	All comments were accepted.	
9	Public Meeting	Non-targeted/broad community	Neighborhood Leadership Forum. 20 participants.	Residents advocating for daycares, sidewalks, affordable housing, and homeless services.	All comments were accepted.	
10	Internet Outreach	Non-targeted/broad community	8	More parks with accessible playgrounds, more parking, resources for homeless and drug addiction, affordable housing, improve streets and alleys.	All comments were accepted.	
11	Public Meeting	Non-targeted/broad community	Homeless Subcommittee Meeting. 4 members of the public.	Staff for Operation Hope advocating for funding.	All comments were accepted.	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
12	Public Meeting	Non-targeted/broad community	Homeless Subcommittee Meeting. 2 members of the public.	Resident requesting reinstatement of community advisory group for homeless services.	All comments were accepted.	

Table 4 – Citizen Participation Outreach

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Needs Assessment

NA-05 Overview

Needs Assessment Overview

The primary source of data used in this needs assessment are HUD Comprehensive Housing Affordability Strategy (CHAS) tabulations, which are based on the U.S Census Bureau's American Community Survey (ACS) data and incorporate HUD-specified criteria relating to housing needs, HUD-defined income limits, and household types. This Needs Assessment predominantly uses data drawn from CHAS's most recent data set (2017-2021). The information contained in this section informs the preparation of Escondido's housing and community development priorities and both five- and one-year investment strategies.

Both Area Median Income (AMI) and HUD Area Median Family Income (HAMFI) are represented in this Consolidated Plan and are essentially equivalent when discussing populations and households with lower incomes. HAMFI is the HUD-specific term for what is broadly referred to as AMI. Where the term AMI is used in this Consolidated Plan, assume it refers to HAMFI. Table NA-05.01 represents the 2024 HUD Income Limits for the San Diego-Carlsbad, CA MSA in which Escondido is included.

The HUD Area Median Family Income (HAMFI) categories used in this report are as follows:

- Extremely low income: 0 to 30 percent of HAMFI
- Very low income: 30 to 50 percent of HAMFI
- Low income: 50 to 80 percent of HAMFI
- Moderate income: 80 to 100 percent of HAMFI
- Upper income: 100 percent of HAMFI and above

County Area Median Income:	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
\$119,500	Extremely Low	\$31,850	\$36,400	\$40,950	\$45,450	\$49,100	\$52,750	\$56,400	\$60,000
	Very Low	\$53,050	\$60,600	\$68,200	\$75,750	\$81,850	\$87,900	\$93,950	\$100,000
	Low	\$84,900	\$97,000	\$109,150	\$121,250	\$130,950	\$140,650	\$150,350	\$160,050
	Median	\$83,650	\$95,600	\$107,550	\$119,500	\$129,050	\$138,600	\$148,200	\$157,750
	Moderate	\$100,400	\$114,700	\$129,050	\$143,400	\$154,850	\$166,350	\$177,800	\$189,300

Table NA-05.01 San Diego County AMI, 2024

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Income Category	Owner	Renter	Total	Distribution of Owner Households	Distribution of Renter Households
<= 30% HAMFI	2,915	7,985	10,900	11%	33%
>30% to <=50% HAMFI	2,815	5,080	7,895	11%	21%
>50% to <=80% HAMFI	4,895	5,280	10,175	19%	22%
>80% to <=100% HAMFI	3,235	2,580	5,815	12%	11%
>100% HAMFI	12,310	3,370	15,680	47%	14%
Total Number of Households	26,165 (52%)	24,290 (48%)	50,455 (100%)	100%	100%

Table NA-05.02: Household Income Distribution

	Owner	Renter	Total	Distribution of Owner Households	Distribution of Renter Households	Distribution of Total Households
Household has at least 1 of 4 Housing Problems	9,190	15,140	24,330	35%	62%	48%
Household has none of 4 Housing Problems OR cost burden not available, no other problems	16,975	9,155	26,130	65%	38%	52%
Total Number of Households	26,165	24,290	50,455	100%	100%	100%

Table NA-05.03: Housing Problems

	Owner	Renter	Total	Distribution of Owner Households	Distribution of Renter Households	Distribution of Total Households
Household has at least 1 of 4 Severe Housing Problems	4,595	10,155	14,750	18%	42%	29%
Household has none of 4 Severe Housing Problems OR cost burden not available, no other problems	21,570	14,135	35,705	82%	58%	71%
Total Number of Households	26,165	24,290	50,455	100%	100%	100%

Table NA-05.04: Severe Housing Problems

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	Owner	Renter	Total	Distribution of Owner Households	Distribution of Renter Households	Distribution of Total Households
Cost Burden <=30%	17,540	9,180	26,720	67%	38%	53%
Cost Burden >30% to <=50%	4,825	6,480	11,305	18%	27%	22%
Cost Burden >50%	3,435	7,550	10,985	13%	31%	22%
Cost Burden not available	370	1,075	1,445	1%	4%	3%
Total Number of Households	26,165	24,290	50,455	100%	100%	100%

Table NA-05.05: Housing Cost Burden

Income Category	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems OR cost burden not available, no other problems	Total	Distribution of Households with at least 1 of 4 Housing Problems	% of Households in Income Category with at least 1 of 4 Housing Problems
<= 30% HAMFI	8,575	2,325	10,900	35%	79%
>30% to <=50% HAMFI	6,005	1,890	7,895	25%	76%
>50% to <=80% HAMFI	6,000	4,175	10,175	25%	59%
>80% to <=100% HAMFI	2,085	3,730	5,815	9%	36%
>100% HAMFI	1,665	14,015	15,680	7%	11%
Total Number of Households	24,330	26,130	50,455	100%	

Table NA-05.06: Housing Problems by Income Level, All Households

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Income Category	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems OR cost burden not available, no other problems	Total	Distribution of Households with at least 1 of 4 Housing Problems	% of Households in Income Category with at least 1 of 4 Housing Problems
<= 30% HAMFI	6,435	1,550	7,985	43%	81%
>30% to <=50% HAMFI	4,345	735	5,080	29%	86%
>50% to <=80% HAMFI	3,295	1,985	5,280	22%	62%
>80% to <=100% HAMFI	790	1,790	2,580	5%	31%
>100% HAMFI	275	3,095	3,370	2%	8%
Total Number of Households	15,140	9,155	24,290	100%	

Table NA-05.07: Housing Problems by Income Level, Renters Only

	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems OR cost burden not available, no other Housing Problems	Total	Distribution of Households with at least 1 of 4 Housing Problems	% of Households in Income Category with at least 1 of 4 Housing Problems
<= 30% HAMFI	2,140	775	2,915	23%	73%
>30% to <=50% HAMFI	1,660	1,155	2,815	18%	59%
>50% to <=80% HAMFI	2,705	2,190	4,895	29%	55%
>80% to <=100% HAMFI	1,295	1,940	3,235	14%	40%
>100% HAMFI	1,390	10,920	12,310	15%	11%
Total Number of Households	9,190	16,975	26,165	100%	

Table NA-05.08: Housing Problems by Income Level, Owners Only

Demo

Income Category	Cost Burden > 30%	Cost Burden > 50%	Total	Of Households w/ Cost Burden >30%	Of Households w/ Severe Cost Burden >50%	Of Income Category >30%	Of Income Category >50%
<= 30% HAMFI	8,475	7,255	10,900	38%	66%	78%	67%
>30% to <=50% HAMFI	5,770	2,710	7,895	26%	25%	73%	34%
>50% to <=80% HAMFI	5,130	805	10,175	23%	7%	50%	8%
>80% to <=100% HAMFI	1,685	115	5,815	8%	1%	29%	2%
>100% HAMFI	1,225	95	15,680	5%	1%	8%	1%
Total Number of Households	22,285	10,985	50,455	100%	100%		

Table NA-05.09: Cost Burden by Income Level, All Households

	Cost Burden > 30%	Severe Cost Burden > 50%	Total	Of Households w/ Cost Burden >30%	Of Households w/ Severe Cost Burden >50%	Of Income Category >30%	Of Income Category >50%
<= 30% HAMFI	6,400	5,500	7,985	46%	73%	80%	69%
>30% to <=50% HAMFI	4,180	1,810	5,080	30%	24%	82%	36%
>50% to <=80% HAMFI	2,720	195	5,280	19%	3%	52%	4%
>80% to <=100% HAMFI	615	35	2,580	4%	0%	24%	1%
>100% HAMFI	115	10	3,370	1%	0%	3%	0%
Total Number of Households	14,030	7,550	24,290	100%	100%		

Table NA-05.10: Cost Burden by Income Level, Renters

Demo

Income Level	Cost Burden > 30%	Severe Cost Burden > 50%	Total	Of Households w/ Cost Burden >30%	Of Households w/ Severe Cost Burden >50%	Of Income Category >30%	Of Income Category >50%
<= 30% HAMFI	2,075	1,755	2,915	25%	51%	71%	60%
>30% to <=50% HAMFI	1,590	905	2,815	19%	26%	56%	32%
>50% to <=80% HAMFI	2,410	610	4,895	29%	18%	49%	12%
>80% to <=100% HAMFI	1,070	80	3,235	13%	2%	33%	2%
>100% HAMFI	1,115	85	12,310	13%	2%	9%	1%
Total Number of Households	8,260	3,435	26,165	100%	100%		

Table NA-05.11: Cost Burden by Income Level, Owners

Demo

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The Housing Needs Assessment summarizes the housing needs in Escondido according to family type, income level, and household type. It also further discusses specific housing problems, including cost burden, substandard housing, and overcrowding. To the extent that any racial or ethnic group has a disproportionately greater need in any income category compared to the needs of that category as a whole, an assessment of that is also provided. A disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular group is at least ten percentage points higher than the percentage of persons in the category as a whole.

As shown below in Table NA-10.01, according to the U.S. Census Bureau's 2022 five-year American Community Survey (ACS) data, the population of Escondido is approximately 150,000, which is a 0.6 percent increase from 2015. The number of households has also increased by approximately 12.5 percent during this period to 50,658. Median income in 2023 was \$84,477, which was 21 percent lower than the countywide median income of \$102,285. Income is one of the most important factors in determining whether a household can balance housing costs with other necessities, while avoiding housing problems such as cost burden and overcrowding.

As shown in Table NA-10.02, according to 2020 ACS data auto-populated in this Consolidated Plan, 14 percent of low-income households in Escondido are large family households (five or more members). Additionally, 19 percent of low-income households include at least one child six years old or younger and 14 percent include at least one person aged 75 or older.

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	149,080	150,395	1%
Households	45,040	48,725	8%
Median Income	\$50,899.00	\$65,326.00	28%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Demo

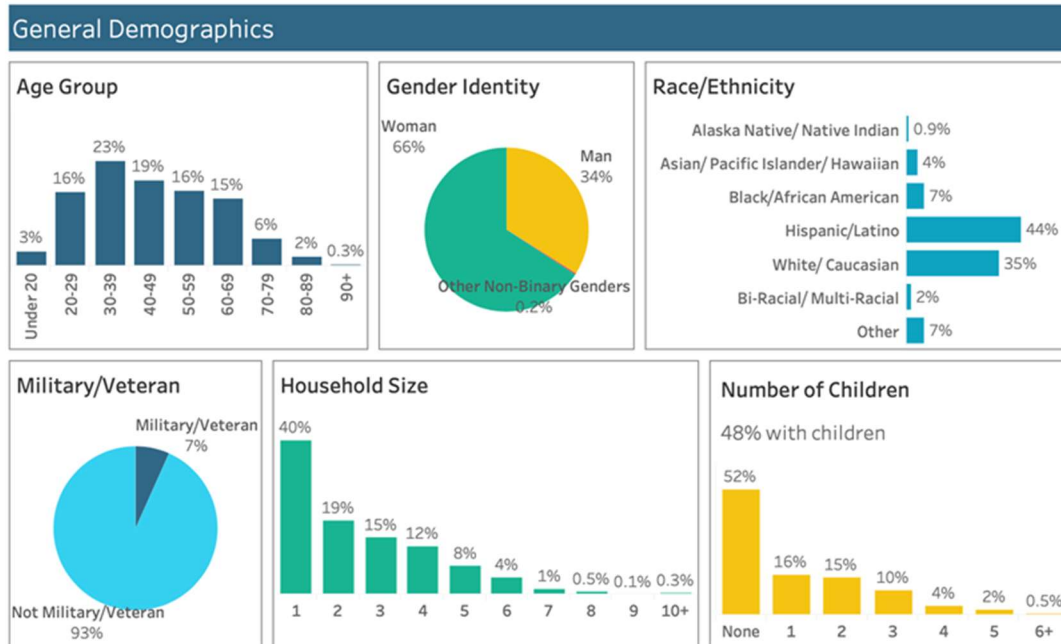


Figure NA-10.01: 2-1-1 Clients Living in Escondido Demographics

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	10,490	7,975	9,715	5,320	15,225
Small Family Households	3,095	3,045	4,320	2,310	8,200
Large Family Households	940	1,525	1,470	640	1,745
Household contains at least one person 62-74 years of age	1,860	1,510	2,320	1,335	3,475
Household contains at least one person age 75 or older	1,965	1,185	930	520	1,195
Households with one or more children 6 years old or younger	1,620	1,820	1,860	685	1,460

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS

Demo

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	175	130	60	25	390	50	60	15	0	125
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	330	510	250	40	1,130	35	55	65	55	210
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	530	900	460	130	2,020	65	155	310	140	670
Housing cost burden greater than 50% of income (and none of the above problems)	4,580	1,760	155	30	6,525	1,545	820	675	80	3,120

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	1,000	1,620	2,010	390	5,020	255	455	1,760	780	3,250
Zero/negative Income (and none of the above problems)	755	0	0	0	755	275	0	0	0	275

Table 7 – Housing Problems Table

Data 2016-2020 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	5,615	3,300	925	225	10,065	1,695	1,090	1,065	275	4,125
Having none of four housing problems	2,220	2,055	4,065	2,155	10,495	965	1,525	3,655	2,665	8,810
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data 2016-2020 CHAS
Source:

Demo

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,290	1,925	1,245	5,460	530	555	1,015	2,100
Large Related	725	950	305	1,980	105	245	305	655
Elderly	1,595	770	160	2,525	870	550	745	2,165
Other	1,950	1,015	640	3,605	375	120	470	965
Total need by income	6,560	4,660	2,350	13,570	1,880	1,470	2,535	5,885

Table 9 – Cost Burden > 30%

Data 2016-2020 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	710	710	430	340	0	770
Large Related	0	0	145	145	75	170	50	295
Elderly	1,430	460	60	1,950	710	270	220	1,200
Other	0	1,425	630	2,055	360	0	0	360
Total need by income	1,430	1,885	1,545	4,860	1,575	780	270	2,625

Table 10 – Cost Burden > 50%

Data 2016-2020 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	840	1,285	475	155	2,755	65	135	130	130	460
Multiple, unrelated family households	15	100	175	40	330	30	75	245	55	405

Demo

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	20	25	60	0	105	0	0	0	10	10
Total need by income	875	1,410	710	195	3,190	95	210	375	195	875

Table 11 – Crowding Information – 1/2

Data Source: 2016-2020 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

According to 2023 five-year ACS estimates, 25 percent of occupied housing units in Escondido are occupied by a one-person household. Of these single-person households, 39 percent are aged 65 years or older. Half of seniors living alone are homeowners, while the other half are renters. Senior single-person households are often in need of housing assistance since they are typically on fixed incomes.

The most critical housing assistance needs for single-person households are experienced by the single homeless population. The 2024 WeAllCount report (annual Point-in-Time count data) from the Regional Task Force on Homelessness indicates that 588 individuals experience homelessness (sheltered and unsheltered) in Escondido. Of these 588 individuals, only about 13 percent were in families (78 individuals).

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

According to 2023 five-year ACS estimates, the median income for those living with a disability in Escondido is 81 percent of those living without a disability. According to the San Diego Foundation's October 2023 San Diego Economic Equity Report, 20 percent of people with disabilities in San Diego County are cost burdened (paying more than 30 percent of income on housing and utilities), which approximates the percentage of people without disabilities who are cost burdened (21 percent).

Demo

However, 23 percent of people with disabilities are severely cost burdened (paying more than 50 percent), which is significantly higher than people without disabilities (16 percent).

There is no information available specifically on victims of domestic violence, dating violence, sexual assault, or stalking in Escondido. However, according to the U.S. Department of Justice 2020 Biennial Violence Against Women Report to Congress, approximately 44 percent of women and 25 percent of men nationwide experience some form of contact sexual violence in their lifetime. Due to the large number of domestic and sexual violence victims nationwide, it is anticipated that there is a need for housing assistance for domestic and sexual violence victims in Escondido. Low-income individuals are particularly susceptible to domestic or sexual violence as they have limited access to resources, such as safe and secure housing and legal representation. Also at higher risk are chronically underserved populations, including rural victims and victims with disabilities.

What are the most common housing problems?

The most common housing problem among both renters and owners in Escondido is housing cost burden (spending more than 30 percent of income on housing costs). As shown in Table NA-10.03 above, of households with a single housing problem, 7,100 households earning less than 80 percent of AMI have a housing cost burden of 31 to 50 percent of their income, while an additional 9,535 households earning less than 80 percent of AMI have a cost burden above 50 percent of income. Cost burden can lead to other issues, including overcrowding, deferred maintenance of the unit, and inability to afford other necessities, such as healthcare and transportation.

The second most common housing problem is overcrowding (more than one person per room). As shown in Table NA-10.03 above, of households with a single housing problem, 2,420 households earning less than 80 percent of AMI experience overcrowding, while an additional 1,245 households earning less than 80 percent of AMI experience severe overcrowding (more than 1.5 persons per room).

The least common housing problem is substandard housing (lacking complete kitchen or plumbing facilities). As shown in Table NA-10.03 above, of households with a single housing problem, 490 households earning less than 80 percent of AMI reside in substandard housing.

Are any populations/household types more affected than others by these problems?

While all lower income households are more susceptible to housing problems than the general population, housing problems are particularly common amongst the lowest income households (i.e., very low- and extremely low-income households). Table NA-10.05 indicates that 43 percent of low-income households experiencing housing cost burden earn less than 30 percent of AMI and 32 percent

Demo

earn between 31 and 50 percent of AMI. Similarly, as shown in Table NA-10.07, 24 percent of low-income households experiencing overcrowding earn less than 30 percent of AMI and 40 percent earn between 31 and 50 percent of AMI.

Additionally, low-income renters experience housing cost burden and overcrowding at a higher rate than low-income homeowners. As shown in Table NA-10.05, 70 percent of low-income households experiencing housing cost burden are renters. As shown in Table NA-10.07, 78 percent of low-income households experiencing overcrowding are renters.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

While there is no information available specifically on low-income individuals and families with children in Escondido who are currently housed but are at imminent risk of homelessness, 2-1-1 San Diego released a policy brief in September 2019 titled “Housing Instability in San Diego County,” in which it was reported that almost 24,000 students between grades K-12 live in households that are “doubled up” with family or friends because the household is unable to maintain housing independently. Regarding formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance, the following figure is from the Regional Task Force on Homelessness’ Homelessness Crisis Response System 2023 Data and Performance Report (published in June 2024). As shown in the figure, from 2021 to 2023, shelter and rapid rehousing programs in the region experienced slight variability in the rates of permanent destination exits – a decline from 28 percent in 2021 to 25 percent in 2022 followed by an increase to 27 percent in 2023.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Generally, households are at risk of becoming homeless if they earn an extremely low income and experience severe housing cost burden. According to CHAS data shown above in Tables NA-05.10 and NA-05.11, 5,500 renter households (23 percent of all renter households) and 1,755 owner households (7 percent of all owner households) earn an extremely low income and a severe housing cost burden.

Demo

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Extremely low-income households experiencing severe housing cost burden are more likely to lose their homes and become homeless. Compared to other segments of the population, they are more financially unstable and likely to be significantly impacted by a job loss, medical emergency, or other unexpected expense. Many factors contribute to the recent increase in homelessness, including rising housing costs and a relatively slow increase in wages.

Discussion

Please see above.

Demo

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD defines a disproportionate need as any need for a race/ethnicity that is more than 10 percent above the need for the total households at a particular income level. For example, if 40 percent of all very low-income households in a jurisdiction experience one or more of the four defined housing problems, but 50 percent of one specific ethnic group's very low-income households experience housing problems, that would be considered a disproportionate need.

Again, the four housing problems are:

1. Unit lacks complete kitchen facilities;
2. Unit lacks complete plumbing facilities;
3. Household spends more than 30 percent of income on housing costs; and
4. Household includes more than one person per room, excluding bathrooms, porches, foyers, halls, and half-rooms.

The following tables and analyses outline the share of households by race/ethnicity and income level experiencing a housing problem.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,710	595	990
White	2,060	335	645
Black / African American	150	20	40
Asian	285	60	4
American Indian, Alaska Native	55	0	0
Pacific Islander	25	0	0
Hispanic	2,985	140	290

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Demo

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,685	1,160	0
White	2,325	655	0
Black / African American	180	10	0
Asian	210	70	0
American Indian, Alaska Native	10	0	0
Pacific Islander	10	0	0
Hispanic	3,860	395	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,685	2,985	0
White	2,285	1,610	0
Black / African American	195	75	0
Asian	270	140	0
American Indian, Alaska Native	4	30	0
Pacific Islander	0	0	0
Hispanic	2,855	1,100	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Demo

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,250	3,155	0
White	1,040	1,555	0
Black / African American	25	125	0
Asian	120	165	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	15	0
Hispanic	990	1,175	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

0-30 Percent of AMI (Extremely Low Income)

As shown in Table NA-15.01, 78 percent of extremely low-income households in Escondido experience one or more of the four housing problems. Two populations, American Indian/Alaska Native and Pacific Islander households, experience these housing problems at a disproportionately higher rate – both at 100 percent. Note that, in absolute numbers, American Indian/Alaska Native and Pacific Islander households with extremely low incomes constitute a small population with only 55 and 25 extremely low-income households, respectively. Also note that over 65 percent of extremely low-income households among all races experience one or more of the four housing problems, indicating a correlation to income.

30-50 Percent of AMI (Very Low Income)

As shown in Table NA-15.02, 85 percent of very low-income households in Escondido experience one or more of the four housing problems. Three populations, Black/African American, American Indian/Alaska Native and Pacific Islander households, experience these housing problems at a disproportionately higher rate at 95, 100, 100 percent, respectively. Note that, in absolute numbers, Black/African American, American Indian/Alaska Native and Pacific Islander households with very low incomes constitute a small population with only 190, 10, and 10 very low-income households, respectively.

Demo

50-80 Percent of AMI (Low Income)

As shown in Table NA-15.03, 66 percent of low-income households in Escondido experience one or more of the four housing problems. There is no disproportionate need among racial/ethnic groups.

80-100 Percent of AMI (Middle Income)

As shown in Table NA-15.04, 42 percent of middle-income households in Escondido experience one or more of the four housing problems. There is no disproportionate need among racial/ethnic groups.

0-30 Percent of AMI (Extremely Low Income)

As shown in Table NA-15.01, 78 percent of extremely low-income households in Escondido experience one or more of the four housing problems. Two populations, American Indian/Alaska Native and Pacific Islander households, experience these housing problems at a disproportionately higher rate – both at 100 percent. Note that, in absolute numbers, American Indian/Alaska Native and Pacific Islander households with extremely low incomes constitute a small population with only 55 and 25 extremely low-income households, respectively. Also note that over 65 percent of extremely low-income households among all races experience one or more of the four housing problems, indicating a correlation to income.

30-50 Percent of AMI (Very Low Income)

As shown in Table NA-15.02, 85 percent of very low-income households in Escondido experience one or more of the four housing problems. Three populations, Black/African American, American Indian/Alaska Native and Pacific Islander households, experience these housing problems at a disproportionately higher rate at 95, 100, 100 percent, respectively. Note that, in absolute numbers, Black/African American, American Indian/Alaska Native and Pacific Islander households with very low incomes constitute a small population with only 190, 10, and 10 very low-income households, respectively.

50-80 Percent of AMI (Low Income)

As shown in Table NA-15.03, 66 percent of low-income households in Escondido experience one or more of the four housing problems. There is no disproportionate need among racial/ethnic groups.

80-100 Percent of AMI (Middle Income)

As shown in Table NA-15.04, 42 percent of middle-income households in Escondido experience one or more of the four housing problems. There is no disproportionate need among racial/ethnic groups.

Demo

Demo

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

While Section NA-15 measured disproportionate housing problems, this section measures disproportionate severe housing problems, which are defined as follows:

1. Unit lacks complete kitchen facilities;
2. Unit lacks complete plumbing facilities;
3. Household spends more than 50 percent of income on housing costs; and
4. Household includes more than 1.5 person per room, excluding bathrooms, porches, foyers, halls, and half-rooms.

Again, HUD defines a disproportionate need as any need for a race/ethnicity that is more than 10 percent above the need for the total households at a particular income level. The following tables and analyses outline the share of households by race/ethnicity and income level experiencing a severe housing problem.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,140	1,165	990
White	1,785	610	645
Black / African American	140	30	40
Asian	245	105	4
American Indian, Alaska Native	40	15	0
Pacific Islander	25	0	0
Hispanic	2,760	365	290

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Demo

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,630	3,215	0
White	1,495	1,485	0
Black / African American	165	25	0
Asian	105	175	0
American Indian, Alaska Native	0	10	0
Pacific Islander	10	0	0
Hispanic	2,805	1,445	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,665	6,000	0
White	865	3,025	0
Black / African American	40	230	0
Asian	125	285	0
American Indian, Alaska Native	0	34	0
Pacific Islander	0	0	0
Hispanic	1,590	2,365	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Demo

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	830	4,580	0
White	205	2,395	0
Black / African American	0	150	0
Asian	45	235	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	15	0
Hispanic	535	1,630	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

0-30 Percent of AMI (Extremely Low Income)

As shown in Table NA-20.01, 70 percent of extremely low-income households in Escondido experience one or more of the four severe housing problems. Two populations, Pacific Islander and Hispanic households, experience these housing problems at a disproportionately higher rate of 100 and 81, respectively. Again, note that, in absolute numbers, Pacific Islander households with extremely low incomes constitute a small population with only 25 extremely low-income households. Also note that over 55 percent of extremely low-income households among all races experience one or more of the four severe housing problems, indicating a correlation to income.

30-50 Percent of AMI (Very Low Income)

As shown in Table NA-20.02, 59 percent of very low-income households in Escondido experience one or more of the four severe housing problems. Two populations, Black/African American and Pacific Islander households, experience these housing problems at a disproportionately higher rate at 87 and 100 percent, respectively. Note that, in absolute numbers, Black/African American and Pacific Islander

Demo

households with very low incomes constitute a small population with only 190 and 10 very low-income households, respectively.

50-80 Percent of AMI (Low Income)

As shown in Table NA-20.03, 31 percent of low-income households in Escondido experience one or more of the four severe housing problems. There is no disproportionate need among racial/ethnic groups.

80-100 Percent of AMI (Middle Income)

As shown in Table NA-20.04, 15 percent of middle-income households in Escondido experience one or more of the four severe housing problems. Hispanic households experience these housing problems at a disproportionately higher rate of 25 percent.

Demo

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Disproportionate greater need relative to housing cost burden is calculated by dividing the number of households in a cost burden category (i.e., spending more than 30 percent on housing or spending more than 50 percent on housing) by the total number of households for that given racial or ethnic group or the jurisdiction for a whole. For example, 58.1 percent of the jurisdiction spends 30 percent or less of their income on housing costs. This is calculated by dividing 220,709, or the number of households in this category, by the total households, or 380,066. The total households are calculated by summing the numbers in the top data row shown below. Again, HUD defines a disproportionate need as any need for a race/ethnicity that is more than 10 percent above the need for the total households in a cost burden category.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	23,920	10,855	9,370	1,035
White	13,220	4,875	3,975	665
Black / African American	655	280	275	40
Asian	1,860	600	435	4
American Indian, Alaska Native	80	29	40	0
Pacific Islander	65	10	25	0
Hispanic	7,625	4,915	4,345	300

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion:30-50 Percent Cost Burden

Approximately 24 percent of the general population spends 30 to 50 percent of their income on housing costs (10,855 of 45,180 households). No ethnic or racial group experiences this level of housing cost burden at a significantly greater rate than the jurisdiction as a whole.

Greater than 50 Percent Cost Burden

Demo

Approximately 21 percent of the jurisdiction spends more than 50 percent of their income on housing costs (9,370 of 45,180 households). No ethnic or racial group experiences this level of housing cost burden at a significantly greater rate than the jurisdiction as a whole.

Demo

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The data presented in Sections NA-15 through NA-25 show that some racial or ethnic groups experience disproportionately greater need in terms of housing problems and cost burden. Again, HUD defines a disproportionate need as any need for a certain race/ethnicity that is more than 10 percent above the need for the total households at a particular level of income or cost burden. To summarize the preceding sections, the following racial or ethnic groups have disproportionately greater need:

Housing Problems:

- 0-30 percent AMI: American Indian/Alaska Native, Pacific Islander
- 30-50 percent AMI: Black/African American, American Indian/Alaska Native, Pacific Islander

Severe Housing Problems:

- 0-30 percent AMI: Pacific Islander, Hispanic
- 30-50 percent AMI: Black/African American, Pacific Islander
- 80-100 percent AMI: Hispanic

Housing Cost Burden:

- None

Pacific Islander followed by American Indian/Alaska Native, Black/African American, and Hispanic households are the most common groups to experience disproportionately greater needs. White and Asian households do not have disproportionately greater need in any category at any income level.

If they have needs not identified above, what are those needs?

Not applicable.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Most of Escondido is within CDBG-eligible census tracts. The City has some minority concentration areas. Figure NA-30.01 below shows a map of the city using HUD's Minority Concentration Analysis Tool.

Demo

The map highlights in red areas in which the percentage of persons of a particular racial or ethnic minority is at least 20 points higher than that minority's percentage in the housing market as a whole; the neighborhood's total percentage of minority persons is at least 20 points higher than the total percentage of minorities for the housing market area as a whole; or in the case of a metropolitan area, the neighborhood's total percentage of minority persons exceeds 50 percent of its population

Demo

NA-35 Public Housing – 91.205(b)

Introduction

HUD defines public housing as affordable rental housing for eligible low-income families, elderly individuals, and persons with disabilities. Public housing varies in size and type. For example, public housing includes single-family homes and high-rise apartments. Local public housing agencies manage public housing developments. HUD provides federal aid to these agencies, as well as technical and professional assistance in planning, developing, and managing these developments.

The Housing Authority of the County of San Diego (HACSD) administers public housing and the Housing Choice Voucher (HCV) program in many jurisdictions within San Diego County, including Escondido. Thus, the City does not operate its own Housing Authority. No public housing projects are within the boundaries of the City of Escondido. The tables below summarize the information provided by the HACSD regarding the types of vouchers administered by HACSD, as well as the demographics of the voucher recipients.

Several HUD programs assist various populations in securing affordable and stable housing. Descriptions of each of the programs shown in the tables in this section are as follows:

- Certificate Program: The Certificate Program was an earlier form of rental assistance under Section 8, where HUD provided subsidies to landlords on behalf of low-income tenants. This program has been largely replaced by the Housing Choice Voucher Program.
- Moderate Rehabilitation (Mod-Rehab): Initiated in 1978, the Mod-Rehab program aimed to provide project-based rental assistance for low-income families. It focused on properties needing moderate rehabilitation and is no longer active for new commitments.
- Public Housing: Public housing consists of housing units managed by local public housing agencies to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities.
- Housing Choice Vouchers: This program offers tenant-based assistance, allowing families to choose and lease safe, decent, and affordable privately-owned rental housing. Participants pay a portion of the rent based on their income, with the remainder covered by the voucher.
- Project-Based Vouchers: Under this component of the Housing Choice Voucher Program, rental assistance is linked to specific housing units. Tenants residing in these units receive assistance while they live in the designated property.
- Special Purpose Vouchers: Veterans Affairs Supportive Housing (VASH): Combines HUD's Housing Choice Voucher rental assistance with case management and clinical services provided by the Department of Veterans Affairs for homeless veterans. Family Unification

Demo

Program: Provides housing assistance to families for whom the lack of adequate housing is a primary factor in the separation or threat of separation of children from their families. Mainstream Vouchers for Persons with Disabilities: Offers housing assistance specifically for non-elderly persons with disabilities to enable them to lease affordable private housing.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	83	117	10,566	0	10,411	110	0	42

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	12,491	18,844	15,253	0	15,270	13,174	0	
Average length of stay	0	3	6	6	0	6	0	0	
Average Household size	0	2	2	2	0	2	1	0	
# Homeless at admission	0	0	2	3	0	3	0	0	

Demo

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Elderly Program Participants (>62)	0	18	47	3,465	0	3,432	14	0
# of Disabled Families	0	12	23	2,885	0	2,828	33	0
# of Families requesting accessibility features	0	83	117	10,566	0	10,411	110	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 2324 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	71	98	8,511	0	8,408	66	0	35
Black/African American	0	6	15	1,603	0	1,555	41	0	6
Asian	0	4	2	297	0	294	2	0	1

Demo

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	1	84	0	84	0	0	0
Pacific Islander	0	2	1	71	0	70	1	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 2425 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	24	73	3,644	0	3,619	17	0	8
Not Hispanic	0	59	44	6,922	0	6,792	93	0	34
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 2526 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Demo

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

As stated above, no public housing projects are within the boundaries of the City of Escondido. Regarding applicants on the waiting list for accessible units, the FY 2024-2025 HACSD Public Housing Agency Annual Plan states that there were 10,779 applicants with disabilities on the HACSD's public housing waiting list at the end of 2023 (22.4 percent of 48,122 applicants). According to 2022 five-year ACS Estimates, 48 percent of the County's disabled population have mobility disabilities. Based on that percentage, it is estimated that, of the 10,779 applicants with disabilities on the public housing waiting list, up to 5,174 applicants may need accessible units (48 percent of 10,779 applicants). Note that the waiting period for public housing applicants is about 8 to 11 years, depending on household size.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Again, there are no public housing units located in the City of Escondido. According to the FY 2024-2025 HACSD Public Housing Agency Annual Plan, at the end of 2023, the countywide Public Housing Program waiting list included 48,122 applicants, who were:

- 22 percent disabled
- 9 percent elderly
- 61 percent White
- 25 percent Black/African American
- 6 percent Asian
- 3 percent American Indian
- 3 percent Pacific Islander
- 44 percent Hispanic/Latino

To ascertain the needs of residents of HACSD's Public Housing Program and participants of its HCV Program, the HACSD's Resident Advisory Board meets at least twice per year. The Board makes recommendations regarding the development of the HACSD's annual plan for submittal to HUD. The Board is comprised of nine appointed seats, which include current residents of public housing or participants of the HCV programs. Annually, at least one meeting is held with the residents of public housing. The areas of interest and immediate needs of public housing residents and HCV holders include the following: Transportation services for medical appointments and stores; services for domestic violence victims, seniors, and people with disabilities; transportation to special events and on weekends; emergency food assistance; family self-sufficiency employment services; fair housing information, including tenant rights; clothing assistance; tax preparation services; employment training; information on employment; tutoring; emergency preparation; and college scholarships.

HCV holders have reported the following issues when searching for eligible rental units to initiate their assistance: high rents, low vacancy rates, landlords not interested in participating in the program, overly strict credit worthiness standards, and amount of security deposits.

Demo

How do these needs compare to the housing needs of the population at large

Comparing the housing needs of HCV holders to the general population is challenging because participants in these affordable housing programs do not face the same extent of challenges as those without public housing assistance. While monthly housing costs are limited for program participants of the HACSD's rental assistance programs, as shown in Table NA-05.10, 58 percent of renters citywide spend more than 30 percent of their income on rent and utilities, and 31 percent of renters spend more than half of their income on rent and utilities.

Discussion

Please see above.

Demo

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Homelessness is a growing issue across California and the San Diego region. Many factors have contributed to the rise in homelessness. According to the Regional Task Force on Homelessness' (RTFH) 2024 WeAllCount Point-in-Time Count data, an estimated 588 homeless individuals were located in Escondido at the time of the count, which represents 5.5 percent of the homeless population in San Diego County. The count of 588 individuals includes 401 unsheltered individuals and 187 sheltered individuals.

Youth homelessness is a concern across all regions of San Diego County. Many factors are associated with youth homelessness, including poverty, sex trafficking, foster care, mental health, family dysfunction, and being members of the LGBTQ+ community. The RTFH oversees the region's Homeless Management Information System (HMIS), a local web-based information technology system which captures data on clients and projects regarding homeless services utilization, performance and outcomes. RTFH is the lead HMIS agency and administers the system.

Definitions:

- Number experiencing homelessness each year: Unduplicated count of all persons enrolled during the program year
- Number becoming homeless each year: Unduplicated count of persons with new HMIS entries during the year
- Number exiting homelessness each year: Unduplicated count of persons exiting programs to a permanent destination as defined by HUD
- Number of days persons experience homelessness: Average of the sums of the lengths of stays for each person

The RTFH Project Level Dashboard displays key data points graphed over time from HMIS and are considered conservative, as not all homeless service providers within the County of San Diego utilize HMIS and are not required to do so, unless funded by HUD. Detailed demographic information on the homeless population in Escondido, as provided by RTFH, are shown in the tables below. No information is available for a rural population in Escondido.

Demo

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	10	74	916	208	191	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	391	113	1,296	370	164	0
Chronically Homeless Individuals	191	37	582	116	63	0
Chronically Homeless Families	10	0	323	37	72	0
Veterans	21	18	151	39	26	0
Unaccompanied Child	0	26	201	45	29	0
Persons with HIV	0	1	30	5	7	126

Table 2627 - Homeless Needs Assessment

Data Source Comments: Source: Regional Task Force on Homelessness, October 1, 2023 to September 30, 2024 period

Indicate if the homeless population is: Has No Rural Homeless

Demo

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

not applicable

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	84	185
Black or African American	44	40
Asian	0	7
American Indian or Alaska Native	4	12
Pacific Islander	6	10
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	84	145
Not Hispanic	103	256

Data Source

Comments:

Source: Regional Task Force on Homelessness, October 1, 2023 to September 30, 2024

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

According to the RTFH 2024 Point-in-Time Count data, the demographics of the 401 unsheltered individuals located in Escondido at the time of the count were as follows:

- 13 percent veterans (51 individuals)
- 6 percent persons aged 24 and younger (26 individuals)
- 1 percent families (4 individuals)

The demographics of the 187 sheltered individuals located in Escondido at the time of the count were as follows:

- 45 percent persons aged 24 and younger (84 individuals)
- 40 percent families (74 individuals)
- 10 percent veterans (18 individuals)

Regarding families with children, the San Diego Foundation's October 2023 San Diego Economic Equity Report indicates that youth poverty in San Diego County disproportionately impacts certain racial and ethnic groups. Black children are two and a half times as likely as White children to live in poverty. Hispanic children are twice as likely as White children to live in poverty. Black public school students are more than six times as likely to be unhoused than White students, and Hispanic students are more than five times as likely.

Regarding families of veterans, the National Alliance to End Homelessness has found that veterans are more likely than civilians to experience homelessness. According to 2023 five-year ACS data, 8,079 veterans reside in Escondido. Approximately 9 percent of those veterans earned income in the past 12 months that places them below the poverty level (696 individuals). Most veterans and their families require services similar to the civilian population. Their housing crises are due to a lack of affordable housing and economic hardship, but it is coupled with the unique challenges brought on by having experienced multiple and/or extended deployments. Many of these families can be housed through rapid rehousing by receiving housing location services, rental and move-in assistance, and case management to end their housing instability. A smaller percentage of veteran families need to be served through HUD Veterans Affairs Supportive Housing (VASH), which combines Housing Choice Voucher (HCV) rental assistance with clinical case management from the Department of Veteran Affairs (VA).

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

As shown in Table NA-40.02, the breakdown of Escondido's homeless population by racial and ethnic group is as follows:

- 38.9 percent Hispanic of any race (229 individuals)
- 37.4 percent White alone (220 individuals)
- 13.9 percent Black, African American, or African alone (82 individuals)
- 4.1 percent Multi-Racial (not Hispanic) (24 individuals)
- 2.4 percent Native Hawaiian or Pacific Islander alone (14 individuals)
- 1.7 percent American Indian, Alaska Native, or Indigenous alone (10 individuals)
- 1.2 percent Asian or Asian American alone (7 individuals)
- 0.3 percent Middle Eastern or North African alone (2 individuals)

According to 2023 five-year ACS data, Blacks/African Americans comprise only 2.1 percent of the population in Escondido. However, 13.9 percent of the homeless population is Black, African American, or African. Similarly, Native Hawaiian and Other Pacific Islanders comprise only 0.4 percent of the population, but 2.4 percent of the homeless population is Native Hawaiian or Pacific Islander.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Based on the RTFH 2024 Point-in-Time Count, 588 persons experience homelessness in the San Diego region on any given night. Approximately 401 individuals are unsheltered (a 32 percent increase from 2023), and 187 individuals are sheltered (a 2 percent increase from 2023). The sheltered population of 187 individuals includes 121 individuals in emergency shelters, 4 individuals in safe havens and 62 individuals in transitional housing.

At the time of the count, the homeless housing inventory in Escondido was as follows:

- Emergency Shelter: 204 beds with 59 percent utilization
- Safe Haven: 12 beds with 33 percent utilization
- Transitional Housing: 82 beds with 76 percent utilization
- Permanent Supportive Housing: 329 beds with 81 percent utilization
- Rapid Re-housing: 73 beds with 100 percent utilization

Discussion:

See above.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The non-homeless special needs group is described as persons who are not homeless but who require housing or supportive services because of special characteristics. This includes elderly (aged 62 and older); frail elderly; persons with mental, physical or developmental disabilities; persons with HIV/AIDS and their families; persons with alcohol or other drug addictions; and victims of domestic violence, dating violence, sexual assault and stalking.

Describe the characteristics of special needs populations in your community:

Certain segments of the population may have more difficulty finding safe, decent, affordable housing due to their special needs. These residents may experience higher incidences of housing cost burden, overcrowding, or other housing problems. Census and Regional Task Force on Homelessness data provide information on the special needs groups in Escondido.

Seniors (those 65 years of age and older) are considered a special needs group due to their relatively low income and relatively high presence of disabilities or limitations and dependency needs. According to 2023 five-year ACS estimates, 14 percent of Escondido's population is aged 65 years or older. Approximately 5,080 Escondido households (10 percent of all households) consist of a person aged 65 or older living alone. Of seniors living alone, half own their residence and half are renters. Senior households are particularly vulnerable to housing problems due to limited income, prevalence of mental and physical disabilities, limited mobility and high health care costs. As shown in Table NA-10.06, 42 percent of low-income households experiencing severe housing cost burden are elderly (3,150 households).

According to 2023 five-year ACS estimates, more than 18,800 Escondido residents – 12.7 percent of the population – live with a disability, slightly above the countywide rate of 10.7 percent. Federal laws define a person with a disability as “any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such impairment; or is regarded as having such an impairment.” As categorized, a person can have multiple disabilities. Among the Escondido population, 6.9 percent have an ambulatory difficulty, 6.8 percent have an independent living difficulty, 5.4 percent have a cognitive difficulty, 3.5 percent have a hearing difficulty, and 3.1 percent have a vision difficulty. Persons with disabilities have a wide range of housing needs, which can vary depending on the type and severity of the disability. According to 2023 five-year ACS estimates, of Escondido residents with a disability, 23 percent live below 100 percent of the poverty level. An additional 12 percent live between 100 percent and 149 percent of the poverty level.

Specific information on the numbers of Escondido residents with HIV/AIDS; residents with drug or alcohol addiction; and victims of domestic violence, dating violence, sexual assault and stalking is not readily available.

What are the housing and supportive service needs of these populations and how are these needs determined?

Please see above.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to AIDSVu, a website maintained by Emory University, 13,766 people were living with HIV in San Diego County in 2022. This is a prevalence rate of 493 people out of every 100,000 residents in 2022, which is higher than the state of California (419 out of every 100,000 residents), the western U.S. (327), and the nation (388). Latino and Black residents are disproportionately impacted, representing 43 and 12 percent of the county population living with HIV, respectively. Nine out of ten residents living with HIV in San Diego County identify as male and residents aged 55 and older comprise 45 percent of the county's population living with HIV.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Not applicable.

Discussion:

As detailed above, certain households face greater challenges in securing safe, affordable housing due to their unique needs. Seniors, a significant part of Escondido's population, often struggle to find suitable housing on fixed incomes. Similarly, individuals with disabilities require adaptable housing, but affordability and design limitations restrict availability.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Public facilities offer a range of services for all residents and typically include, include libraries, community centers, youth centers, and other facilities that address the needs of residents, including residents with low to moderate incomes. In the Community Needs Assessment Survey, the community identified the top following public facility needs:

1. Youth centers
2. Parks and recreation facilities
3. Libraries and community centers (tied for third highest need)

How were these needs determined?

Public facilities needs were identified through community and stakeholder meetings and responses to surveys distributed to the community and identified stakeholders.

Describe the jurisdiction's need for Public Improvements:

Given the age of the City and the condition of the City's infrastructure, there is a definite need for public improvements. Public improvements typically include upgrades or expansions to streets, curbs and gutters, sewer and drainage systems, streetlights, and sidewalks. Proposed infrastructure projects are documented in the City's Capital Improvement Program (CIP) and Budget, which is a five-year planning tool that is developed and updated annually. The CIP and Budget details specific funding sources that are restricted by certain guidelines and regulations or sources that were committed by City Council for a specific purpose. Preliminary budget information is brought to the budget briefing City Council meeting for discussion in April/May. Then, final budget information is presented to City Council in June for adoption.

In the Community Needs Assessment Survey, the community identified the top three following public improvement needs:

1. Trees/urban greenspace
2. Street improvements
3. Sidewalk improvements

How were these needs determined?

Public improvement needs were identified through multiple sources, including community and stakeholder meetings and responses to surveys distributed to the community and identified stakeholders.

Describe the jurisdiction's need for Public Services:

An essential part of the City's five-year plan is to provide services for those in most critical need. These programs are designed to fill voids due to a household's lack of resources or lack of direct access to these necessities. In the Community Needs Assessment Survey, the community identified the top three following public service needs:

1. Childcare centers and services
2. Mental health services
3. Transportation services

How were these needs determined?

Public services needs were identified through multiple sources, including community and stakeholder meetings and responses to surveys distributed to the community and identified stakeholders.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The following Market Analysis, along with the Needs Assessment and insights from the citizen participation process, will help shape Escondido's priority community development, housing, and homelessness needs over the next five years. Escondido is approximately 37 square miles in size, within a sphere of influence area of 68 square miles. As of 2023, the San Diego Association of Governments (SANDAG) estimates that Escondido has a total of 50,172 housing units, representing a 3.8 percent increase since 2018. A detailed breakdown by unit type is shown in Table MA-05.01 below.

	2018	2023	Percentage Change
Single Family - Detached	24,562	23,598	-3.9%
Single Family – Attached	3,361	5,258	56.4%
Multifamily	16,695	17,578	5.3%
Mobile Homes	3,738	3,738	0.0%
Total	48,356	50,172	3.8%

Table MA-05.01: Housing Units by Type

	July 2019 Year to Date	July 2024 Year to Date	Percentage Change
Escondido South	\$590,000	\$939,500	+59%
Escondido North	\$554,000	\$900,000	+63%
Escondido East	\$512,500	\$830,000	+62%
San Diego Region	\$647,000	\$1,058,000	+64%

Table MA-05.02: Median Single-Family Home Sales Prices

Metropolitan Statistical Area	CHI	Low-Income CHI	Median Home Price (000's)	Median Family Income (000's)
San Jose-Sunnyvale-Santa Clara	85%	170%	1,900	184.3
San Francisco-Oakland-Berkeley	68%	137%	1,309	159.8
San Diego-Chula Vista-Carlsbad	70%	141%	1,010	119.5
Riverside-San Bernardino-Ontario	51%	102%	590	97.5
Fresno	43%	86%	430	84.3
Sacramento-Roseville-Folsom	42%	83%	560	113.3

Table MA-05.03: Cost of Housing Index by Affordability Rank, 3rd Quarter 2024

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The City of Escondido continues to have available land for development, much of the remaining open space is concentrated in the city's perimeter areas, where infrastructure and zoning constraints may impact feasibility. Additionally, there are significant opportunities for infill and redevelopment in the central urban core, particularly in areas identified for mixed-use and higher-density residential development. The City's Housing Element and strategic planning efforts focus on increasing housing supply through infill development, adaptive reuse, and the expansion of accessory dwelling units (ADUs) to address growing housing needs. The community supports a wide range of housing types, and the current growth consists of both new single-family development on the outskirts of the city and multi-family development near the downtown core. As shown in Table MA-10.01, based on 2022 five-year ACS estimates, the city includes 53,082 housing units. Half of the existing housing stock is detached single-family units. The next most common housing type is multifamily properties with 20 or more units, which comprise 21 percent of the housing stock.

As shown in Table MA-10.02, 2022 five-year ACS estimates indicate that, of the 51,288 occupied housing units, 52 percent are owner-occupied and 48 percent are renter-occupied. Regarding unit size, most owner-occupied units include three or more bedrooms (78 percent), while only 24 percent of rental units include three or more bedrooms. Nearly half of renter-occupied units (47 percent) include two bedrooms. This information provides additional context to Table NA-10.07, which shows that 78 percent of overcrowded households are renter-occupied.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	26,684	50%
1-unit, attached structure	3,663	7%
2-4 units	2,731	5%
5-19 units	4,692	9%
20 or more units	11,222	21%
Mobile Home, boat, RV, van, etc	4,090	8%
Total	53,082	100%

Table 2731 – Residential Properties by Unit Number

Data Source Comments: Source: ACS, 2018-2022 [Series B25024]

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	163	1%	1,673	7%
1 bedroom	488	2%	5,591	23%

	Owners		Renters	
	Number	%	Number	%
2 bedrooms	5,318	20%	11,576	47%
3 or more bedrooms	20,583	78%	5,896	24%
Total	26,552	101%	24,736	101%

Table 2832 – Unit Size by Tenure

Data Source Comments: Source: ACS, 2018-2022 [Series B25024]

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

With the dissolution of redevelopment agencies in California in 2012, Escondido's ability to provide affordable housing opportunities has been significantly limited. Nonetheless, the City has attempted to leverage as many funding sources as possible to continue to provide affordable housing opportunities, and will continue to do so. The city has an inventory of 25 developments that include 1,642 units set aside for households with low to moderate incomes. These developments were assisted with state redevelopment, HOME, CDBG, and/or tax credits. Over the years, the City has partnered in the production of a variety of housing types including multifamily, single-family and multifamily ownership, co-op, mobile home parks, and mobile home ownership.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Escondido's 2021-2029 Housing Element included an evaluation of at-risk units was completed. Within the 2021-2031 at-risk housing analysis period, only one development called Silvercrest Residence was identified as being at low risk of converting to market rate housing. Silvercrest includes 75 rental units and was assisted with HUD Section 202 funding. Though Silvercrest's earliest date of conversion is in 2022, the City considers the risk of conversion low, because the project is managed by a non-profit organization (The Salvation Army), which has the mission to provide permanent affordable housing. Furthermore, HUD has established priority for the renewal of project-based Section 8 assistance for housing for seniors and persons with disabilities.

Does the availability of housing units meet the needs of the population?

The current availability of housing units in Escondido is insufficient to meet the needs of the population, particularly the lower income population. According to the FY 2024-2025 HACSD Public Housing Agency Annual Plan, the average waiting period for a Housing Choice Voucher is 13 years. Additionally, most, if not all, of the affordable income-restricted residential projects in the city have waiting lists and very low vacancy rates. As shown in Table NA-05.09, 19,375 low-income Escondido households (67 percent of all low-income households) spend at least 30 percent of their income on housing, indicating a need for more affordable units. Furthermore, according to 2023 five-year ACS estimates, 50 percent of

Escondido's 53,082 housing units (26,495 units) were constructed prior to 1980, indicating a potential need for rehabilitation/repair.

Describe the need for specific types of housing:

Escondido has a great need for affordable housing units for lower income households, as indicated in the Needs Assessment. Most, if not all, affordable residential projects in Escondido currently have waiting lists and turn over vacancies quickly. In addition, the average waiting period for a Housing Choice Voucher is 13 years.

Furthermore, there is a need for larger affordable units (three or more bedrooms). According to 2023 five-year ACS data, 30 percent of occupied housing units in Escondido (15,230 units) house four or more persons. These units are essential to house low-income families, particularly those with children.

Discussion

Please see above.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

As is the situation throughout much of California and particularly San Diego County, housing costs in Escondido have increased tremendously in the past decade. The following section provides information on the cost of housing in Escondido.

Cost of Housing

	Base Year: 2015	Most Recent Year: 2022	% Change
Median Home Value	346,000	616,400	78%
Median Contract Rent	1,128	1,729	53%

Table 2933 – Cost of Housing

Data Source Comments: Source: ACS, 2011-2015 (Base Year) and 2018-2022 (Most Recent Year) [Series B25077 Median Home Value & B25058 Median Contract Rent]

Rent Paid	Number	%
Less than \$500	743	0.0%
\$500-999	1,533	0.0%
\$1,000-1,499	4,165	0.0%
\$1,500-1,999	8,563	0.0%
\$2,000 or more	9,271	0.0%
Total	24,275	0.0%

Table 3034 - Rent Paid

Data Source Comments: Source: ACS, 2018-2022 [B25063]

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	1,590	No Data
50% HAMFI	4,650	1,480
80% HAMFI	16,695	3,270
100% HAMFI	No Data	5,630
Total	22,935	10,380

Table 3135 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	2,062	2,248	2,833	3,819	4,638
High HOME Rent	1,779	1,907	2,291	2,638	2,923
Low HOME Rent	1,326	1,420	1,705	1,970	2,197

Table 3236 – Monthly Rent

Data Source Comments: Source: HUD FRM and HOME Rents, 2024

Is there sufficient housing for households at all income levels?

No. As shown in Table MA-15.03 above, 6,130 units affordable to households earning 31 to 50 percent of the AMI are in Escondido. However, Table NA-05.02 shows that 7,895 households earning 31 to 50 percent of the AMI live in Escondido, indicating a deficit of 1,765 units. While complete data is not available on unit affordability for households earning up to 30 percent of the AMI, it is reasonable to assume a deficit for that income level as well.

How is affordability of housing likely to change considering changes to home values and/or rents?

Although it is unknown whether home values and/or rents will increase in the foreseeable future and by how much, it is likely that housing affordability will not significantly improve in the near-term. Although the State has been implementing many new housing regulations and requirements intended to spur construction of additional affordable housing, it is unknown whether it will be adequate to result in the construction of enough housing units to meaningfully reduce home prices and rents. According to the Southern California Rental Housing Association's 2024 Vacancy and Rental Rate Survey, the vacancy rate among all units in Escondido was only 5.1 percent.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Table MA-15.4 shows the current HUD fair market rents for rental housing, as well as the allowable high and low HOME rents. These rents are the upper limits of rents that can be charged by property owners with units assisted by HUD rental housing programs. Rapidly increasing rents in the region's market have widened the gap between HUD fair market rents and market rents, creating problems for low-income households seeking units that will accept their HUD voucher for rent assistance.

Discussion

Please see above.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Escondido's aging housing stock has led to an increasing number of substandard units. Many homes were built before 1980, often requiring lead-based paint abatement.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

The City of Escondido defines standard and substandard housing condition based on California Health and Safety Code. California Health and Safety Code Section 17920.3 defines a substandard structure as any building or portion thereof in which there exists any of the following conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the occupants, nearby residents, or the public:

- Inadequate sanitation (including lack of or improper bathroom facilities, running water, and heating);
- Structural hazards;
- Any nuisance;
- Faulty wiring;
- Unsafe or improper plumbing;
- Unsafe or improper mechanical equipment;
- Faulty weather protection;
- Conditions that could cause or augment the spread of a fire or explosion;
- Unsafe or improper construction materials;
- Debris constituting a fire, health, or safety hazard;
- Inadequate maintenance;
- Inadequate exits;
- Inadequate fire protection; or
- Space occupied for living, sleeping, cooking, or dining that were not intended for those purposes.

A standard housing condition is one in which none of the above conditions exist.

As shown in Table MA-20.01 below, 35 percent of owner-occupied units and 64 percent of renter-occupied units in Escondido have one or two selected physical or financial conditions. Note that the conditions are identical to the following four housing problems: (1) lacking complete plumbing facilities, (2) lacking complete kitchen facilities, (3) more than one occupant per room, and (4) housing costs greater than 30 percent of household income.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	0	0%	0	0%
With two selected Conditions	0	0%	0	0%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	0	0%	0	0%
Total	0	0%	0	0%

Table 3337 - Condition of Units

Data Source: 2016-2020 ACS

	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	9,006	34%	13,496	55%
With two selected Conditions	219	1%	2,215	9%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	17,327	65%	9,025	36%
Total	26,552	100%	24,736	100%

Table MA-20.01: Condition of Units

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	0	0%	0	0%
1980-1999	0	0%	0	0%
1950-1979	0	0%	0	0%
Before 1950	0	0%	0	0%
Total	0	0%	0	0%

Table 3438 – Year Unit Built

Data Source: 2016-2020 CHAS

	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	3,956	15%	2,562	10%
1980-1999	10,163	38%	8,826	36%
1950-1979	11,789	44%	12,484	50%
Before 1950	644	2%	864	3%
Total	26,552	100%	24,736	100%

Table MA-20.02: Year Unit Built by Tenure

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	0	0%	0	0%
Housing Units build before 1980 with children present	0	0%	0	0%

Table 3539 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	12,420	47%	13,000	54%
Housing Units Built before 1980 with Children Present	1,895	7%	2,135	9%

Table MA-20.03: Risk of Lead-Based Paint Hazard

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 3640 - Vacant Units

Data Source: 2005-2009 CHAS

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	No Data Available	No Data Available	1,794
Abandoned Vacant Units	No Data Available	No Data Available	No Data Available
REO Properties	No Data Available	No Data Available	No Data Available
Abandoned REO Properties	No Data Available	No Data Available	No Data Available

Table MA-20.04: Vacant Units

Need for Owner and Rental Rehabilitation

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Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Housing age is the key indicator used to estimate the number of housing units containing lead-based paint. Beginning in 1978, the federal government prohibited the consumer use of paint containing lead, and all residential uses. According to the U.S. Centers for Disease Control and Prevention (CDC), all housing units built prior to 1978 are likely to contain some lead-based paint. Again, half of Escondido's residential units were constructed before 1980.

According to the CDC, children under six years old are at a higher risk of lead exposure, because their bodies are rapidly developing and more susceptible to taking in lead if exposed. Young children tend to put their hands or other objects in their mouths, which can result in lead exposure if their hands or other objects are lead-contaminated. Of households earning up to 80 percent of AMI with one or more children under six years old, 46 percent (2,525 households) live in housing units built before 1980.

While the above figures help estimate the number of homes that contain lead-based paint hazards, not all units with lead-based paint have lead-based paint hazards. In addition, some pre-1978 housing units have already been remediated during remodeling or other actions.

Discussion

Please see above.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Housing Authority of the County of San Diego (HACSD) administers the Public Housing and Housing Choice Voucher programs within most San Diego County jurisdictions, including Escondido. No public housing units are within Escondido's boundaries. Table MA-25.01 below summarizes existing housing vouchers administered by the HACSD – not only within Escondido.

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	87	121	10,905	0	10,905	1,031	0	432
# of accessible units									

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 3741 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

No public housing developments are in Escondido.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table [3842](#) - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

No public housing units are in Escondido.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

No public housing units are in Escondido.

Discussion:

No public housing units are in Escondido.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The San Diego Regional Task Force on Homelessness (RTFH) is a regional group of 18 cities, the County of San Diego, nonprofit service providers, and other stakeholders making up the San Diego County Continuum of Care (CoC). The RTFH provides regional leadership and oversight of the homeless crisis response system. The overall goal and vision of the RTFH is to reduce and end homelessness across the San Diego region. The RTFH meets jointly to coordinate regional and local efforts to provide services.

Interfaith Community Services is the agency in Escondido currently providing the most shelter and supportive housing beds, including youth, veterans and seniors.

Currently, the agencies providing year-round shelter beds for the homeless in Escondido include:

- Manzanita operated by Community HousingWorks: 10 beds for chronically homeless
- Haven House operated by Interfaith Community Services: 49 beds

Permanent supportive housing is available as follows:

- El Norte Parkway operated by Community HousingWorks: 8 units for veterans
- Las Casitas operated by Community HousingWorks: 14 units/42 beds for individuals & families
- Mental Health Systems: 28 units/42 beds for individuals & families with preference for chronically homeless
- Mental Health System: 20 units/24 beds for chronically homeless
- Interfaith RAP operated by Interfaith CS: 15 units for chronically homeless experiencing substance abuse & mental issues
- Raymond's Refuge operated by Interfaith: 16 beds for seniors with mental or physical disabilities
- Home Now operated by Interfaith: 22 units of rapid rehousing
- NC Safe Haven operated by Mental Health Systems: 12 safe haven beds for individuals experiencing serious mental illness
- Veterans Villages operated by Veterans Village of San Diego: 54 units for chronically homeless veterans and families
- Manzanita operated by Community HousingWorks: 6 units/13 beds for single adults, 10 for chronically homeless

Transitional housing is available as follows:

- Path to Permanence operated by Interfaith: 4 families.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	40	8	36	175	0
Households with Only Adults	156	0	46	154	0
Chronically Homeless Households	0	0	0	0	0
Veterans	16	0	0	121	0
Unaccompanied Youth	0	0	28	0	0

Table 3943 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: Source: Regional Task Force on Homelessness, October 1, 2023 to September 30, 2024 period

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Community-based organizations in Escondido have developed a wide range of supportive services in conjunction with shelter and transitional housing to promote self-sufficiency among residents and to prepare them for permanent housing. A variety of agencies are able to provide services, such as job training, parenting classes, basic needs, social work, case management and other self-sufficiency training for homeless families; pregnant/parenting women; men and women with alcohol/drug addictions; veterans; individuals with mental illness; unaccompanied youth, women, and their children fleeing domestic violence; and others. Many local homeless service providers directly help individuals experiencing homelessness in Escondido, including Interfaith Community Services, Interfaith Shelter Network, Veterans Village San Diego, Community Housing Works, Mental Health Systems, and Salvation Army.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

To effectively deal with the complications presented by the unique homeless clientele of veterans, chronic homeless, unaccompanied youth, and families, services need to be well-coordinated and integrated. Effective coordination involves the Police Department, County mental health personnel, health care providers, public health personnel, and alcohol/drug recovery services. A range of intervention, case management, stabilization and recovery services is needed to effectively treat individuals with mental illness, in addition to shelter placement. Several organizations, including Interfaith Community Services, Veterans Village San Diego, Community Housing Works, Mental Health Systems, and Salvation Army provide a variety of homeless-related services. Available services include navigation, case work, life and vocation training, healthcare, transportation, legal services and life skills. Interfaith Community Services serves as a North County inland access site to the coordinated entry system (CES). The CES is the assessment for the network of resources in San Diego County and the prioritization through the RTFH, which allow individuals and families experiencing homelessness to access valuable resources, including shelter, meals, day centers, and support. Interfaith will continue to provide many supportive homeless services, including shelters, homeless prevention, case management services, and rapid re-housing.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The City will continue to maintain and coordinate services to assist individuals with special needs. Existing service providers will be supported when possible and existing funds will be prioritized and expended when appropriate and feasible.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly persons, including the frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, veterans, and persons with HIV/AIDS and their families, may require long-term supportive housing that could include an assisted living, supportive housing, or nursing care component. There is a need for services, such as transportation services, help with basic living, home care, meal delivery, and housing that is adapted to specific needs, especially for seniors and veterans, at an affordable price.

Throughout San Diego County, there are a wide range of housing options for the elderly, including supportive housing, group homes, and state-licensed residential care facilities. According to the San Diego County Health and Human Services Agency's Aging & Independence Services, there is a concentration of community care facilities in and around Escondido. Many residential facilities in Escondido provide long-term supportive housing for the elderly, those with memory care needs, and those with other disabilities, including assisted living and residential care. Still, additional affordable service options are needed.

Veterans also have a unique need for supportive services and housing, including mental health services, substance abuse services, case management, employment training, life skills and parenting classes, and assistance with paperwork and legal matters. Although there are several providers of services for veterans in Escondido, additional affordable help is needed.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

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Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with

respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City proposes to put a particular focus on housing and community services for seniors. Additionally, the City plans to focus CDBG public service funds on basic needs, homelessness, and human development.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Please see above.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Public policies can negatively impact the availability of affordable housing. Below is a list of barriers to affordable housing in Escondido.

Land Use Controls

Land use policies and zoning requirements are often cited as a barrier to development, specifically affordable housing. The City has streamlined the process for adding an accessory dwelling unit, allowing increased opportunities for individual property owners to add additional affordable housing. The Density Bonus Ordinance also allows affordable housing development in accordance with State requirements. The City is continuously reviewing requirements for other opportunities to streamline housing development.

Environmental Protection

The level of environmental review required for a residential project depends on the project type and financing sources. Both state (California Environmental Quality Act) and federal (National Environmental Policy Act) regulations can increase costs due to required studies and extended timelines. However, much of this process is beyond the City's control.

Planning and Development Fees

The cost of development, including permit fees paid to the City, is often cited as a barrier to housing development. Building, zoning, and site improvement fees can add significantly to construction costs and have a negative impact on housing production. The City of Escondido periodically reviews all fees to ensure cost recovery while balancing the needs of the public and developers.

Public Opposition to Affordable Housing

Public opposition to housing, and in particular affordable housing, can cause delays in the development process, add costs, and possibly result in a project being denied. In recent years, the State of California has enacted new housing laws meant to discourage NIMBY-ism (Not In My Backyard).

Permit and Processing Procedures/Times

The time required to obtain development and building permits is often cited as a factor in housing costs. Processing times vary by project complexity, but the State has introduced expedited permitting for certain residential projects. The City of Escondido actively streamline project approvals and is implementing additional programs to further reduce development timelines.

Lack of Affordable Housing Funds

The City of Escondido, like many cities in California, faces significant challenges in continuing to provide affordable housing opportunities. Some previously available funding has been eliminated or reduced, and costs have increased exponentially. The City will continue to leverage other funding sources as available to develop affordable housing opportunities.

Prevailing Wage Requirements

The State Department of Industrial Relations (DIR) has expanded the types of projects that require the payment of prevailing wages. In addition, Davis-Bacon prevailing wages must be paid when federal funds are used on new and multi-family rehabilitation projects with eight or more units. The prevailing wage is usually higher than competitive wages, raising the cost of housing production and rehabilitation activities. Prevailing wage also adds to a project's costs by requiring documentation of compliance.

Building Codes and Enforcement

Building Codes could be considered an adverse impact on the timing and cost of affordable housing. The California Building Standards Code is updated every three years. The City has adopted the 2022 California Building Standards Code, which includes the 2022 California Building Code and 2022 Green Building Standards Code.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The City of Escondido remains dedicated to fostering economic growth by supporting the expansion, attraction, and retention of key industry clusters that drive the local economy. These priority sectors include Agribusiness and Ag-Tech; Cleantech; Culture, Entertainment, and Tourism; Healthcare and Life Sciences; Information and Communication Technology; and Specialty Food and Beverage Manufacturing. The City's economic development initiatives align with the latest market trends and strategic priorities to enhance business opportunities, create jobs, and strengthen Escondido's position as a regional economic hub.

In June 2023, the Escondido City Council approved the 2023-2028 Comprehensive Economic Development Strategy (CEDS). This document provides an in-depth analysis of the City's economic landscape and outlines a five-year plan to improve the local economy.

The following are key highlights of Non-Housing Community Development assets and improvements that have recently occurred or are planned in the City:

- Creek Trail Enhancements
- Downtown Revitalization & Infrastructure Investments
- Business and Real Estate Engagement
- Hospitality & Commercial Expansion
- Sustainable Water Infrastructure
- Membrane Filtration/Reverse Osmosis (MFRO) Facility
- Public Safety & Community Services
- Support for Childcare & Economic Development

- Affordable Housing Initiatives
- Community & Youth Services
- Emergency & Homeless Services
- Recreational Investments
- Volunteer & Community Engagement Programs
- Climate Action & Sustainability Initiatives
- Community Events & Cultural Activities

These initiatives reflect Escondido's commitment to long-term economic development, business expansion, sustainable infrastructure, housing affordability, and community well-being, ensuring that public spaces, infrastructure, and programs remain accessible and engaging for residents and visitors alike.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	985	292	2	1	-1
Arts, Entertainment, Accommodations	7,294	4,129	11	8	-3
Construction	5,510	8,363	9	17	8
Education and Health Care Services	13,084	12,138	21	25	4
Finance, Insurance, and Real Estate	3,168	1,521	5	3	-2
Information	1,267	438	2	1	-1
Manufacturing	6,513	2,415	10	5	-5

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Other Services	2,309	2,023	4	4	0
Professional, Scientific, Management Services	11,633	8,715	18	18	0
Public Administration	1,714	867	3	2	-1
Retail Trade	6,161	6,706	10	14	4
Transportation and Warehousing	1,700	320	3	1	-2
Wholesale Trade	2,458	1,174	4	2	-2
Total	63,796	49,101	--	--	--

Table 4045 - Business Activity

Data Source Comments: U.S. Census Bureau 2022 Longitudinal Employer-Household Dynamics

Labor Force

Total Population in the Civilian Labor Force	76,233
Civilian Employed Population 16 years and over	72,943
Unemployment Rate	4.30
Unemployment Rate for Ages 16-24	9.30
Unemployment Rate for Ages 25-65	3.10

Table 4146 - Labor Force

Data Source Comments: Source: 2018-2022 ACS

Occupations by Sector	Number of People
Management, business and financial	10,509
Farming, fisheries and forestry occupations	1,164
Service	15,574
Sales and office	14,878
Construction, extraction, maintenance and repair	7,367
Production, transportation and material moving	9,758

Table 4247 – Occupations by Sector

Data Source Comments: Source: ACS, 2018-2022 [Data Series S2401]

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	35,624	55%
30-59 Minutes	24,261	38%
60 or More Minutes	4,355	7%
Total	64,240	100%

Table 4348 - Travel Time

Data Source Comments: Source: ACS, 2018-2022 [Data Series B08303]

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	10,843	220	4,849

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	12,880	579	5,508
Some college or Associate's degree	18,659	715	5,755
Bachelor's degree or higher	17,334	421	3,220

Table 4449 - Educational Attainment by Employment Status

Data Source Comments: Source: ACS, 2018-2022 [Data Series B23006]

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	175	855	3,411	6,225	3,226
9th to 12th grade, no diploma	1,560	1,038	1,401	2,982	1,216
High school graduate, GED, or alternative	4,155	6,596	4,269	8,125	4,018
Some college, no degree	5,901	6,668	3,899	8,634	5,020
Associate's degree	700	2,520	1,180	2,638	1,603
Bachelor's degree	1,275	4,145	4,170	6,165	3,485
Graduate or professional degree	67	1,684	2,166	2,777	2,691

Table 4550 - Educational Attainment by Age

Data Source Comments: Source: ACS, 2018-2022 [Data Series B15001]

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	32,538
High school graduate (includes equivalency)	36,256
Some college or Associate's degree	45,146
Bachelor's degree	68,400
Graduate or professional degree	86,627

Table 4651 – Median Earnings in the Past 12 Months

Data Source Comments: Source: ACS, 2018-2022

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Based on the Business Activity Table (Table MA-45.01), the three sectors with the greatest number of jobs in Escondido are Education and Health Care Services; Construction; and Retail Trade. All three

sectors were the top employing sectors during the last Consolidated Plan period as well. In terms of the labor force, the largest share of workers are employed in the Education and Health Care Services sector (21 percent).

In several sectors, the number of workers exceeds the number of jobs, meaning that residents employed in these sectors are commuting to other jurisdictions to work. For example, there are only 3,432 Professional, Scientific, and Management Services jobs in the city, but 6,804 workers. At the other end of the spectrum, there are more jobs than workers in some sectors, such as the Construction sector, demonstrating that additional people are commuting into the city for work. Overall, there are about 63,796 workers in Escondido, but just 49,101 jobs (a 30 percent discrepancy).

As shown in Table MA-45.02, the overall unemployment rate in Escondido is 4.3 percent, according to 2022 five-year ACS estimates. California Employment Development Department data from December 2024 indicates that the overall unemployment rate is 4.2 percent. The low unemployment rate reflects a robust local economy. Unemployment is notably higher among younger workers, with a rate of 9.3 percent for those aged 16 to 24, compared to workers aged 25 to 64 (3.1 percent).

Table MA-45.04 highlights commuting patterns for Escondido workers. Most workers commute less than 30 minutes (55 percent). Only 7 percent of workers travel more than an hour to work. This figure is consistent with regional patterns in San Diego County, where 7 percent of commuters travel more than one hour. Longer commute times are associated with higher transportation costs, increased greenhouse gas emissions, and a range of negative health impacts.

Educational attainment strongly correlates with labor force participation and employment rates. As shown in Table MA-45.05, of the population aged 25 to 64 years old with less than a high school diploma, 30 percent are not participating in the labor force. In contrast, only 15 percent of individuals with a bachelor's degree or higher are not in the labor force. This data indicates that higher education levels increase the likelihood of employment.

The relationship between education and earnings is clear. As shown in Table MA-45.07, median earnings for Escondido residents aged 25 years old and above without a high school diploma are \$32,538, while high school graduates earn a median income of \$36,256, representing an 11 percent increase. Earnings continue to rise with higher education levels. Those with a bachelor's degree have median earnings of \$68,400, and individuals with a graduate or professional degree have median earnings of \$86,627. This data underscores the significant economic benefits of obtaining a high school diploma, college degree, or higher education.

Describe the workforce and infrastructure needs of the business community:

The business community needs municipal support with zoning and development, along with access to a skilled workforce, to drive growth, increase revenue, and meet market demands.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Workforce development in English as a Second Language (ESL), apprenticeships, and construction trades can help Escondido's labor force—particularly those without a high school diploma or college degree—boost their earnings and spending power. Many residents are underemployed rather than unemployed, often working part-time in service industries. Expanding specialized training programs would provide pathways to higher-paying, full-time jobs.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The city faces a labor shortage in construction and retail. Upskilling workers in construction trades, business skills, and customer service is essential to meeting employment demands.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Consolidated Plan goals are intended to improve the lives of households with low to moderate incomes. Strengthening the workforce and labor market can create more jobs and higher wages, reducing financial strain on residents with lower incomes. Several areas of the city show significant economic distress based on employment and income data. Related initiatives in the CEDS include developing an educational enhancement plan focused on higher education, addressing training and job readiness gaps, and reinforcing collaborative efforts like STEM programs in Escondido's primary and secondary schools.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

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PLAN_SECTION_ID=[1370705000]>

Discussion

Please see above.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

As stated previously, the four major housing problems recognized by HUD are as follows:

- Substandard Housing Unit – Lacks Complete Kitchen Facilities: A complete kitchen consists of a sink with running water, a stove or range, and a refrigerator.
- Substandard Housing Unit – Lacks Complete Plumbing Facilities: Complete plumbing consists of hot and cold running water, a flush toilet, and a bathtub or shower.
- Cost Burdened Household: Monthly housing costs exceed 30 percent of monthly income. A household is severely cost burdened if their monthly housing costs exceed 50 percent of their monthly income. Note that, for renters, housing costs include contract rent and utilities. For owners, housing costs include mortgage payments, utilities, association fees, insurance, and real estate taxes.
- Overcrowded Household: More than one person per room. Severe overcrowding is more than 1.5 persons per room.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

A minority concentration is defined as a census tract whose proportion of a non-white population is at least 20 percentage points higher than the area as a whole, according to HUD's Rental Assistance Determination Minority Concentration Analysis Tool. Based on this definition, a large area in the central portion of the City is considered a Hispanic minority concentration area.

What are the characteristics of the market in these areas/neighborhoods?

In Escondido, low- and moderate-income and minority-concentrated areas are primarily in the city's central region. These areas also have a high concentration of rental and multi-family housing.

Are there any community assets in these areas/neighborhoods?

The central core of the city and surrounding low- and moderate-income neighborhoods are home to many community assets, including the City Library, East Valley Community Center, Park Avenue Community Center and Senior Center, Grape Day Park, and several neighborhood parks. Additional resources in the area include the Boys & Girls Club, Escondido Education Compact and its Success Center, Interfaith Community Services, and the Salvation Army.

Are there other strategic opportunities in any of these areas?

The central area of the city presents many opportunities for assistance. The City will continue collaborating with North County agencies to ensure cost-effective delivery of services and programs. Federal funding will be directed to those most in need.

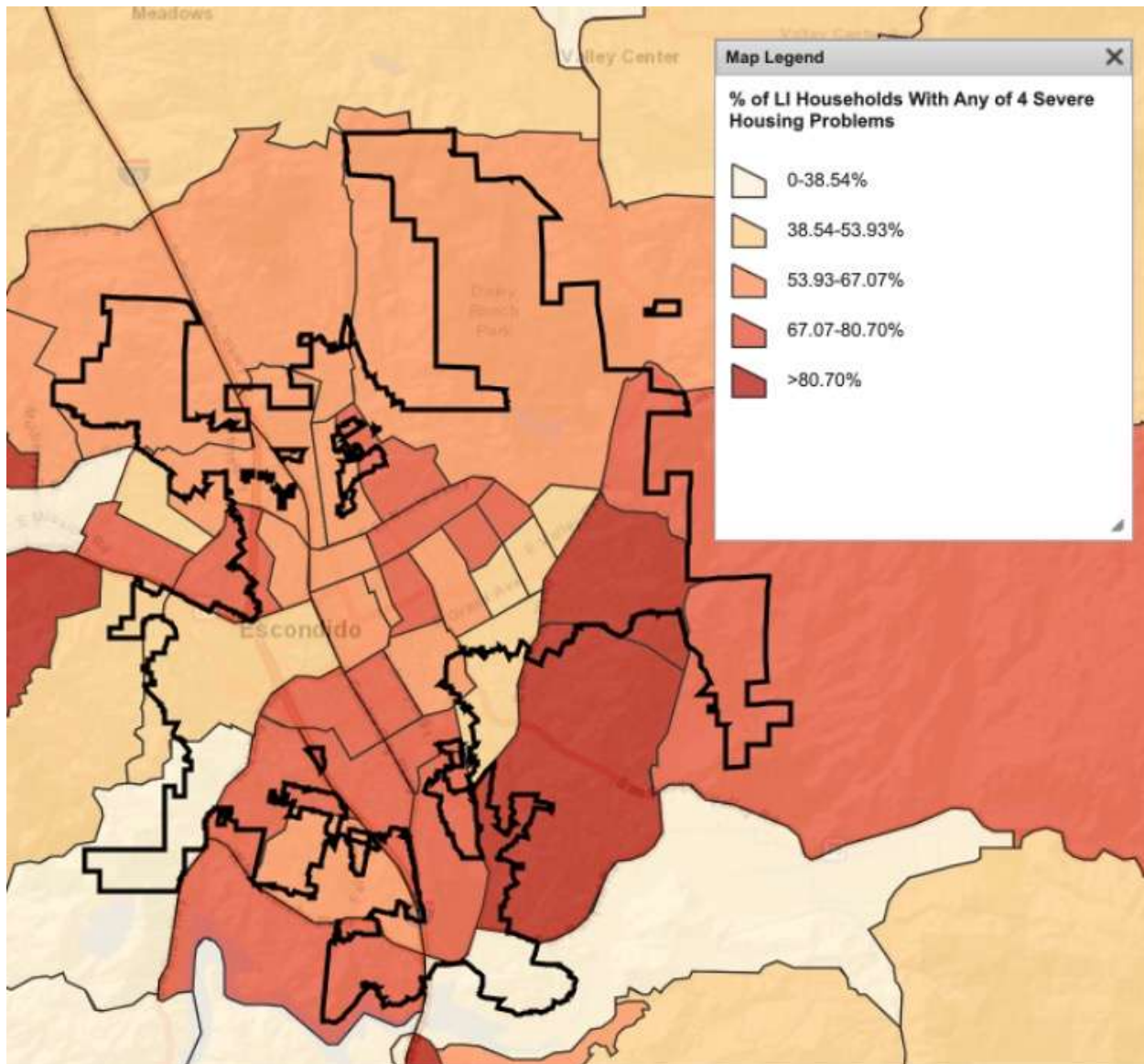


Figure MA-50.01: Percentage of Low-Income Households with Any of the Four Severe Housing Problems

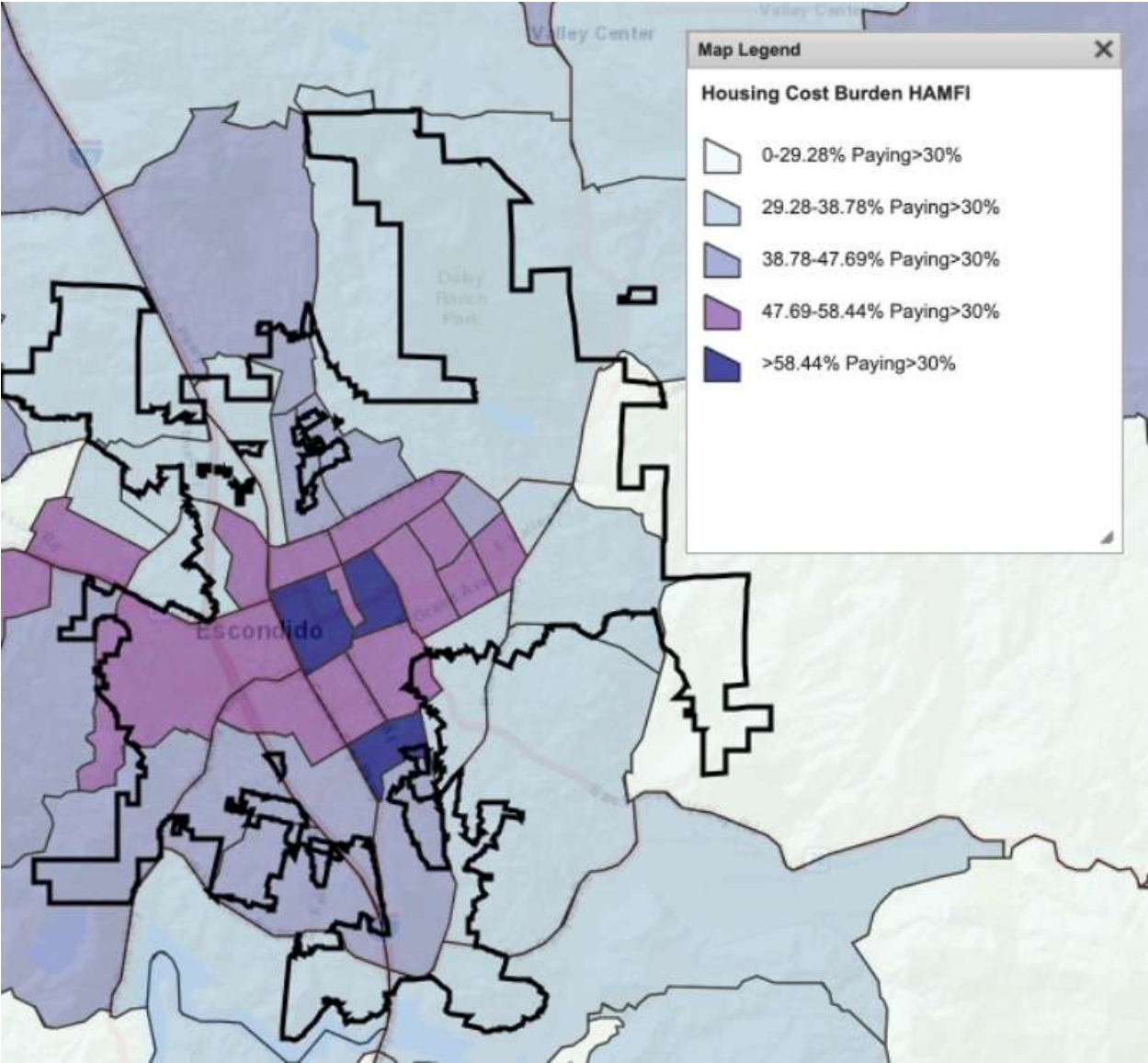


Figure MA-50.02: Percentage of Cost-Burdened Households by Census Tract



Figure MA-50.03: Minority Concentration Map

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

HUD guidelines require all Consolidated Plans to include a discussion on the broadband needs of the jurisdiction and the prevalence of the digital divide, defined as the gap between households with access to computers and internet on a regular basis and those who do not. In preparing the Consolidated Plan, the City used data from the Federal Communications Commission (FCC) to estimate the number of households with and without internet access.

The internet is an essential communications and information tool, enabling users to benefit from the growing interconnectedness of business, education, commerce, and daily activity. Reliable internet access is increasingly recognized as a necessity for thriving in today's economic environment. Communities without broadband access face significant challenges in keeping pace with the rest of the country, as limited connectivity hinders their residents' ability to access educational and entrepreneurial opportunities online. The issue is particularly pronounced in low to moderate-income areas, where economic opportunities are already limited. Research indicates a strong correlation between expanded high-speed internet access and improved educational and employment prospects, especially in small cities and rural communities.

The City of Escondido is leading the effort to develop a Broadband and Digital Access Study to understand where the digital divide exists and who is most impacted locally. As a result of this study, the City will create a roadmap to improve the community's access to the internet, digital devices, and digital skills. Though most of Escondido has Internet access, the City strives to ensure that all residents can fully access the Internet and leverage online opportunities across education, employment, healthcare, social connection, community services, and more.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Multiple broadband providers serve Escondido. Having a variety of broadband internet providers fosters competition, which often leads to improved service quality, lower prices, and greater innovation in technology. It gives consumers more choices, enabling them to select a provider that best meets their needs in terms of speed, reliability, and cost. Multiple providers can also increase network resilience, as alternative options ensure connectivity in case of service disruptions. This competitive landscape drives providers to continually enhance their offerings, ultimately benefiting both residential and business users with better overall internet services.

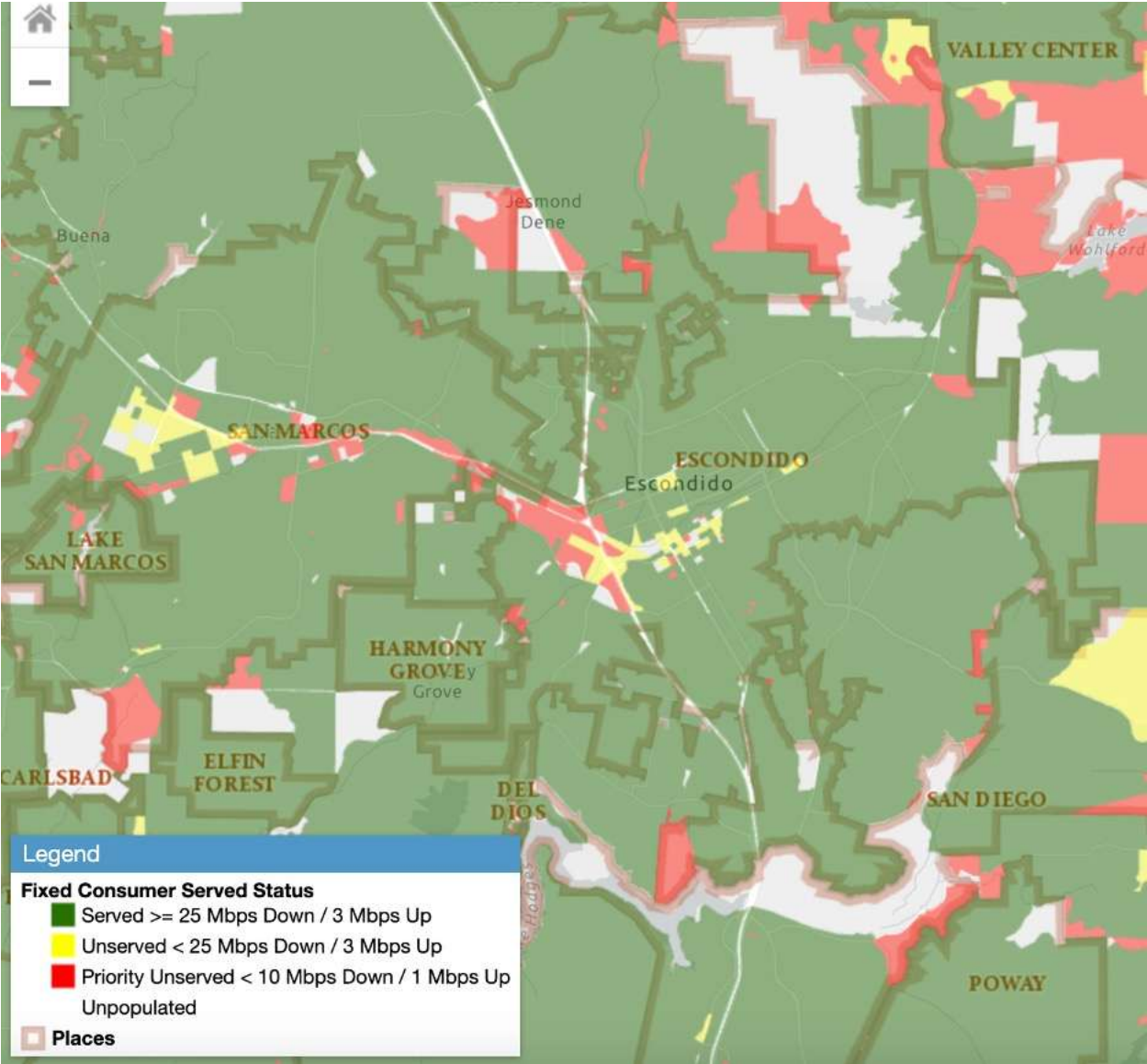


Figure MA-60.01: Map of Broadband Access

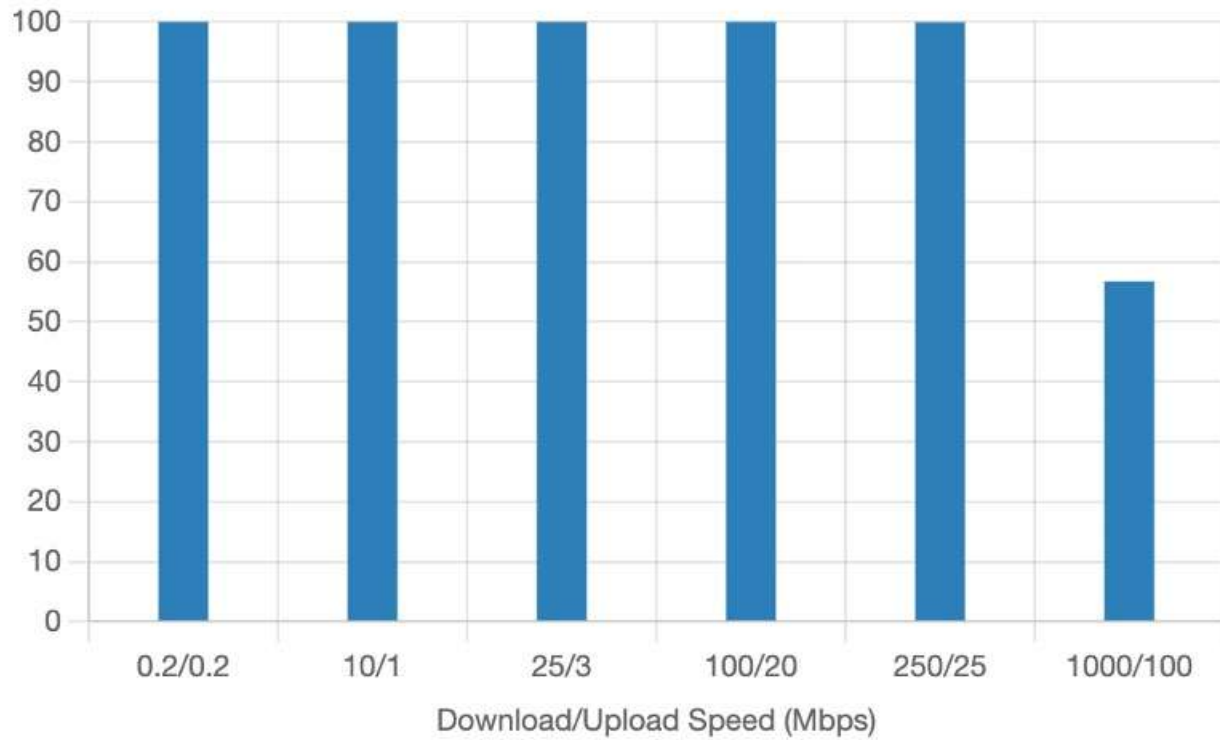


Figure MA-60.02: Units with Fixed Broadband Access in Escondido

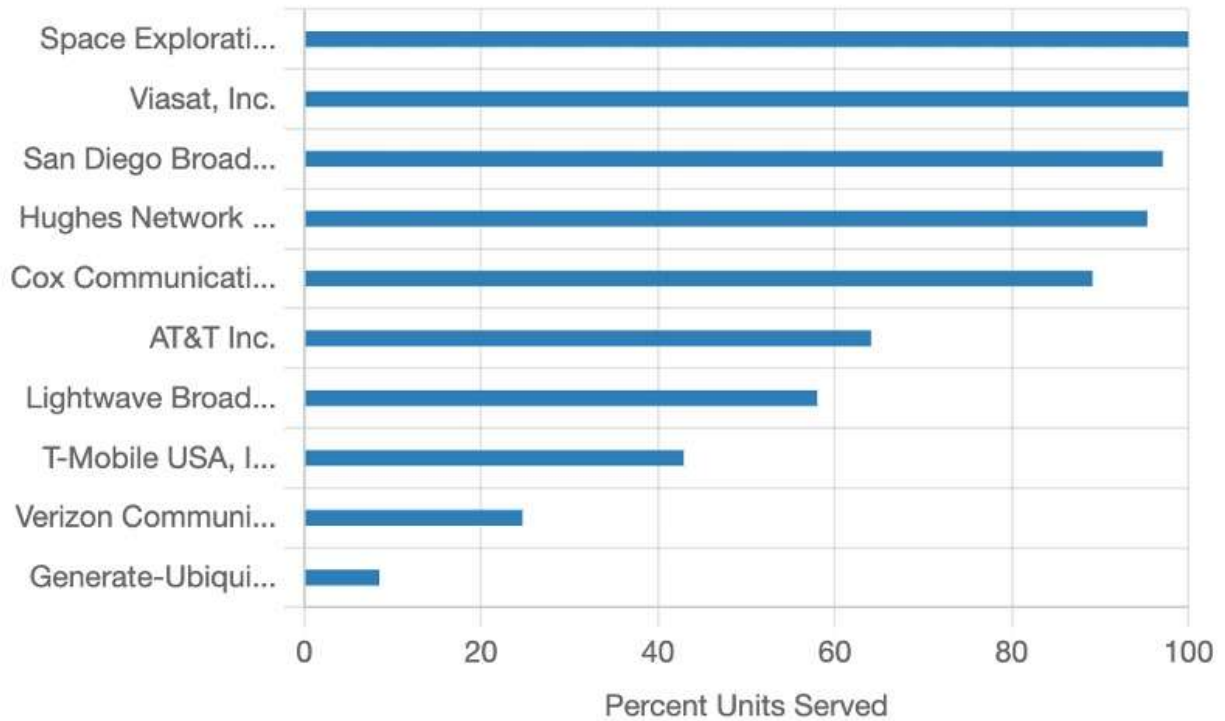


Figure MA-60.03: Top 10 Fixed Broadband Providers in Escondido

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Climate change is increasingly impacting the San Diego region, including Escondido, with rising temperatures, more frequent heatwaves, and disruptions to local ecosystems. According to the Intergovernmental Panel on Climate Change (IPCC), global warming is unequivocal, contributing to rising sea levels, more intense wildfires, and shifts in precipitation patterns. In Escondido, this translates to a heightened wildfire risk threatening both urban and rural areas, along with increased potential for droughts, flooding, and other extreme weather events.

To address these risks, the County of San Diego, including Escondido, has developed a Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) in accordance with the federal Disaster Mitigation Act of 2000. This plan identifies and mitigates potential hazards, aiming to reduce risks to people and property from both natural and human-made disasters. A collaborative effort involving the County, its incorporated cities, and local agencies, the MJHMP serves several key functions:

- Enhancing Public Awareness: Educating residents about potential hazards and promoting proactive risk reduction.
- Guiding Decision-Making: Providing a framework for informed hazard mitigation investments and policies.
- Ensuring Compliance: Aligning with state and federal requirements to secure hazard mitigation funding.
- Promoting Coordination: Strengthening collaboration among local and regional government entities.

The MJHMP is updated regularly to reflect evolving conditions and new data, with the most recent update completed in 2023.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Households with low to moderate incomes are especially vulnerable to the effects of climate change and natural disasters due to socio-economic factors. Limited financial resources, inadequate insurance, and reduced access to disaster relief services often leave these households unprepared for emergencies. As a result, they may face delays in recovery, struggling with financial instability, difficulties securing temporary or permanent housing, and being unable to afford evacuation costs such as transportation and lodging.

Additionally, these communities are more likely to experience disruptions from natural hazards due to factors like the need for compensation for missed work, childcare responsibilities, and limited mobility.

In the event of wildfires or flooding, low-income households are more likely to live in older, less resilient housing, increasing the potential for severe property damage and displacement. Moreover, reduced access to technology can hinder their ability to stay informed during emergencies.

To reduce the long-term impact of natural disasters in Escondido, it is crucial to ensure that households with low to moderate incomes have equitable access to resources, communication channels, and recovery support.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City's Strategic Plan proposes eligible projects and activities to meet the priorities described in the Consolidated Plan. Ultimately, the Strategic Plan will help achieve the City's Consolidated Plan goals by guiding investments in Escondido's communities and households with low to moderate incomes. The findings from these outreach activities helped shape the priority needs in the Consolidated Plan.

The Strategic Plan includes the following sections:

- SP-10 Geographic Priorities
- SP-25 Priority Needs
- SP-30 Influence of Market Conditions
- SP-35 Anticipated Resources
- SP-40 Institutional Delivery Structure
- SP-45 Goals Summary
- SP-50 Public Housing Accessibility and Involvement
- SP-55 Barriers to Affordable Housing
- SP-60 Homelessness Strategy
- SP-65 Lead-Based Paint Hazards
- SP-70 Anti-Poverty Strategy
- SP-80 Monitoring

The priorities for the 2025-2029 Consolidated Plan cycle are as follows:

- Support the development and preservation of affordable rental and homeownership units.
- Expand access to supportive services to prevent and reduce homelessness, promote housing stability, and foster long-term solutions.
- Promote safe and healthy communities by improving public facilities, upgrading infrastructure, and supporting neighborhood revitalization efforts.
- Deliver essential supportive services to vulnerable populations, including youth, families, and seniors with low to moderate incomes and individuals with special needs.

These goals, and the funded activities meant to achieve them, align with HUD's approaches to

developing viable communities: (1) providing decent housing; (2) providing a suitable living

environment; and (3) expanding economic opportunity.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 4752 - Geographic Priority Areas

1	Area Name:	CDBG Eligible Areas
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	Area Name:	City of Escondido
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	

	Are there barriers to improvement in this target area?	
3	Area Name:	Neighborhood Groups
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Please see the discussion below.

The City of Escondido will allocate HOME funding based on the quality and quantity of applications, as well as their alignment with the priorities and goals outlined in the Consolidated Plan, rather than on a geographic basis. While funding is available citywide, areas in the older, central core may receive particular focus; however, no specific target areas have been designated.

CDBG funds will be directed to low- to moderate-income census tracts and neighborhood group areas, where needs are most concentrated. The City currently has 18 priority Neighborhood Groups, 17 of which are in low- to moderate-income census areas. These Neighborhood Groups are primarily older areas located in or near the city's central core.

If the City receives ESG funds during the 2025 to 2029 period, the funds would be distributed citywide to address identified homelessness needs, regardless of location.

The City does not receive HOPWA funds.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 4853 – Priority Needs Summary

1	Priority Need Name	Develop/preserve affordable rental & owner units
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Elderly
	Geographic Areas Affected	City of Escondido
	Associated Goals	Create and preserve affordable rental housing Create and preserve affordable ownership housing
	Description	Support the creation and preservation of new affordable rental housing, including new construction, conversion, and rehabilitation; increase access to homeownership for low-income residents, including construction of new ownership units and down payment assistance through a first-time homebuyer program
	Basis for Relative Priority	Affordable housing has been identified as a priority based on local housing data and input from the community and stakeholders.
2	Priority Need Name	Expand access to homelessness services
	Priority Level	High
	Population	Extremely Low Families with Children Elderly Chronic Homelessness Individuals Mentally Ill Chronic Substance Abuse Unaccompanied Youth

	Geographic Areas Affected	City of Escondido
	Associated Goals	Expand access to homeless services
	Description	Supporting homeless shelter and other needs
	Basis for Relative Priority	Homeless services have been identified as a priority based on local housing data and input from the community and stakeholders.
3	Priority Need Name	Support Neighborhood Revitalization
	Priority Level	High
	Population	Extremely Low Moderate Families with Children Elderly Non-housing Community Development
	Geographic Areas Affected	Neighborhood Groups CDBG Eligible Areas
	Associated Goals	Improve the livability of neighborhoods
	Description	Address infrastructure gaps to improve livability and enhance neighborhoods through community outreach and public works projects
	Basis for Relative Priority	Public facility and infrastructure improvement and neighborhood revitalization have been identified as priorities based on input from the community and stakeholders.
4	Priority Need Name	Supportive services-with low to mod & special need
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly

Geographic Areas Affected	City of Escondido
Associated Goals	Deliver supportive services
Description	Support the provision of services to Escondido residents with low to moderate incomes and special needs populations.
Basis for Relative Priority	Community services have been identified as priorities based on local housing data and input from the community and stakeholders.

Narrative (Optional)

Priority needs were identified through extensive housing and economic data, along with input from community meetings, stakeholder and resident surveys, and public hearings. Program and project funding is allocated annually through a competitive application process, based on eligibility and available resources.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City has a rental subsidy program for seniors, some of all of which is funded with HOME funds. In 2024, the City used HOME funds to increase the number of senior households assisted from 19 to 30. <u>In 2026 the City used HOME funds to expand the program from 30 senior households to 80 all aged households.</u>
TBRA for Non-Homeless Special Needs	Please see above.
New Unit Production	A majority of the city's low- and moderate-income households experience housing cost burden, as shown in the Needs Analysis. It is the most common housing problem among the city's households. The City plans to use a large portion of its HOME allocation to assist in the production of rental and ownership units for lower income households.
Rehabilitation	Half of the city's housing stock was built before 1980, increasing the likelihood of lead-based paint hazards and the need for rehabilitation. To address this, the City may allocate some HOME funds to rehabilitate single- and multi-family housing units.
Acquisition, including preservation	The City will strive to assist developers interested in acquisition/rehabilitation of existing multi-family housing to provide improved, affordable housing due to the age and condition of the city's multi-family housing stock. The city also will assist in preserving any identified units that are at risk of losing affordability, when possible.

Table 4954 – Influence of Market Conditions

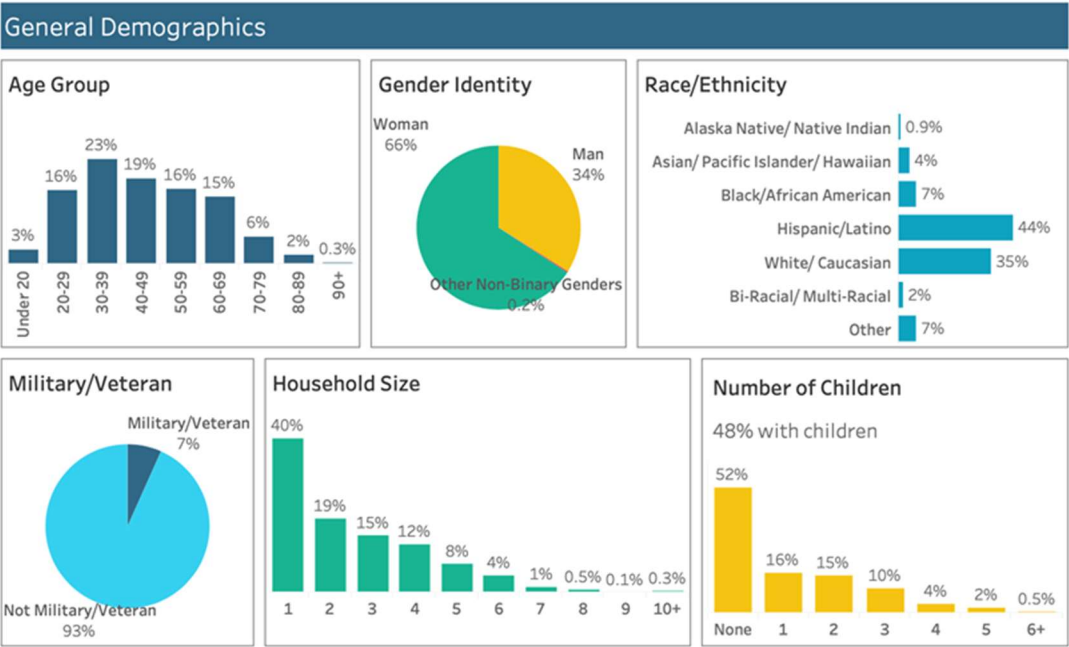


Figure NA-10.01: 2-1-1 Clients Living in Escondido Demographics

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Escondido is a HOME participating jurisdiction and a CDBG entitlement jurisdiction. The funding is determined by a formula calculated by HUD based on population, people in poverty, overcrowded units, population growth lag since 1960, and pre-1940 housing units. The City's allocation can fluctuate year-to-year causing funding to increase or decrease in various programs.

On May 13, 2025, HUD announced the City will receive \$1,341,561 in CDBG funds, \$590,369 in HOME funds, and \$0 in ESG funds for FY 2025-26. The total amount of anticipated federal funds for FY 2025-26 is \$1,931,930. The City of Escondido was not awarded ESG funding in FY 2022-23, FY 2023-24, FY 2024-25, and FY 2025-26, and it is uncertain if the City will be receiving funding in future years. The City does not receive funding under the HOPWA program. Program income will be reprogrammed into allowable programs or projects, as identified during the Action Plan process.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,341,561	0	85,757	1,427,318	5,200,000	It is estimated that the City will receive a CDBG allocation of approximately \$6,500,000 over the five years of the Consolidated Plan based on past and current funding.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	590,369	50,000	4,505,813	5,146,182	2,361,476	It is estimated that the City will receive a HOME allocation of approximately \$2,900,000 over the five years of the Consolidated Plan based on past and current funding.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	0	0	0	0	0	It is unknown whether the City will receive an ESG allocation over the five years of the Consolidated Plan.

Table 5055 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The housing, community development, and homeless needs far exceed the available HOME, CDBG, and ESG funding. A variety of other non-federal funding sources, including grants and state funds, will be leveraged to meet as many needs in the City as possible.

Matching HOME requirements will be satisfied with other eligible financial resources and/or in-kind services. The City will continue to seek these funding sources.

CDBG does not require matching funds.

If the City receives ESG funds during the 2025 to 2029 period, the 100 percent match requirement for ESG funds would be satisfied with resources from service providers.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City is evaluating publicly owned land for future affordable housing opportunities. As part of the 2021 Housing Element update, the Planning Department analyzed potential housing sites, including City-owned properties, for their suitability for affordable housing. While no specific sites have been identified yet, the City continues to explore viable options.

Discussion

Please see above.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Escondido	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental public facilities public services	Jurisdiction
COMMUNITY HOUSING WORKS	Non-profit organizations	Ownership Rental	Region

Table 5156 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Housing, supportive services, homelessness prevention services, and community development programs in Escondido are provided by several public agencies, nonprofit organizations, faith-based groups, and private entities. A key strength of the coordinated delivery system is the collaboration between the City and the Regional Taskforce on Homelessness (RTFH), which enables a comprehensive and resource-leveraged approach to assisting homeless individuals. The City also coordinates efforts across departments and community partners to identify service gaps and develop solutions. While only a few entities have formal roles in administering HUD's entitlement programs, the City, as the lead CDBG agency, coordinates efforts with a diverse range of stakeholders, including government agencies, businesses, nonprofit organizations, service providers, and sub-recipients.

Escondido and its partners have the organizational capacity to address community needs, with sufficient community housing development organizations (CHDO) available to support housing development and services. However, challenges persist due to limited funding and the need for stronger coordination among service providers. Additionally, ensuring residents are aware of available services remains an ongoing challenge.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X		
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		X
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X		X
Life Skills	X	X	
Mental Health Counseling	X	X	X
Transportation	X		
Other			

Table 5257 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Interfaith Community Services is the agency in Escondido currently providing the most shelter and supportive housing beds, including for youth, veterans and seniors. Interfaith also provides various supportive homeless services, including shelters, homeless prevention, case management services, and rapid re-housing. Additionally, the Regional Taskforce on Homelessness coordinates providers, services, and funding to assist individuals experiencing homelessness, including veterans, the chronically homeless, families with children, and unaccompanied youth. While a variety of programs and services are available, as outlined in this Consolidated Plan, they remain insufficient to fully meet the needs of Escondido residents.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Escondido offers a variety of services and programs for individuals with special needs and those experiencing homelessness. However, the demand for these services exceeds available resources. Additional funding is needed to expand support for the growing population, along with improved coordination among service providers to enhance efficiency and impact.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City will continue collaborating with nearby jurisdictions, nonprofit and faith-based organizations, and the Regional Taskforce on Homelessness to coordinate resources and develop strategies to address service gaps and priority needs. With a strong support structure in place, the City is confident in its ability to tackle the key priorities outlined in this Consolidated Plan.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Create and preserve affordable rental housing	2025	2029	Affordable Housing	City of Escondido	Develop/preserve affordable rental & owner units	HOME: \$1,450,000	Rental units constructed: 30 Household Housing Unit Rental units rehabilitated: 3 Household Housing Unit
2	Create and preserve affordable ownership housing	2025	2029	Affordable Housing	City of Escondido	Develop/preserve affordable rental & owner units	HOME: \$1,450,000	Homeowner Housing Added: 10 Household Housing Unit Direct Financial Assistance to Homebuyers: 5 Households Assisted
3	Expand access to homeless services	2025	2029	Homeless	City of Escondido	Expand access to homelessness services	CDBG: \$250,000	Other: 250 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Improve the livability of neighborhoods	2025	2029	Non-Housing Community Development	Neighborhood Groups CDBG Eligible Areas	Support Neighborhood Revitalization	CDBG: \$5,640,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 10000 Households Assisted
5	Deliver supportive services	2025	2029	Non-Homeless Special Needs	City of Escondido	Supportive services- with low to mod & special need	CDBG: \$1,000,000	Public service activities for Low/Moderate Income Housing Benefit: 1000 Households Assisted

Table 5358 – Goals Summary

Goal Descriptions

1	Goal Name	Create and preserve affordable rental housing
	Goal Description	Assist in producing and preserving affordable rental housing through the construction and acquisition/rehabilitation of existing rental units. Units would be affordable to extremely-low, very low, and low-income households.
2	Goal Name	Create and preserve affordable ownership housing
	Goal Description	Provide direct assistance to first-time, low-income homebuyers for down payment or closing cost assistance. Assist in the production of affordable ownership housing for lower income homebuyers.
3	Goal Name	Expand access to homeless services
	Goal Description	Increase access to shelter and housing and provide supportive services to individuals experiencing homelessness, such as mental health services and job training.

4	Goal Name	Improve the livability of neighborhoods
	Goal Description	Improve community facilities and make necessary infrastructure improvements to serve low- to moderate-income persons. Work with neighborhood leaders to revitalize neighborhoods and provide neighborhood group support.
5	Goal Name	Deliver supportive services
	Goal Description	Increase supportive services for vulnerable groups, such as youth, families, and seniors with low incomes and individuals with special needs.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The 2025-2029 Consolidated Plan has established the following affordable housing objectives:

- Provide first-time homebuyer assistance to five households.
- Expand the City's affordable housing inventory by 33 rental units through construction or acquisition/rehabilitation.
- Expand the City's inventory of affordable ownership units by 10.

Overall, 48 extremely-low, very-low, low- and moderate-income households will benefit from the City's federally-funded affordable housing activities over the upcoming five years. This includes 33 renters and 15 homeowners. It is proposed that over 250 homeless households will be assisted.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The City of Escondido has no Section 504 Voluntary Compliance Agreement. There is no public housing in Escondido.

Activities to Increase Resident Involvements

There are no public housing units in Escondido.

Is the public housing agency designated as troubled under 24 CFR part 902?

N/A

Plan to remove the ‘troubled’ designation

N/A

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Public policies can negatively impact the availability of affordable housing. Below is a list of barriers to affordable housing in Escondido.

Land Use Controls

Land use policies and zoning requirements are often cited as a barrier to development, specifically affordable housing. The City has streamlined the process for adding an accessory dwelling unit, allowing increased opportunities for individual property owners to add additional affordable housing. The Density Bonus Ordinance also allows affordable housing development in accordance with State requirements. The City is continuously reviewing requirements for other opportunities to streamline housing development.

Environmental Protection

The level of environmental review required for a residential project depends on the project type and financing sources. Both state (California Environmental Quality Act) and federal (National Environmental Policy Act) regulations can increase costs due to required studies and extended timelines. However, much of this process is beyond the City's control.

Planning and Development Fees

The cost of development, including permit fees paid to the City, is often cited as a barrier to housing development. Building, zoning, and site improvement fees can add significantly to construction costs and have a negative impact on housing production. The City of Escondido periodically reviews all fees to ensure cost recovery while balancing the needs of the public and developers.

Public Opposition to Affordable Housing

Public opposition to housing, and in particular affordable housing, can cause delays in the development process, add costs, and possibly result in a project being denied. In recent years, the State of California has enacted new housing laws meant to discourage NIMBY-ism (Not In My Backyard).

Permit and Processing Procedures/Times

The time required to obtain development and building permits is often cited as a factor in housing costs. Processing times vary by project complexity, but the State has introduced expedited permitting for certain residential projects. The City of Escondido actively streamline project approvals and is implementing additional programs to further reduce development timelines.

Lack of Affordable Housing Funds

The City of Escondido, like many cities in California, faces significant challenges in continuing to provide affordable housing opportunities. Some previously available funding has been eliminated or reduced, and costs have increased exponentially. The City will continue to leverage other funding sources as available to develop affordable housing opportunities.

Prevailing Wage Requirements

The State Department of Industrial Relations (DIR) has expanded the types of projects that require the payment of prevailing wages. In addition, Davis-Bacon prevailing wages must be paid when federal funds are used on new and multi-family rehabilitation projects with eight or more units. The prevailing wage is usually higher than competitive wages, raising the cost of housing production and rehabilitation activities. Prevailing wage also adds to a project's costs by requiring documentation of compliance.

Building Codes and Enforcement

Building Codes could be considered an adverse impact on the timing and cost of affordable housing. The California Building Standards Code is updated every three years. The City has adopted the 2022 California Building Standards Code, which includes the 2022 California Building Code and 2022 Green Building Standards Code.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Public policies can negatively impact the availability of affordable housing. Below is a list of barriers to affordable housing in Escondido.

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SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City's strategic plan for homelessness includes a comprehensive, integrated service system to transition local homeless families and individuals to supportive, transitional or permanent housing and self-sufficiency. Currently, the City funds a social worker to work with the Police Department assisting in outreach to the homeless population (using State grant funds).

Addressing the emergency and transitional housing needs of homeless persons

The City will use a portion of its CDBG allocation to provide emergency shelter for the homeless[NO1] [DC2] , including Interfaith Community Services' 365-day a year bridge housing, in addition to other homeless services. Prevention assistance will also be a priority, as is providing shelter beds and basic needs. Rapid rehousing and street outreach are secondary priorities. The City works with the Continuum of Care (the Regional Taskforce on the Homeless) in a collaborative process to provide housing and supportive services to homeless individuals and families.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City proposes to use HOME and CDBG funds for homeless prevention for as many homeless individuals and families as possible. This will include rental assistance and stabilization.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City proposes to use HOME & CDBG funds for homeless prevention, including rental assistance and relocation and stabilization services.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Lead-based paint (LBP) regulations affect a variety of housing and community-based programs. The process for identifying and resolving LBP issues varies depending upon the amount of assistance and the type of program affected. The most common actions that need to be taken are:

- Lead Hazard Evaluation – A risk assessment, paint testing or a combination of these to determine the presence of LBP hazards or LBP in properties built prior to 1978.
- Lead Hazard Reduction – Activities designed to reduce or eliminate exposure to LBP hazards through methods including interim controls, standard treatments, or abatement.
- Clearance – An activity conducted following LBP hazard reduction activities to determine that the hazard reduction activities are complete.

According to 2023 five-year ACS estimates, half of Escondido's residential units were constructed before 1980, which is a good indicator for the potential scope of LBP issues, as residential use of LBP was banned in 1978. An important method for mitigating LBP risks is modernizing the housing stock. This means producing new affordable units that will increase access to housing without LBP hazards. This is a slow process, however, so the County's Health and Human Services Agency offers a lead poisoning prevention program that County residents can access.

How are the actions listed above related to the extent of lead poisoning and hazards?

All sources agree that LBP exposure negatively affects children's physical and emotional health. According to the San Diego County Childhood Lead Poisoning Prevention Program (CLPPP) the number of new cases of blood lead poisoning in children under the age of 21 has decreased since 2006, although the danger of LBP and lead poisoning still exists.

How are the actions listed above integrated into housing policies and procedures?

When HOME funds are used for housing programs and projects, LBP is a key concern due to the age of Escondido's housing stock, the prevalence of rental units, and the concentration of older homes in the city's central core. As a result, all HOME-funded activities must comply with federal LBP regulations.

The City's policies and procedures for HOME-funded ownership and rental projects include LBP notification, testing, and hazard reduction. Owners, occupants, and purchasers receive written disclosures, including a seller's statement on LBP and the 'Protect Your Family from Lead in Your Home' pamphlet. If LBP is identified through a visual assessment in pre-1978 properties or when surfaces are disturbed, lead hazard reduction and clearance are required per 24 CFR Part 35.

For rehabilitation programs—such as acquisition/rehabilitation of multifamily properties and owner-occupied rehab programs—lead hazard evaluations and risk assessments are mandatory. Remediation will be conducted by certified contractors, and residents must be notified of any potential risks.

For the City's first-time homebuyer program, all properties must be free of LBP hazards, with required notifications provided to buyers.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Elevating income levels for individuals and families living in poverty requires a multifaceted approach that includes affordable housing, livable communities, education, and job creation.

To maximize impact, the City will allocate as much of its HOME funding as possible to expanding affordable housing opportunities for lower-income households. Reducing housing costs can help lift families out of poverty rather than simply providing temporary relief. The City aims to create and preserve both affordable rental housing and homeownership opportunities to benefit as many residents as possible.

Strengthening the City's economic base is another critical strategy for poverty reduction. The City will implement coordinated economic development efforts focused on job creation, business retention, expansion, and attraction. Additionally, individuals and families will be supported through job training, counseling, education, and direct connections to employment opportunities. These efforts will be carried out in collaboration with public and private organizations that provide education and workforce development programs.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Expanding and preserving affordable housing opportunities can help alleviate the financial burden on households living in poverty. By increasing access to both affordable rental and homeownership options, families will have more disposable income to invest in education, job training, and other opportunities that promote economic stability.

Enhancing the overall quality of life in these communities is also essential to reducing poverty. The City plans to allocate a portion of its federal HOME and CDBG funds to support affordable housing initiatives, strengthen neighborhoods, and improve community resources for residents.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

HOME Projects/Programs: All sub-recipients or CHDOs are evaluated as part of the pre-award assessment, in conformance with HOME Final Rule requirements. Prior to the disbursement of HOME funds to any entity, the City shall enter into a written agreement with the entity, which remains in effect for the length of affordability, ensuring compliance with all applicable statutes and regulations. All CHDOs, sub-recipients, projects, and programs funded by HOME are monitored during all project phases to ensure compliance with all requirements, the HOME Final Rule, and the City's HOME monitoring procedures.

CDBG Projects/Programs: Recipients of CDBG funding (sub-recipients) are required to enter into written agreements with the City prior to receipt of CDBG funds. The agreements govern the activities of sub-recipients and specify regulations and conditions under which funds will be provided. Additionally, agreements define the purpose and nature of services and projects and where they will be provided, the tasks to be performed, the level of service to be offered in quantifiable units, performance measurements, and a project implementation schedule within a defined contract period.

The City will also monitor all CDBG projects and program activities on an ongoing basis to ensure compliance with HUD regulations and City policies, facilitate timely completion of projects and provide opportunities for dialogue with sub-recipients. Monitoring strategies will include on-site field visits, telephone calls, review of financial records, quarterly review of agency performance reports, and the provision of technical assistance as needed. Annual site visits will be conducted for all CDBG program sub-recipients.

ESG Programs: If the City receives ESG funds during the 2025 to 2029 period, recipients of ESG funds (sub-recipients) would enter into agreements with the City before receiving ESG funds. Agreements will govern the activities and specify regulations and conditions under which funds will be provided. The City would monitor the provider(s) administering ESG funds, via site visits, conference check-ins, and reviewing required reports to ensure consistency with the Continuum of Care HUD requirements.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of Escondido is a HOME participating jurisdiction and a CDBG entitlement jurisdiction. The funding is determined by a formula calculated by HUD based on population, people in poverty, overcrowded units, population growth lag since 1960, and pre-1940 housing units. The City's allocation can fluctuate year-to-year causing funding to increase or decrease in various programs.

On May 13, 2025, HUD announced the City will receive \$1,341,561 in CDBG funds, \$590,369 in HOME funds, and \$0 in ESG funds for FY 2025-26. The total amount of anticipated federal funds for FY 2025-26 is \$1,931,930. The City of Escondido was not awarded ESG funding in FY 2022-23, FY 2023-24, FY 2024-25, and FY 2025-26, and it is uncertain if the City will be receiving funding in future years. The City does not receive funding under the HOPWA program. Program income will be reprogrammed into allowable programs or projects, as identified during the Action

Plan process.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,341,561.00	0.00	85,756.65	1,427,317.65	5,200,000.00	It is estimated that the City will receive a CDBG allocation of approximately \$6,500,000 over the five years of the Consolidated Plan based on past and current funding.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	590,369.00	50,000.00	4,505,812.99	5,146,181.99	2,361,476.00	It is estimated that the City will receive a HOME allocation of approximately \$2,900,000 over the five years of the Consolidated Plan based on past and current funding.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	0.00	0.00	0.00	0.00	0.00	It is unknown whether the City will receive an ESG allocation over the five years of the Consolidated Plan.

Table 5459 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The housing, community development, and homeless needs far exceed the available HOME, CDBG, and ESG funding. A variety of other non-federal funding sources, including grants and state funds, will be leveraged to meet as many needs in the City as possible.

Matching HOME requirements will be satisfied with other eligible financial resources and/or in-kind services. The City will continue to seek these

funding sources.

CDBG does not require matching funds.

If the City receives ESG funds during the 2025 to 2029 period, the 100 percent match requirement for ESG funds would be satisfied with resources from service providers.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City is evaluating publicly owned land for future affordable housing opportunities. As part of the 2021 Housing Element update, the Planning Department analyzed potential housing sites, including City-owned properties, for their suitability for affordable housing. While no specific sites have been identified yet, the City continues to explore viable options.

Discussion

Please see above.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Create and preserve affordable rental housing	2025	2029	Affordable Housing	City of Escondido	Develop/preserve affordable rental & owner units	HOME: \$290,000.00	Rental units constructed: 6 Household Housing Unit Rental units rehabilitated: 1 Household Housing Unit
2	Create and preserve affordable ownership housing	2025	2029	Affordable Housing	City of Escondido	Develop/preserve affordable rental & owner units	HOME: \$290,000.00	Homeowner Housing Added: 2 Household Housing Unit Direct Financial Assistance to Homebuyers: 1 Households Assisted
3	Expand access to homeless services	2025	2029	Homeless	City of Escondido	Expand access to homelessness services	CDBG: \$50,000.00	Other: 50 Other
4	Improve the livability of neighborhoods	2025	2029	Non-Housing Community Development	Neighborhood Groups CDBG Eligible Areas	Support Neighborhood Revitalization	CDBG: \$1,128,000.00	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 2000 Households Assisted Other: 200 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Deliver supportive services	2025	2029	Non-Homeless Special Needs	City of Escondido	Expand access to homelessness services	CDBG: \$200,000.00	Public service activities for Low/Moderate Income Housing Benefit: 200 Households Assisted

Table 5560 – Goals Summary

Goal Descriptions

1	Goal Name	Create and preserve affordable rental housing
	Goal Description	
2	Goal Name	Create and preserve affordable ownership housing
	Goal Description	
3	Goal Name	Expand access to homeless services
	Goal Description	
4	Goal Name	Improve the livability of neighborhoods
	Goal Description	
5	Goal Name	Deliver supportive services
	Goal Description	

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Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Escondido Housing and Neighborhood Services Division will serve as the lead agency in the administration of all CDBG and HOME projects proposed in this plan. The City will contract with local nonprofit agencies and organizations to administer fair housing and some public services, in addition to administering most programs and projects directly. Any contract agencies (subrecipients) will be responsible for program implementation and all performance will be monitored by the City of Escondido.

Projects

#	Project Name
1	2025 HOME Admin
2	CDBG Administration
3	Public Services
4	Capital Improvements
5	Neighborhood Revitalization
6	CHDO
7	Senior Rental Subsidy
8	First Time Home Buyer Assistance

Table 5661 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

needs

Allocation priorities for CDBG and HOME funds were made based on the Housing Needs Assessment, Market Analysis, and the Community Needs Assessment Survey. The City's First Time Homebuyer Program provides down payment and/or closing cost assistance to households earning up to 80 percent Area Median Income (AMI). The program provides a deferred payment loan for the lesser of 5 percent of the purchase price up to \$25,000 and the maximum set purchase price for a new or existing home in San Diego County. Due to high interest rates, low loan amounts, and limits on maximum purchase price, it has been difficult finding eligible households who qualify for this program. City staff will continue to evaluate the program, look for opportunities to make improvements, work with local banks, and educate the community about these resources. The City recognizes this program is important for low-to-

moderate income households who are trying to pursue homeownership and will continue to explore the program in more depth.

AP-38 Project Summary
Project Summary Information

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1	Project Name	2025 HOME Admin
	Target Area	City of Escondido
	Goals Supported	Create and preserve affordable rental housing Create and preserve affordable ownership housing
	Needs Addressed	Develop/preserve affordable rental & owner units
	Funding	HOME: \$59,036.00
	Description	2025 HOME Administrative Costs
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	
	Planned Activities	Administration of HOME Program.
2	Project Name	CDBG Administration
	Target Area	Neighborhood Groups CDBG Eligible Areas City of Escondido
	Goals Supported	Expand access to homeless services Improve the livability of neighborhoods Deliver supportive services
	Needs Addressed	Expand access to homelessness services Support Neighborhood Revitalization Supportive services-with low to mod & special need
	Funding	CDBG: \$268,312.20
	Description	CDBG Admin
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City of Escondido
	Planned Activities	Administrative
	Project Name	Public Services

3	Target Area	Neighborhood Groups CDBG Eligible Areas City of Escondido
	Goals Supported	Expand access to homeless services Improve the livability of neighborhoods Deliver supportive services
	Needs Addressed	Expand access to homelessness services Support Neighborhood Revitalization Supportive services-with low to mod & special need
	Funding	CDBG: \$201,234.15
	Description	Public services will benefit residents with low to moderate incomes through basic needs, legal aid, clinical and supportive services.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 250 low-to-moderate income families.
	Location Description	Citywide
4	Planned Activities	• Fair Housing • Senior CARES • Mobile Recreation • Mama's Kitchen • Project Next • Palomar Family Counseling Service • The Alabaster Jar Project • Operation Hope
	Project Name	Capital Improvements
	Target Area	Neighborhood Groups CDBG Eligible Areas City of Escondido
	Goals Supported	Improve the livability of neighborhoods
	Needs Addressed	Support Neighborhood Revitalization
	Funding	CDBG: \$508,000.00

	Description	Public facilities improvements
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	These projects are anticipated to serve approximately 1,000 low-to-moderate income families.
	Location Description	Citywide
	Planned Activities	• Sidewalk Infill • Urban Corps Escondido Recycling ADA Restroom Expansion • Historic Structure Assessments
5	Project Name	Neighborhood Revitalization
	Target Area	Neighborhood Groups CDBG Eligible Areas City of Escondido
	Goals Supported	Improve the livability of neighborhoods Deliver supportive services
	Needs Addressed	Support Neighborhood Revitalization Supportive services-with low to mod & special need
	Funding	CDBG: \$364,000.00
	Description	Improve the livability of neighborhoods through education, outreach, and the beautification/enhancement of neighborhoods.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Serve approximately 3,000 low-to-moderate income households.
	Location Description	Citywide
	Planned Activities	• WeeCare • Neighborhood Cleanups
6	Project Name	CHDO
	Target Area	City of Escondido
	Goals Supported	Create and preserve affordable rental housing Create and preserve affordable ownership housing
	Needs Addressed	Develop/preserve affordable rental & owner units

	Funding	HOME: \$88,555.00
	Description	15% Annual set aside for affordable development by a CHDO
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	15% or \$88,555.35 will be reserved for CHDOs, or Community Housing Development Organizations. These are HUD-certified nonprofit developers. CHDO activities can include acquisition or rehabilitation of housing, new construction, or direct assistance to low-income homebuyers.
	Location Description	City of Escondido.
	Planned Activities	15% or \$88,555.35 will be reserved for CHDOs, or Community Housing Development Organizations. These are HUD-certified nonprofit developers. CHDO activities can include acquisition or rehabilitation of housing, new construction, or direct assistance to low-income homebuyers.
7	Project Name	Senior Rental Subsidy
	Target Area	City of Escondido
	Goals Supported	Create and preserve affordable rental housing
	Needs Addressed	Develop/preserve affordable rental & owner units
	Funding	HOME: \$ 388,000 72,000 .00
	Description	The City's Senior Rental Subsidy Program, will provide <u>up to \$4200</u> per month in rental assistance to <u>830</u> extremely low <u>and low</u> income senior households, totaling \$ 38872 ,000 annually.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	<u>830 very low and</u> low-income seniors <u>households</u> .
	Location Description	City of Escondido
8	Planned Activities	The City's Senior Rental Subsidy Program, will provide <u>up to \$4200</u> per month in rental assistance to <u>830</u> extremely low <u>and low</u> income senior households, totaling \$ 73882 ,000 annually.
	Project Name	First Time Home Buyer Assistance
	Target Area	City of Escondido
	Goals Supported	Create and preserve affordable ownership housing

Needs Addressed	Develop/preserve affordable rental & owner units
Funding	HOME: \$50,000.00
Description	First-Time Home Buyer's Program offers up to \$25,000 in down payment or closing cost assistance to eligible low-income households.
Target Date	6/30/2026
Estimate the number and type of families that will benefit from the proposed activities	2 low-income families at \$25,000 each.
Location Description	City of Escondido
Planned Activities	First-Time Home Buyer's Program will offer up to \$25,000 in down payment or closing cost assistance to eligible low-income households.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

HOME: The City of Escondido will allocate HOME funding based on the quality and quantity of applications, as well as their alignment with the priorities and goals outlined in the Consolidated Plan, rather than on a geographic basis. While funding is available citywide, areas in the older, central core may receive particular focus; however, no specific target areas have been designated.

CDBG: CDBG funds will be directed to low- to moderate-income census tracts and neighborhood group areas, where needs are most concentrated. The City currently has 18 priority Neighborhood Groups, 17 of which are in low- to moderate-income census areas. These Neighborhood Groups are primarily older areas located in or near the city's central core.

Geographic Distribution

Target Area	Percentage of Funds
Neighborhood Groups	
CDBG Eligible Areas	
City of Escondido	

Table 5762 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Not applicable. Please see discussion above.

Discussion

Not applicable. Please see discussion above.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

In addition to federal funding, the City will continue to seek additional funding sources to support as many Escondido households as possible.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	74
Special-Needs	0
Total	74

Table 5864 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	830
The Production of New Units	40
Rehab of Existing Units	3
Acquisition of Existing Units	0
Total	1273

Table 5965 - One Year Goals for Affordable Housing by Support Type

Discussion

Note that the one (1) household to be provided first-time homebuyer assistance is not included in Table AP-55.02.

The City of Escondido was awarded a \$590,369 HOME grant in 2025. Combined with previous year HOME funds, the City will release an RFP for the provision of long-term affordable rental housing or first-time homebuyer opportunities in 2025.

AP-60 Public Housing – 91.220(h)

Introduction

There are no public housing units located in the City of Escondido, and the City is not a considered a public housing authority. The Housing Authority of the County of San Diego (HACSD) administers the rental assistance program and Housing Choice Voucher Program (commonly referred to as Section 8) for Escondido residents.

The City of Escondido's public housing needs are addressed by the Housing Authority. The City supports the County in their efforts to address the needs of low-income households in Escondido. City staff educates community members of the program and helps them apply for benefits by directing them to the County's webpage. One Housing & Neighborhood staff person attended a Housing Quality Standards (HCV) training and has become certified. Having this knowledge of the program and housing requirements will better support the residents of Escondido.

Housing subsidies and ongoing rental assistance programs like Housing Choice Vouchers are critical to provide housing stability and wellness for extremely low and low-income households. The need is high, and waitlists are long. As a result, many applicants are unable to access this important resource. The City of Escondido currently offers a shallow subsidy program to ~~830 household~~seniors who are severely rent burdened who are living in mobile homes and apartments. ~~One condition of the program is to be on the Section 8 waitlist.~~ The subsidy is currently up to \$4200 per month and is funded through ~~Successor Housing Agency and the~~ HOME funds.

Actions planned during the next year to address the needs to public housing

The City of Escondido's public housing needs are addressed by HACSD. The City supports the HACSD in their efforts to address the needs of low-income households in Escondido.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Although the City of Escondido is not a public housing authority, the HACSD represents residents of Escondido. The County has established a public housing resident advisory board for county public housing developments and Housing Choice Voucher Program participants.

If the PHA is designated as troubled, describe the manner in which financial assistance will be

provided or other assistance

N/A

Discussion

Please see above.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Addressing homelessness is one the City's top priorities. According to the 2024 Point-in-Time Count, the City had 588 unduplicated individuals experiencing homelessness (sheltered & unsheltered) in the City of Escondido. The City saw a 32 percent increase in the unsheltered population of 401 compared to 304 unduplicated individuals counted in the previous year. The City Council voted in March 2023 to create a Homelessness Ad Hoc Subcommittee. The Subcommittee has met numerous times to discuss important topics.

The City received \$2.26M in HOME-ARP funds to support homeless services. The City Council conditionally approved a plan to fund supportive services and housing solutions. Additionally, the City participates in regular meeting with the Regional Task Force on Homelessness (RTFH).

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Escondido Police Department's Community Oriented Policing and Problem-Solving Unit (COPPS) contracts with a licensed mental health clinician to provide outreach and intensive care coordination with unhoused individuals living on the streets in Escondido. The COPPS Unit and Public Works Team conduct outreach and encampment cleanups with other nonprofit service providers and CalTrans multiple times a week.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City anticipates awarding Operation HOPE (\$30,000) to provide services aimed at preventing homelessness for approximately 150 households who reside in Escondido and are at risk of homelessness. Alabaster Jar Project (\$33,000) advocates stable home placements to victims of human trafficking.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were

recently homeless from becoming homeless again

The City anticipates awarding Operation HOPE (\$30,000) to provide services aimed at preventing homelessness for approximately 150 households who reside in Escondido and are at risk of homelessness. Alabaster Jar Project (\$33,000) advocates stable home placements to victims of human trafficking.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City has funded various homelessness prevention programs through the use of ESG, ESG-CV, and CDBG-CV dollars. Since the City is not a recipient of ESG funds for FY 2025-2026, we will be looking creatively to other funding streams to fill this gap.

Discussion

The City recognizes that homelessness is a priority and is taking actionable steps to combat this problem.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Both market and governmental factors can pose constraints to the provision of adequate and affordable housing. Two of the greatest barriers to affordable housing continue to be cost and supply. As demonstrated in the 2025-2029 Consolidated Plan, there is a great need for affordable housing in Escondido. The City of Escondido will continue to remove any barriers to affordable housing possible by implementing a Housing Element in conformance with State law, and by reducing development and cost constraints to developing housing when possible. The City will continue to use available funding to mitigate.

The City anticipates creation and adoption of an affordable housing trust fund in early to mid 2026 that would establish and facilitate in lieu fees for affordable units under qualifying events. Such funding would then be leveraged to create or fund affordable units.

The City recently completed a pre-approved accessory dwelling unit (ADU) program that provides pre-approved plans for ADU construction to both streamline review and reduce costs to de facto affordable units.

The City continues to offer impact fee deferral as an option through the building permit process to reduce impediments to development of housing projects, both affordable and market rate.

The City is working on a comprehensive development review study and streamlining program to ensure the development review pipeline for development projects, including housing, is as efficient and standardized to reduce review, permit approval, and construction times.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Escondido does experience barriers to affordable housing as identified in the 2025-2029 Consolidated Plan, including governmental constraints, market conditions, lack of funding sources, and land and construction costs. Many of the barriers are not controlled by the City, such as land and construction costs and state/federal constraints.

The City of Escondido recently updated its Housing Element. The City will follow up on any governmental constraints to housing development that are identified in the Housing Element, including appropriate amendments to the Zoning Code. Additionally, the City continues to monitor zoning and development regulations, environmental requirements, and development processes, and will implement the

streamlined permit process required by State law.

The City approved its East Valley Specific Plan in July 2023, which will help to comprehensively assess and address housing development at all levels in Escondido.

The City will also continue to use available funding, including its HOME allocation, to assist first-time homebuyers and provide additional affordable housing help to mitigate some barriers to affordable housing. The City continues to work with developers to assist them in providing as much affordable housing as possible.

Discussion:

Please see above.

AP-85 Other Actions – 91.220(k)

Introduction:

This section discusses the City’s underserved needs and institutional structure for delivering housing and community development activities, as identified in the 2025-2029 Consolidated Plan.

Actions planned to address obstacles to meeting underserved needs

The City hopes to meet the goals of building affordable housing and assisting with homeownership. The City will release an RFP for the provision of long-term affordable rental housing or first-time homebuyer opportunities. Additionally, City staff will work with banks, community members, and nonprofit organizations to learn more about the barriers to homeownership and update the design of the First Time Homebuyer Program.

The City approved the East Valley Specific Plan in July 2023 and now has a certified Housing Element with HCD.

Actions planned to foster and maintain affordable housing

When the affordability period of an existing affordable housing project is nearing the end, the City works with the owners of the project to try to extend the regulatory agreements and the affordability period, to maintain the City’s affordable housing stock. The City has several options available to assist in preserving affordability. The City maintains a list of affordable rental housing and provider resources to provide to the public upon inquiry.

Actions planned to reduce lead-based paint hazards

HUD requires all CDBG and HOME-funded activities to comply with HUD’s lead-based paint regulations. The City of Escondido is committed to addressing lead-based paint hazards. Federal law requires lead-based paint disclosure and education prior to leasing, renting, selling or purchasing most pre-1978 housing. The City will follow disclosure and warning requirements about lead-based paint, including the incorporation of the “Protect Your Family from Lead in your Home” pamphlet in all applicable housing programs. The City will conduct required lead-based paint-related activities for all HOME-funded activities under title X regulations, such as notification, paint testing, risk assessment, hazard reduction or abatement, and clearance. All abatement activities will be performed by a certified professional. The City will also send staff to EPA-compliance lead-based paint hazard training, when possible.

Actions planned to reduce the number of poverty-level families

The City will implement its 5-year Strategic Plan, including a strategy to reduce the number of families living at or below the poverty level. The anti-poverty strategy includes economic development programs

to increase business opportunities, business retention, employment marketability, job training, and connection to jobs and opportunities. The strategy also includes an increase of affordable housing opportunities, rapid rehousing, and homelessness prevention programs. Activities will be focused on the urban core, but also in the remainder of CDBG-eligible areas in the City. Efforts will be coordinated with other agencies and nonprofit organizations as much as possible.

Actions planned to develop institutional structure

The City's Housing and Neighborhood Services Division will ensure compliance with HUD entitlement grants. It will develop and implement ways to increase the operational efficiencies of HUD programs through enhanced coordination, technical assistance, and effective oversight. The Housing and Neighborhood Services Division will continue to work on a consistent basis with other departments within the City, other government agencies, non-profit groups, and private industry, in addition to the Regional Taskforce on Homelessness (CoC), to coordinate provision of improvements, housing and services to the City's residents, while administering the CDBG and HOME programs.

Actions planned to enhance coordination between public and private housing and social service agencies

The City will continue to update its list of interested non-profit organizations, affordable housing advocates, CHDOs, public agencies, and community and neighborhood groups to facilitate the best coordination of services. During the Consolidated Plan period, the City will continue to reach out to stakeholders to update progress and any new or changing needs. The City coordinates with many regional groups, including SANDAG, the Regional Task Force on Homelessness, and the San Diego Regional Alliance for Fair Housing (SDRAFFH). The City will continue to be involved with various community groups involved with all aspects of community development, services, and housing, and will assist them in the provision of affordable housing and services to help achieve the goals of the Consolidated Plan.

The Housing and Neighborhood Services Division will work closely with the City's Economic Development Division to coordinate economic development goals with private industry, social service agencies, and businesses. The Division will also continue to be involved with various community and neighborhood groups to coordinate the provision of community facilities and services.

Discussion:

Please see above.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
<TYPE=[text] REPORT_GUID=[A698417B4C924AE0218B42865313DACF] DELETE_TABLE_IF_EMPTY=[YES]>	
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

City staff will explore what alternative funds can be used, such as Successor Housing Agency funds,

HOME-ARP or grant opportunities to support HOME funds.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City imposes recapture and resale requirements that comply with HOME Final Rule, 24 CFR 92.254. If a property that is assisted with HOME funds is no longer owner-occupied, is refinanced or is sold, the HOME loan becomes due. Recapture provisions limit the amount to be recaptured to the net proceeds of the sale (sales price minus loan repayment – other than HOME funds – and closing costs). This applies to all units regardless of nature of sale. Recapture funds are re-invested by the City into HOME-eligible activities. Resale provisions require that the PJ ensures the property is sold to another low-income homebuyer who will use the property as his or her principal residence, the original homebuyer receives a fair return on investment (i.e., the homebuyer's down payment plus capital improvements made to the house), and the property is sold at a price that is "affordable to a reasonable range of low-income buyers."

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The City of Escondido imposes recapture and resale requirements that comply with the HOME Final Rule, 24 CFR 92.254. If a property that is assisted with HOME funds is no longer owner-occupied, is refinanced or is sold during the first ten years, the homeowner is responsible for repaying the entire principal amount plus interest to the City. The maximum amount loaned in the first-time homebuyer program will be the lesser of \$25,000 or 5 percent of the purchase price requiring an affordability period as outlined by 24 CFR 92.254(a)(4) is ensured. Interest is forgiven after ten years, but repayment of principal is still required. Recapture funds are re-invested by the City into the HELP first-time homebuyer program, housing development, or other HOME-eligible activities.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

None

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)). <TYPE=[text]
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N/A

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

N/A

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

N/A

**Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

The City is not receiving funding for the ESG program in FY 2025-26.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

N/A

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

N/A

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions

regarding facilities and services funded under ESG.

N/A

5. Describe performance standards for evaluating ESG.

N/A

N/A

Attachments

Citizen Participation Comments

ESCONDIDO TIMES-ADVOCATE

P.O. Box 461900, Escondido CA 92016
720 N Broadway, Escondido, CA 92025
760-546-4200

PROOF OF PUBLICATION

See Proof on Nex. Page

City Clerk Escondido
City of Escondido
City Hall Second Floor

State of California
County of San Diego

I, Stacy Smith, am a citizen of the United States and a resident of the County aforesaid. I am over the age of eighteen years, and not a party to or interested in the above-entitled manner. I am the principal clerk of the publisher of the Escondido Times-Advocate, a newspaper of general circulation, published weekly in Escondido, County of San Diego and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of San Diego, State of CALIFORNIA, under the date of May 25, 2018, Case number 2018-18480; that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

Published in: ESCONDIDO TIMES-ADVOCATE

Run Dates:
Apr. 3, 2025

Executed on: 04-03-25
At Escondido, CA

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

[Signature]
Signature

10 Day Public Hearing Notice: CDEG - Page 1 of 3

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CITY OF ESCONDIDO
NOTICE OF PUBLIC HEARING
REVIEW COMMUNITY DEVELOPMENT PRIORITIES
FOR THE 2025-2029 CONSOLIDATED PLAN AND ADOPTION OF ALLOCATION PROCESS
FOR FY 2025-2026

NOTICE OF 10-DAY PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Escondido City Council will hold a public hearing on Wednesday, April 16, 2025 at 4 p.m. in the City Council Chamber, Escondido City Hall, 300 N. Broadway, Escondido, CA 92025, to review the community priorities for the Fiscal Years (FY's) 2025-2029 Consolidated Plan for the Community Development Block Grant (CDBG) and Home Investment Partnership Program (HIP) funds for FY 2025-2026 activities.

The Five-Year Consolidated Plan is a requirement of the U.S. Department of Housing and Urban Development (HUD). The Consolidated Plan is a five-year blueprint for addressing the needs of low-income households, families and neighborhoods. The five-year plan identifies priority areas for the expenditure of federal funds to assist low- and moderate-income individuals. The One-Year Action Plan identifies the annual plan to take, and use CDBG and HOME funds will be allocated during the qualified fiscal year to achieve the identified housing and community development priorities and objectives of the Consolidated Plan.

The City encourages all residents to participate in the development and review of the 2025-2029 Consolidated Plan and of the FY 2025-2026 Annual Action Plan.

The Plan is available for a public review on the City's website at <https://www.ci.escondido.ca.us/development>, Escondido, CA or the Housing and Neighborhood Services Division at Escondido City Hall at 300 N. Broadway, Escondido. Further information may be obtained by contacting Urban Services at 760-939-4053 or Urban Services email at info@ci.escondido.ca.us in the Housing and Neighborhood Services Division.

If you challenge the item described above in writing, you may be limited to making only those issues that you or someone else raised in the public hearing described in this notice, or to writing correspondence directed to the Escondido City Council in support of the hearing.

PUBLIC COMMENT: To submit comments in writing, please direct all the following information to the Escondido City Council at citycouncil@ci.escondido.ca.us. All comments received from the public will be made part of the record of the meeting.

The City of Escondido remains committed to complying with the Americans with Disabilities Act (ADA). Qualified individuals with disabilities who wish to participate in City programs, services, or activities and who need accommodations are invited to present their requests to the City by filing out a Request for Accommodations Form or an Inclusion Support Request Form for Minor, or by calling 760-939-4040, preferably at least 72 hours in advance of the event or activity. Forms can be found on the City's website at <https://www.ci.escondido.ca.us/development>.

Attest:
Adrienne Beck
City Clerk
Zack Beck, City Clerk
City of Escondido
April 15, 2025

Document ID: 13750-25-04-003-0007-146168014003

Ciudad de Escondido
AVISO DE AUDIENCIA PÚBLICA
REVISAR LAS PRIORIDADES DE DESARROLLO COMUNITARIO
PARA EL PLAN CONSOLIDADO DEL 2025-2029 Y ADOCIÓN DEL PROCESO DE
ASIGNACIÓN DE FONDOS PARA EL AÑO FISCAL 2025-2026
AVISO DE AUDIENCIA PÚBLICA DE 10 DÍAS

POR LA PRESENTE SE NOTIFICA que el Consejo Municipal de Escondido realizará una audiencia pública el miércoles 16 de abril de 2025 a las 4 p.m. en la Sala Consistorial del Consejo Municipal, Ayuntamiento de Escondido, 300 N. Broadway, Escondido, CA 92025, para revisar las prioridades de la comunidad por el Plan Consolidado de los Años Fiscales 2025-2029 para los fondos de Subvenciones de Inversión Comunitaria (CDBG) y Programa de Asociación de Inversión (HIP) para los años fiscales del Año Fiscal 2025-2026.

El Plan Consolidado de cinco años es un requisito del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD). El Plan Consolidado de cinco años es un plan de acción para dirigir a las necesidades de vivienda con ingresos bajos a moderados, familias y comunidades. El plan de cinco años

10 Day Public Hearing Notice: CDBG - Page 2 of 3

Newspaper page size: Width: 10.31 in., Height: 16.08 in.

informar, los temas de prioridad para el gasto de fondos federales para beneficiar a personas con ingresos bajos y medianos. El Plan de Acción de la AFE reunirá los recursos que la Ciudad planea realizar y como se asignan los fondos de CDBG y HOME durante el año fiscal especificado para cumplir con las prioridades y objetivos de desarrollo comunitario y vivienda económica del Plan Consolidado de cinco años.

La Ciudad invita a todos los residentes a participar en el desarrollo y revisión del Plan Consolidado del 2025-2029 y el Plan de Acción Anual para el año fiscal 2025-2026.

Este Plan está disponible para revisión en el sitio web de la Ciudad en <https://www.escondido.gov> y en la División de Servicios de Vivienda y Vecindario en el Ayuntamiento de Escondido en 201 N. Broadway, Escondido. Se puede obtener más información contactando con Dolor Salazar al 762-839-4057 o dsalazar@escondido.gov en la División de Vivienda y Servicios al Vecindario.

Si cuestiona el elemento respecto a considerarlo ante una corte, podrá quedar limitado a presentar solo aquellos asuntos que involucren personas cuya presencia en la audiencia pública desorganice esa audiencia, o en la computación de costo entregada al Consejo Municipal de Escondido dentro o antes de la audiencia.

DECLARACIÓN PÚBLICA: para mayor transparencia por escrito, léase en el siguiente enlace: <https://www.escondido.gov/escondido-transparency-statement>. Todos los comentarios recibidos del público formarán parte de la junta.

La Ciudad se compromete a seguir con la Ley de Estadounidenses con Discapacidades (ADA). Las personas con discapacidades que deseen participar en programas, servicios o actividades de la Ciudad y que necesiten adaptaciones están invitadas a presentar sus solicitudes a la Ciudad (Bureau of Permit and Solidarity de Accesibilidad o la Formulario de Solicitud de Acceso de Inclusión para Internos, o Internos al 762-839-4057) por adelantado al menos 72 horas antes del evento o actividad. Los formularios se pueden encontrar en el sitio web de la Ciudad en <https://www.escondido.gov/escondido-transparency-statement>.

Resolución
Zach Black, City Clerk
Ciudad de Escondido
Fecha: 3 de abril, 2025

Published in THE ESCONDIDO TRIBUNE-ADVOCATE:
04/03/25

ESCONDIDO TIMES-ADVOCATE

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

P.O. Box 461900, Escondido CA 92046
720 N Broadway, Escondido, CA 92026
760-546-4200

City of Escondido
City Hall, Second Floor

State of California
County of San Diego

I, Stacy Smith, am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled manner. I am the principal clerk of the publisher of the Escondido Times-Advocate, a newspaper of general circulation, published weekly in Escondido, County of San Diego, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of San Diego, State of CALIFORNIA, under the date of May 25, 2018, Case number 2018-18480; that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

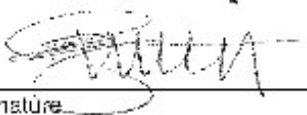
Published in: ESCONDIDO TIMES-ADVOCATE

Run Dates:

• May 1, 2025

Executed on: 05-01-25
At Escondido, CA

I certify (or declare) under penalty of perjury that the foregoing is true and correct.



Signature

Public Hearing Notice: CDBG and Housing Funds | Page 1 of 3

Newspaper page size: Width: 10.51 in., height: 15.58 in.

CITY OF ESCONDIDO

NOTICE OF PUBLIC HEARING AND 30 DAY PUBLIC COMMENT PERIOD

FISCAL YEAR 2025-2029 FIVE-YEAR CONSOLIDATED PLAN AND FISCAL YEAR 2025-2026 ONE-YEAR ACTION PLAN FOR CDBG AND HOME FUNDS

NOTICE IS HEREBY GIVEN that the Escondido City Council will hold a public hearing on Wednesday, June 11, 2025 at 5 p.m. in the City Council Chambers, Escondido City Hall, 201 North Broadway, Escondido, CA 92025, to approve the FY 2025-2029 Five-Year Consolidated Plan and FY 2025-2026 One-Year Action Plan draft for Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME). The report discusses the availability and utilization of resources during the reporting period and is available for review and comment.

The Five-Year Consolidated Plan is a requirement of the U.S. Department of Housing and Urban Development (HUD) and identifies priority areas for the expenditure of federal funds to benefit low- and moderate-income individuals. The One-Year Action Plan specifies the actions the City plans to take, and how CDBG and HOME funds will be allocated during the specified fiscal year, to achieve the affordable housing and community development priorities and objectives of the Consolidated Plan.

The FY 2025-2026 One-Year Action Plan is based on an anticipated federal entitlement of \$1,952,301, which includes \$1,478,953 of CDBG funds, and \$574,256 of HOME funds.

The City of Escondido would like to invite feedback from the public on the draft Plan. The draft Plans are available for a 30-day public review and comment period from April 24, to May 23, 2025 on the City's website at <https://www.escondido.gov/development-services>, Escondido, CA or the Housing and Neighborhood Services Division at Escondido City Hall at 201 N. Broadway, Escondido. Further information may be obtained by contacting Tasha Salazar at 760-819-4557 or Tasha.Salazar@escondido.gov in the Housing and Neighborhood Services Division.

If you challenge the facts described above in court, you may be limited in making only those issues that you or someone else cited at the public hearing described in this notice, or in which consequences did/should to the Escondido City Council or prior to the hearing.

PUBLIC COMMENT: To submit comments in writing, please do so at the following link: <https://www.escondido.gov/development-services>. All comments received from the public will be made a part of the record of the meeting.

The City of Escondido remains committed to complying with the Americans with Disabilities Act ("ADA"). Qualified individuals with disabilities who wish to participate in City programs, services, or activities and who need accommodations are invited to present their requests to the City by filling out a Request for Accommodations Form or an Inclusion Support Request Form for Meetings, or by calling 760-819-4645, preferably at least 72 hours in advance of the event or activity. Forms can be found on the City's website at: <https://www.escondido.gov/development-services>.

WITNESSED and
certified to be true and
correct by the City Clerk,
Tasha Salazar,
City of Escondido,
California,
on this 1st day of May, 2025.

By: Tasha Salazar, City Clerk

CIUDAD DE ESCONDIDO

AVISO DE AUDIENCIA PÚBLICA Y PLAZO DE 30 DÍAS PARA COMENTARIOS PÚBLICOS

PLAN CONSOLIDADO DE CINCO AÑOS PARA LOS AÑOS FISCALES 2025-2029 Y PLAN DE ACCIÓN DE UN AÑO PARA EL AÑO FISCAL 2025-2026 DE CDBG Y HOME

POR MEDIO DEL PRESENTE AVISO SE NOTIFICA que el Consejo Municipal de Escondido realizará una audiencia pública el miércoles 11 de junio de 2025 a las 5 p.m. en la Sala Consistorial del Consejo Municipal, Ayuntamiento de Escondido, 201 North Broadway, Escondido, CA 92025, para aprobar el Plan Consolidado de los Años Fiscales 2025-2029 y el Plan de Acción de un Año para el Año Fiscal 2025-2026 para el Programa de Desarrollo Comunitario ("CDBG") y Programa de Vivienda de Ingresos Bajos ("HOME"). El reporte analiza la disponibilidad y la utilización de los recursos durante el período de informe y el reporte está disponible para revisión y comentarios.

El Plan Consolidado de los Años Fiscales es un requisito del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD), e identifica las áreas de prioridad para el gasto de fondos federales para mejorar la vivienda y el desarrollo comunitario.

Newspaper page size: Width: 10.01 in., Height: 16.09 in.

para los negocios y otros y muchos otros en un momento en que esperamos no tener que enfrentar planes recortes y como se asignará los fondos de CDBG y HOME Comité el club Escondido para cumplir con las prioridades y objetivos de desarrollo comunitario y vivienda económica del Plan Consolidado.

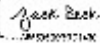
El Plan de Acción de un Año para el año fiscal 2025-2026 se basa en la asignación que se por parte del gobierno federal de \$1,952,201, lo cual incluye \$1,338,000 en fondos de CDBG, y \$614,200 en fondos de HOME.

La Ciudad de Escondido invita a los residentes a participar en la revisión del borrador del Plan Consolidado de cinco años para los años fiscales 2025-2029 y el Plan de Acción de un año para el año fiscal 2025-2026. Una revisión pública de 60 días y un período de comentarios comenzará el 24 de abril a las 23 de mayo del 2025. El borrador del documento está disponible en línea en <https://www.escondido.gov/DocumentCenter/View/14784/Plan-Consolidado-2025-2029>, en la Oficina de Servicios de Vivienda y Vecindarios en el Municipio de Escondido de 201 N. Broadway, Escondido. Se puede obtener más información consultando con Duke Salazar al 760-839-4050 o duke.salazar@escondido.gov, en la División de Vivienda y Servicios al Vecindario.

Si el público el evento de serio arriesga ante una cosa, podría quedar limitado a proponer sólo aquellos asuntos que sean o alguna más bien propuesto en la audiencia pública realizada en este aviso, o en la correspondencia que se ha entregado al Consejo Municipal de Escondido durante antes de la audiencia.

COMENTARIO PÚBLICO: para enviar comentarios por escrito, téngalo en el siguiente enlace: <https://www.escondido.gov/DocumentCenter/View/14784/Plan-Consolidado-2025-2029>. Todas las comentarios recibidos del público formará parte del récord de la junta.

La Ciudad de Escondido sigue comprometida a cumplir con la Ley de Estadounidenses con Discapacidades (ADA). Las personas calificadas con discapacidades que deseen participar en programas, servicios o actividades de la Ciudad y que necesitan acomodaciones están invitadas a presentarse o comunicarse en la Ciudad llamando al Formulario de Solicitud de Acomodaciones o un Formulario de Solicitud de Apoyo de Ejecución para Eventos, o llamando al 760-839-4050, preferiblemente al menos 12 horas antes de, evento o actividad. Los formularios se pueden encontrar en el sitio web de la Ciudad en <https://www.escondido.gov/DocumentCenter/View/14784/Plan-Consolidado-2025-2029>.

For the City of Escondido

Jack Beck
City Manager
Jack Beck, City Clerk
City of Escondido
Pueblo 1 de mayo, 2025

Published in THE ESCONDIDO TIMES-ADVOCATE
05/01/25

ESCONDIDO TIMES-ADVOCATE

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

P.O. Box 461900, Escondido CA 92046
720 N Broadway, Escondido, CA 92025
760-546-4200

City of Escondido
City Hall, Second Floor

State of California
County of San Diego

I, Stacy Smith, am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled manner. I am the principal clerk of the publisher of the Escondido Times-Advocate, a newspaper of general circulation, published weekly in Escondido, County of San Diego, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of San Diego, State of CALIFORNIA, under the date of May 25, 2018, Case number 2018-18480; that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

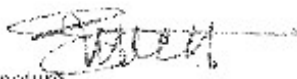
Published in: ESCONDIDO TIMES-ADVOCATE

Run Dates:

• Jun 12, 2025

Executed on: 06-12-2025
At Escondido, CA

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Signature: 

10 Day Notice: CDBG Public Hearing | Page 1 of 3

Newspaper page size: Width: 10.01 in., Height: 16.08 in.

CITY OF ESCONDIDO

NOTICE OF PUBLIC HEARING
ADOPT COMMUNITY DEVELOPMENT PRIORITIES
FOR THE 2025-2028 CONSOLIDATED PLAN AND FISCAL YEAR 2025-2028 ANNUAL ACTION PLAN
FOR COMMUNITY DEVELOPMENT BLOCK GRANT ("CDBG") AND HOME INVESTMENT
PARTNERSHIP PROGRAM ("HOME")

NOTICE OF 10-DAY PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Escondido City Council will hold a public hearing on Wednesday, June 25, 2025 at 6 p.m. in the City Council Chambers, Escondido City Hall, 204 N. Broadway, Escondido, CA 92025, to consider the adoption and approval of the community priorities for the Fiscal Year (FY) 2025-2028 Consolidated Plan for the Community Development Block Grant ("CDBG") and Home Investment Partnership Program ("HOME") and the City's Annual Action Plan for FY 2025-2028 for CDBG and HOME.

The Five-Year Consolidated Plan is a requirement of the U.S. Department of Housing and Urban Development (HUD). The Consolidated Plan is a five-year blueprint for addressing the needs of low-income and vulnerable families and neighborhoods. The five-year plan identifies priority areas for the expenditure of federal funds to benefit low- and moderate-income individuals. The One-Year Action Plan specifies the actions the City plans to take, and how CDBG and HOME funds will be allocated during the specified fiscal year to achieve the affordable housing and community development priorities and objectives of the Consolidated Plan.

The FY 2025-2028 Annual Action Plan ("Action Plan") is based on an anticipated federal entitlement of \$1,301,500 which includes \$1,041,151 in CDBG funds and \$260,349 in HOME funds. The City of Escondido received a Request for Proposal for CDBG applications in March 2025 and received 10 proposals from both internal and external applicants.

The FY 2025-2028 CDBG and HOME funding recommendations Agenda Report will be available 10 business days prior to the June 25, 2025 Public Hearing on the City's website at <https://www.escondido.gov/CommunityDevelopment/2025-2028ConsolidatedPlan>.

The Plan is available for a public review on the City's website at <https://www.escondido.gov/CommunityDevelopment/2025-2028ConsolidatedPlan> or the Housing and Neighborhood Services Division at Escondido City Hall at 204 N. Broadway, Escondido. Further information may be obtained by contacting Ombudsman at 760-635-4037 or ombudsman@escondido.gov in the Housing and Neighborhood Services Division.

PUBLIC COMMENT: To submit comments in writing, please do so at the following link: <https://escondido.gov/CommunityDevelopment/2025-2028ConsolidatedPlan>. All comments received from the public will be made a part of the record of the meeting.

The City of Escondido remains committed to complying with the Americans with Disabilities Act ("ADA"). Qualified individuals with disabilities who wish to participate in the public hearing, or make face and virtual accommodations and wish to present their requests to the City by filing out a Request for Accommodations form or an inclusion request Request Form for Minutes, or by calling 760-635-4037, preferably at least 12 hours in advance of the public hearing. Forms can be found on the City's website at: <https://www.escondido.gov/CommunityDevelopment/2025-2028ConsolidatedPlan>.


Mark Suter
City of Escondido
June 12, 2025

Esccondido document ID: 77533112 and 1394606 PAF60037798B

CITY OF ESCONDIDO

AVISO DE AUDIENCIA PÚBLICA
ADOPTACIÓN DE LAS PRIORIDADES DE DESARROLLO COMUNITARIO
PARA EL PLAN CONSOLIDADO DEL 2025-2028 Y EL PLAN DE ACCIÓN ANUAL DEL AÑO FISCAL
2025-2028 PARA SUBVENCIONES EN BLOQUE DE DESARROLLO COMUNITARIO ("CDBG") Y
PROGRAMA DE ASOCIACIONES DE INVERSIÓN EN VIVIENDA ("HOME")

AVISO DE AUDIENCIA PÚBLICA DE 10 DÍAS

POR LA PRESENTE SE NOTIFICA que el Consejo Municipal de Escondido realizará una audiencia pública el miércoles 25 de junio de 2025 a las 6 p.m. en la Sala Ordinaria del Consejo Municipal, Ayuntamiento de Escondido, 204 N. Broadway, Escondido, CA 92025, para considerar y adoptar las prioridades de la comunidad para el Plan Consolidado de los Años Fiscales 2025-2028 para los Fondos de Subvenciones en Bloque de Desarrollo Comunitario ("CDBG") y Programa de Asociaciones de Inversión en Vivienda ("HOME"), y el Plan de Acción Anual de la Ciudad para el Año Fiscal 2025-2028 para CDBG y HOME.

El Plan Consolidado de cinco años es un requisito del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD). El Plan Consolidado de cinco años es un plan de acción para abordar a las necesidades de personas con ingresos bajos o moderados, familias y comunidades. El plan de cinco años identifica las áreas de prioridad para el uso de fondos federales para beneficiar a personas con ingresos bajos o moderados. El Plan de Acción de un año especifica las acciones que la Ciudad planea realizar y cómo se asignarán los fondos de CDBG y HOME durante el año fiscal especificado para cumplir con las prioridades y objetivos de desarrollo de la comunidad y vivienda económica del Plan Consolidado de cinco años.

El Plan de Acción Anual de la Ciudad (2025-2028) ("Plan de Acción") se basa en un derecho federal anticipado de \$1,301,500 que incluye \$1,041,151 en fondos de CDBG y \$260,349 en fondos de HOME. La Ciudad de

Grantee Unique Appendices

City of Escondido

Citizen Participation Plan for Programs Funded Under the U.S. Department of Housing and Urban Development's Office of Community Planning and Development



Updated November 2024

Introduction

Citizen participation is a priority for the City of Escondido (City). The City receives an annual entitlement of Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) funds from the U.S. Department of Housing and Urban Development (HUD) for housing and community development activities to assist people and communities with low to moderate incomes. In accordance with HUD requirements, the City must create a 5-Year Consolidated Plan (Consolidated Plan) that addresses affordable housing and community development needs, submit an Annual Action Plan (Annual Plan) to outline spending and activities for the upcoming program year, and provide a Consolidated Annual Performance and Evaluation Report (CAPER) that summarizes the City's accomplishments and use of CDBG, HOME and ESG funds in the previous program year. Pursuant to the Code of Federal Regulations (CFR) at 24 CFR 91.105, the City must have and follow a detailed citizen participation plan that specifies the City's policies and procedures for engaging citizens and encouraging them to participate in creating, evaluating, and implementing these federal entitlement funds.

This Citizen Participation Plan (CPP) serves to meet the federal requirements described above concurrently.

Participation Policies

The City welcomes and encourages public participation in developing relevant plans and reports. Citizen participation is vital throughout the planning process, including identifying needs, setting priorities based on those needs, recommending activities to address high priority needs, and evaluating the success of the programs and activities.

The primary goal of the CPP is to solicit views and recommendations from members of the community, organizations, and other interested parties and to incorporate the views and recommendations in the decision-making process. To accomplish this goal, the CPP mandates that the City will do the following in the development and implementation of the Consolidated Plan, CAPER, and the Assessment of Fair Housing, and/or other statutorily required plan to address fair housing:

- Encourage participation from community members and residents.
- Encourage the involvement of persons with low to moderate income, particularly those who reside in low-to-moderate communities where funds are proposed to be used.
- Encourage the involvement of persons with disabilities, racial and ethnic minorities, and persons who are non-English speaking and/or have Limited English Proficiency (LEP).
- Encourage participation from organizations and businesses that support people with low to moderate incomes, such as the Regional Task Force on Homelessness/San Diego Continuum of Care (CoC), businesses, developers, nonprofit organizations, philanthropic organizations, community-based and faith-based organizations, resident advisory boards, resident councils, and resident management corporations.
- Provide residents reasonable and timely access to information, meetings, and records.
- Provide residents the opportunity to review, offer input, and give feedback regarding the use of CDBG, HOME, and ESG funds; the Assessments of Fair Housing (AFH), Analyses of Impediments to Fair Housing Choice (AI), or other forms of fair housing planning; and the CAPER.
- Assist persons who are non-English-speaking and/or persons with LEP upon advance request, provided such services are available.
- Use comprehensive techniques to encourage and measure public participation and review program performance.

The City is committed to ensuring that all individuals have equal access to services and programs, including the process to update the Consolidated Plan and its various components. If you need special assistance to participate in a public hearing, 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.

Development of Plans

As an entitlement jurisdiction, the City is required to prepare the following documents:

- A Five-Year Consolidated Plan (Consolidated Plan)

- An Annual Action Plan
- A Consolidated Annual Performance and Evaluation Report (CAPER)
- AFH, AI, or other forms of fair housing planning

The City will make a concerted effort to notify residents, social service providers, business groups, nonprofit organizations, community and faith-based organizations, community boards and other interested parties of the development of the Consolidated Plan, Annual Plan, AFH, AI, or other forms of fair housing planning, and CAPER through public noticing, including electronic mail, online postings, and newspaper notices.

The City will issue a Notice of Funding Availability (NOFA) and/or Request for Proposals (RFP) inviting proposals for CDBG, HOME and ESG activities. Upon request, the City will provide technical assistance to groups representing persons with low to moderate income to develop proposals for eligible activities.

City staff will review annual grant proposals and make recommendations to the Escondido City Council (City Council) concerning federal funding. City Council meetings are open to the public and available for viewing on the City's website. City Council agendas are posted 72 hours prior to a meeting and available on the City's website and at Escondido City Hall (City Hall), 201 N. Broadway, Escondido, CA, 92025.

The City will prepare the Annual Plan, which may contain a list of projects to be funded for the given program year with any additional funding received. During each program year, additional funding may become available due to program income or projects that are under budget, delayed, or cancelled. A list of capital improvement projects may also be included in the Annual Plan and approved by the City Council to serve as back-up projects. The City may initiate these projects at any time when funding becomes available. The City must receive HUD approval for these back-up projects along with the approved and funded projects as part of its approval of the Annual Plan. Initiation and funding of these projects would not constitute a substantial amendment as defined within.

The City will make available any HUD-provided data and other supplemental information it plans to incorporate into its AFH, AI, or other forms of fair housing planning at the start of the public participation process (or as soon as is feasible).

Prior to adoption of the Consolidated Plan, Annual Plan (Plan(s)), the City will make available the estimated amount of CDBG, HOME, and ESG funding that it expects to receive, the activities that may be undertaken, the estimated amount of funds that will be used to benefit low-moderate income persons, and any activities that may result in displacement.

The City will publish a summary of the proposed Plan(s) and/or AFH, AI, or other forms of fair housing planning in the newspaper and have it available on the City's website for a period of ten (10) days prior to a public meeting. The summary will describe the contents and purpose of the Plan(s) and/or AFH, AI, or other forms of fair housing planning and include a list of the locations where they may be examined. The Plan(s) and/or AFH, AI, or other forms of fair housing planning will be available for review at Escondido City Hall, on the City's website, and at the Escondido Public Library. The City will provide a reasonable number of free copies to citizens and groups upon request.

The City will prepare an annual CAPER to evaluate the progress of the Consolidated Plan and to review accomplishments for the previous program year. Prior to submitting the CAPER to HUD, the public must be noticed, advising of the availability of the CAPER. The CAPER will be available for review at City Hall, on the City's website, and at the Escondido Public Library. A comment period of not less than 15-days will be provided. All comments received in writing or orally will be included in the final submission to HUD.

Public Hearings

The City aims to hold public meetings at convenient times and locations, ensuring accessibility for persons with disabilities. The City continues to explore new ways to enhance participation and involvement, including the use of online needs assessments and surveys.

The City will meet the following public hearing requirements:

- Conduct at least two public hearings each year to obtain residents' feedback regarding housing and community development needs, proposed allocation of CDBG and ESG funds, strategies and actions taken to affirmatively further fair housing, review program performance, and approve program/funding activities.
- Conduct at least one public hearing each year regarding the proposed allocation of HOME funds. HOME funds will be conditionally committed to an affordable housing development only after a public hearing to discuss the project.

- Conduct at least one public hearing during the development of the AFH, AI, or other forms of fair housing planning prior to publishing for public comment.
- Conduct at least one public hearing during the development of the Consolidated Plan prior to publishing the Consolidated Plan for public comment.
- Receive and consider comments concerning the Plan(s) and/or AFH, AI, or other forms of fair housing planning for a period of not less than 30 days. All comments received, in writing or orally at a public meeting, will be considered in preparing the final Plan(s) and/or AFH, AI, or other forms of fair housing planning. A summary of the comments or views, including those not accepted and the reasons, shall be attached to the final Plan(s) AFH, AI, or other forms of fair housing planning.

Public hearings are held in Escondido City Council Chambers located at City Hall at 201 N. Broadway in Escondido. If you need special assistance to participate in a public hearing, 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.

Public Notices

- Public notices, excluding the CAPER, will be published at least ten days prior to a hearing. Notices will include the date, time, location, and summary of the proposed action to help facilitate informed comments. Notices will be published in the newspaper and announced on the City's website.

Plan Amendments

The City will amend its approved Plan(s) whenever it makes one of the following decisions:

- To carry out an activity not previously described in the Annual Plan using funds covered by the Consolidated Plan, including program income.

- To substantially amend the purpose, scope, location, or beneficiaries of an activity.
- To substantially amend the allocation priorities or the method of distributing funds.

A substantial amendment is defined as the following:

- An addition, modification, or elimination of a Consolidated Plan goal.
- An addition of a new activity not previously identified in the Annual Plan.
- A change that affects the funding level of more than \$25,000 for projects budgeted at \$100,000 or less, or greater than 25 percent of projects budgeted at more than \$100,000.

Substantial amendments must be authorized by the City Council and will be available on the City's website and through public notices in the newspaper. Public notices will be published at least ten days prior to the hearing. Notices will include the date, time, location, and summary of the proposed action to help facilitate informed comments. Minor changes and/or corrections may be made, so long as the changes do not constitute a substantial amendment. Minor changes, including but not limited to modifications of goal outcome indicators, shall not be considered a substantial amendment and do not require public review or a public hearing.

The City will receive and consider comments concerning substantial amendments and/or AFH, AI, or other forms of fair housing planning revisions for period of not less than 30 days. All comments received, in writing or orally at a public meeting, will be considered in preparing the final Plan(s) and/or AFH, AI, or other forms of fair housing planning. A summary of the comments or feedback, including those not accepted and the reasons, shall be attached to the final Plan(s) and/or AFH, AI, or other forms of fair housing planning.

Access to Information and Records

Any citizen, organization, or other interested party may submit written requests for information regarding the Consolidated Plan, Annual Plans, AFH, AI, or other forms of fair housing planning, and

CAPER, including the City's use of funds under the CDBG, HOME, and ESG programs and the benefit to persons with low-moderate incomes during the preceding five years.

This CPP, the current Consolidated Plan, Annual Plan, AFH, AI, or other forms of fair housing planning, CAPER, and any substantial amendments to these plans are available for public review at City Hall (201 N. Broadway) and on the City's website.

Technical Assistance

Upon request, the City works with individuals or groups which represent people with lower incomes to develop proposals for funding assistance under the Consolidated Plan programs. City staff provides technical assistance for proposals that strengthen and expand the role of community-based development organizations in planning for eligible activities.

Anti-Displacement

The City strives to avoid and minimize the displacement of individuals due to HUD- funded activities. To the greatest extent possible, the City will consider the impact of displacement in the site selection during the project planning phase and will provide information to displaced individuals on available assistance and relocation benefits.

Prior to approval of any HUD-funded activities with the potential for temporary or permanent displacement of individuals or businesses, the responsible agency (City or private developer) must provide a written plan of action for comparable replacement housing and assistance to displaced households based on the [Uniform Relocation Assistance and Real Property Acquisitions Policies Act of 1970 \(URA\), 49 CFR Part 24](#).

Comment and Complaint Process

The City will consider any comments from citizens received in writing or orally at public hearings in preparing this CPP, the Consolidated Plan, Annual Plans, CAPERs, AFH, AI, or other forms of fair housing planning, and/or substantial amendments to these plans. A summary of all comments will be attached and submitted to HUD.

The City will respond to written complaints received relating to the Consolidated Plan, Annual Plans, CAPERs, AFH, AI, or other forms of fair housing planning, and/or substantial amendments. Written complaints must describe the objection and provide contact information of the complainant. The City will respond to complaints within 15 working days of receiving the written complaint, acknowledging the letter and identifying a plan of action, if necessary. Correspondence may be addressed to:

City of Escondido

Dulce Salazar

201 North Broadway

Escondido, CA 92025

Persons wishing to contact the Los Angeles Area HUD Office may address correspondence to:

U.S. Housing and Urban Development

Attn: Alexander A. Gonzales

300 North Los Angeles St., Suite 4054

Los Angeles, CA 90012

Grantee SF-424's and Certification(s)

OMB Number: 4310-0004
Expiration Date: 11/30/2025

Application for Federal Assistance SF-424		
1. Type of Submission: ☐ Preapplication ☒ Application ☐ Changed/Corrected Application 2. Type of Application: ☐ New ☒ Continuation ☐ Revision 3. Revision (select appropriate box(es)): ☐ Other (Specify):		
3. Date Received:		4. Applicant Identifier:
5a. Federal Entry Identifier:		5b. Federal Award Identifier:
State Use Only:		
6. Date Received by State:	7. State Application Identifier:	
B. APPLICANT INFORMATION:		
8. Legal Name: City of Escondido		
9. Employee/Taxpayer Identification Number (EIN/TIN): 95-500709		10. UEI: GHSKXFXN7ED9
d. Address:		
11. Street: 231 North Broadway 12. Street2: 13. City: Escondido 14. County/Parish: 15. State: CA - California 16. Province: 17. Country: USA: UNITED STATES 18. Zip/Postal Code: 92025-2109		
e. Organizational Unit:		
Department Name: Development Services		Division Name: Housing & Neighborhood Service
f. Name and contact information of person to be contacted on matters involving this application:		
19. Prefix: Suffix: 20. Middle Name: 21. Last Name: Lopez 22. Salutation: 23. First Name: Daniel 24. Title: Housing & Neighborhood Services Manager 25. Organizational Affiliation: 26. Telephone Number: 760-835-0218 27. Fax Number: 28. Email: Daniel.Lopez@escondido.ca.gov		

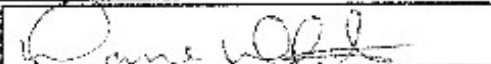
Application for Federal Assistance SF-424		
* 9. Type of Applicant 1: Select Applicant Type:		
City of Escondido (Government)		
Type of Applicant 2: Select Applicant Type:		
Type of Applicant 3: Select Applicant Type:		
* Other (specify):		
* 10. Name of Federal Agency:		
Department of Housing and Urban Development		
11. Catalog of Federal Domestic Assistance Number:		
14.216		
CFDA title:		
Community Development Block Grant/Entitlement		
* 12. Funding Opportunity Number:		
N/A		
Title:		
N/A		
13. Competition Identification Number:		
Title:		
14. Areas Affected by Project (Cities, Counties, States, etc.):		
Add Attachment Delete Attachment View Attachments		
* 15. Descriptive Title of Applicant's Project:		
CDBG Program 1025		
Attach supporting documents as specified in agency instructions.		
Add Attachments Delete Attachments View Attachments		

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: SD	* b. Program/Project: SD
Attach an additional list of Program/Project Congressional Districts if needed:	
Add Attachment Delete Attachment View Attachment	
17. Proposed Project:	
* a. Start Date: 05/01/2025	* b. End Date: 06/30/2025
18. Estimated Funding (\$):	
* a. Federal:	1,341,551.00
* b. Applicant:	
* c. State:	
* d. Local:	
* e. Other:	
* f. Program Income:	
* g. TOTAL:	1,341,551.00
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
☐ a. This application was made available to the State under the Executive Order 12372 Process for review or ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review ☐ c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
☐ Yes ☒ No If "Yes", provide explanation and attach: Add Attachment Delete Attachment View Attachment	
21. "By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001) ☒ ** I AGREE ** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specification addendum.	
Authorized Representative:	
Prefix: H	* First Name: Dana
Middle Name:	
* Last Name: White	
Suffix:	
* Title: Mayor	
* Telephone Number: (760) 25-1540	Fax Number:
* Email: dana.white@escondido.gov	
* Signature of Authorized Representative: 	* Date Signed: 05/15/25

OMB Number: 4340-0064
Expiration Date: 11/30/2025

Application for Federal Assistance SF-424			
1. Type of Submission: ☐ Preapplication ☒ Application ☐ Changed/Corrected Application		2. Type of Application: *If Revision, attach explanation of change. ☐ New ☒ Continuation ☐ Revision	
3. Date Received: 		4. Applicant Identifier: 	
5. Federal Entity Identifier: 		6. Federal Award Identifier: 	
State Use Only:			
7. Date Received by State:		8. State Application Identifier:	
9. APPLICANT INFORMATION:			
a. Legal Name:			
b. Employer/Taxpayer Identification Number (EIN/TIN): 		c. DUEI: 	
d. Address:			
* Street:			
Street2:			
City:			
County/Parish:			
* State:			
Province:			
* Country:			
* Zip/Postal Code:			
e. Organizational Unit:			
Department Name: 		Division Name: 	
Development Services:		Housing & Neighborhood Service:	
f. Name and contact information of person to be contacted on matters involving this application:			
Prefix:		* First Name:	
Middle Name:		Serial No.:	
* Last Name:		Suffix:	
Title:			
Organizational Affiliation:			
* Telephone Number:		Fax Number:	
* Email:			

Application for Federal Assistance SF-424		
* 9. Type of Applicant 1: Select Applicant Type:		
C: City or Township Government		
Type of Applicant 2: Select Applicant Type:		
Type of Applicant 3: Select Applicant Type:		
* Other (specify):		
* 10. Name of Federal Agency:		
Department of Housing and Urban Development		
11. Catalog of Federal Domestic Assistance Number:		
14.239		
CFDA Title		
CDBG - Community Development Program		
* 12. Funding Opportunity Number:		
N/A		
* Title		
N/A		
13. Competition Identification Number:		
Note:		
14. Areas Affected by Project (Cities, Counties, States, etc.):		
	Add Attachment	Delete Attachment
* 15. Descriptive Title of Applicant's Project:		
CDBG - Program - 2020		
Attach supporting documents as specified in agency instructions.		
Add Attachments	Delete Attachment	Delete Attachment

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: 50	* b. Program/Project: 50
Attach an additional list of Program/Project Congressional Districts if needed.	
	Add Attachment Delete Attachment View Attachment
17. Proposed Project:	
* a. Start Date: 8/7/2013	* b. End Date: 8/31/2016
18. Estimated Funding (\$):	
* a. Federal	180,000.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	500,000.00
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process? ☐ a. The application was made available to the State under the Executive Order 12372 Process for review on . ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review. ☐ c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.) ☐ Yes ☒ No If "Yes", provide explanation and attach Add Attachment Delete Attachment View Attachment	
21. "By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001) ☒ ** I AGREE ** The list of certifications and assurances or an internet site where you may obtain this list is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix: Mr.	* First Name: Diana
Middle Name:	
* Last Name: Alfaro	
Suffix:	
* Title: Mayor	
* Telephone Number: 760 839 4550	Fax Number:
* Email: Diana.Alfaro@escondido.gov	
* Signature of Authorized Representative: 	* Date Signed: 8/14/13

View Burden Statement

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4940-0008
Expiration Date: 02/29/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

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NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

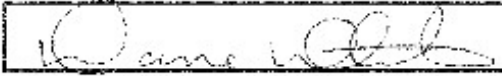
- Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
- Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
- Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal interest in the title of real property in accordance with awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure nondiscrimination during the useful life of the project.
- Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
- Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
- Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
- Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
- Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§472a-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
- Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
- Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1581-1583, and 1585-1586), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 cc 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §8360) et seq., as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

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Standard Form 424-D (Rev. 7-97)
Prescribed by OMB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-648) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7329) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §587), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.), (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 108(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Mayor
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Escondido	07/14/2025

SF-424D (Rev. 7-97) Back

View Burden Statement

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/29/2026

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PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

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As the duly authorized representative of the applicant, I certify that the applicant:

- Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
- Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
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- Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
- Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
- Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4753) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
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Standard Form 424D (Rev. 7-87)
Prescribed by GMB Circular A-102

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13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a-276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
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17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
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SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Mayor
APPLICANT ORGANIZATION City of Escondido	DATE SUBMITTED 07/14/2015

SF-424C (Rev. 7-97) Back

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

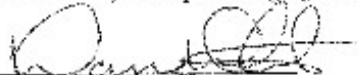
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

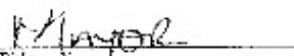
Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.


Signature of Authorized Official

09/14/25
Date


Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. **Overall Benefit.** The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2025 - 2026 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

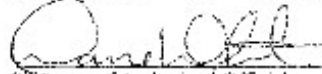
Excessive Force -- It has adopted and is enforcing:

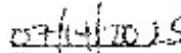
1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 25, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.


Signature of Authorized Official


Date


Title

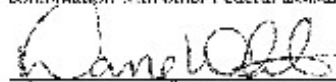
Specific HOME Certifications

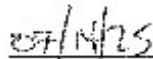
The HOME participating jurisdiction certifies that:

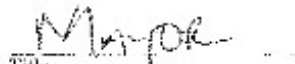
Tenant Based Rental Assistance -- It plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;


Signature of Authorized Official


Date


Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

HOME-ARP



HOME-ARP ALLOCATION PLAN

City of Escondido

Housing and Neighborhood Services

March 9, 2023

Amended on June 10, 2025



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Executive Summary

HOME Investment Partnerships Program – American Rescue Plan (HOME-ARP)

HOME-ARP Background and Program Overview

The City of Escondido was awarded a one-time investment grant on September 20, 2021 called HOME-ARP in the amount of \$2,266,244 million, as amended on June 10, 2025. This grant was a portion of the \$5 billion initiative received by the United States Department of Housing and Urban Development (HUD) as part of the American Rescue Plan to help communities across the country respond to the COVID-19 pandemic. States and local jurisdictions that qualify for an annual HOME Program in FY 2021 were eligible to receive HOME-ARP which is determined by a formula.

The purpose of this funding is to assist individuals or households who are experiencing homelessness, at risk of homelessness, and other vulnerable populations by developing new affordable rental housing, providing rental assistance, funding supportive services, or acquiring a non-congregate shelter to reduce homelessness and increase housing stability for residents in the City of Escondido. This presents a significant moment for our community to make a critical investment in housing and homelessness systems to prevent and end homelessness. HUD provided HOME-ARP grantees specific guidelines around who is eligible and what activities can be funded.

Qualified Populations:

1. Individuals experiencing homelessness
2. Households at-risk of homelessness
3. Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking or human trafficking
4. Other vulnerable populations:
 - a. Families requiring services or housing to prevent homelessness, those below 30% Area Median Income (AMI) and severely rent burdened, or those below 50% AMI and experiencing housing hardship.
5. Veterans and their families who meet the criteria stated above.

Eligible Activities:

1. Production or preservation of affordable housing
2. Tenant-based rental assistance
3. Supportive Services
4. Acquisition and development of non-congregate shelter
5. Nonprofit Operating and Capacity Building Assistance
6. Administration and Planning

This funding source is unique, because it provides jurisdictions with the flexibility to fund supportive services, non-congregate shelter and non-profit capacity that is traditionally not eligible under the

regular HOME guidelines. Jurisdictions are not required to set aside funds for Community Housing Development Organizations commonly referred to as CHDOs. HUD increased regular administrative allocation from 10% to 15% to allow for more comprehensive plan development.

Housing and Neighborhood Services staff was tasked with the development of this HOME-ARP Allocation Plan. To understand the need, City staff met with key stakeholders, reviewed numerous regional, state and local plans on homelessness, requested data from the Escondido Police Department on calls for service related to domestic violence and homelessness within the city, received data from the North County Family Justice Center's One Safe Place on survivors of domestic violence, sexual assault and human trafficking, received client profile data from 2-1-1 San Diego on persons experiencing homelessness, at-risk homelessness, domestic violence survivors and veterans calling for help from the city and reviewed housing and homelessness best practices. This plan provides a comprehensive summary of the information collected and provides recommendations on how to best utilize these funds.

The HOME-ARP Allocation Plan was released to community for a 30-day public comment period in accordance with the City of Escondido's Citizen Participation Plan. The plan was presented to City Council on March 22, 2023 and a final plan was adopted and submitted to HUD before the March 31, 2023 deadline.

Community Outreach

As part of the requirement to receive the HOME-ARP funds, the City was required by HUD to consult with a specific list of stakeholder groups in the development of the HOME-ARP Plan. The agencies that were identified were the Regional Taskforce on Homelessness, San Diego County's Continuum of Care, homeless and domestic violence service providers, veterans' groups, the City's Public Housing Authority (PHA), public agencies that address the needs of the qualifying populations, and public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities.

The City conducted comprehensive outreach to local service producers, regional entities and key stakeholders to organizations to solicit feedback, identify gaps in the housing inventory and find out if there are gaps in the service delivery systems, determine if any sub population(s) are being severely underserved, categorize priority needs and discuss possible solutions. This feedback is a key factor in determine how to best utilize funding for eligible activities, projects, and programs.

Consultations

This chart describes the agency and organization consulted, type of service they provide, method and date of contact and feedback received. These consultations were conducted over a five-month period that ranged from November 2022 to March 2023. City staff tried to engage local providers serving residents or contracted with the City of Escondido and regional organizations served by the County.

Agency/Org Consulted	Type of Agency/Org	Qualified populations Served	Method of Consultation	Feedback
SD County - Department of Homeless Solutions and Equitable Communities	Homeless Service Provider	Individuals and families experiencing homelessness and trauma Ethnic, Immigrant and Refugee Groups	Zoom Consultation December 6, 2022	Qualified Populations: Persons experiencing homelessness Subpopulations identified: Seniors Middle Age Eligible Activity: Non-congregate shelter Tenant Based Rental Assistance Supportive Services: childcare and employment Affordable Housing Summary: Need for Emergency non-congregate shelter and tenant based rental assistance. Lack of recuperative beds in North County. Short term stability then transition to independence. Long term, need more permanent affordable units to free up beds and subsidies. Seniors are getting priced out (explore shared housing and rental subsidy). Lack of childcare and employment programs for "Middle Age" people.
Legal Aid	Fair Housing and Civil Rights	Lower income and at-risk residents particularly in relation to housing law, tenant rights, and discrimination based on race, color, disability, etc.	Zoom Consultation December 7, 2022	Qualified Populations: At-risk Eligible Activity: Supportive Services Affordable Housing Summary: Short term, we need supportive services, rental assistance (more specifically flexible spending) for prevention. Add language into

				agreements and ordinances to protect residents. Incorporate a landlord relations program and incentive. Long term, lack of affordable housing options and waitlists are too long.
Center for Community Solutions	Domestic Violence Service and Sexual Assault Provider	Adults and children fleeing, or attempting to flee, domestic violence, dating violence, sexual assault	Zoom Consultation December 12, 2022	Qualified Populations: Domestic Violence Eligible Activity: Supportive Services Summary: Rental assistance and supportive services. More specially, flexible funds ("one month away"), set aside vouchers for DV, landlord relations / incentive and additional niche services that are not thought of.
Community Resource Center	Domestic Violence Service Provider	Adults and children fleeing, or attempting to flee, domestic violence, dating violence, sexual assault Individuals and families experiencing homelessness	Zoom Consultation December 12, 2022	Qualified Populations: Persons experiencing homelessness Eligible Activity: Affordable Housing with Supportive Services Shelter Summary: Need more housing with supportive services and more shelter beds. A space for emergency placement then work with counselor to get into housing.
Interfaith Community Services	Homeless and Housing Service Provider	Individuals and families experiencing homelessness Households at-risk of homelessness Other populations	Zoom Consultation December 21, 2022	Qualified Populations: Persons experiencing homelessness Subpopulation: Families Eligible Activity:

				Supportive Services – housing stability case manager Family Shelter Mixed income affordable housing PSH Summary: Need for a family shelter and operational funding. Serving Families with children is important to avoid generation trickledown. 2. Supportive services – housing stability case manager to support housed families. 3. Other - Shallow subsidy, landlord incentive, more PSH, flexible funding, more affordable units, mixed population housing. Nowhere for people to go.
National Core	Affordable Housing Developer	Other vulnerable population: Households who are housing instable, cost burdened and at risk of homeless Extremely, very and low-income families and individuals People experiencing homeless.	Zoom Consultation December 22, 2022	Qualified Populations: At Risk Other vulnerable groups Subpopulations identified: Populations making above 80% AMI Eligible Activity: Affordable Housing Supportive Services Summary: Need for affordable units with specific services tied to that population. Financial program to help empower people forward and upward. Mechanism to place people into ownership and free up affordable units.
Regional Task Force on Homelessness	San Diego County's Continuum of Care	Individuals and families experiencing homelessness	Zoom Consultation	Qualified Populations: Persons experiencing homelessness

		Households at-risk of homelessness Other populations	December 28, 2022	Subpopulations identified: Family Seniors Eligible Activity: Affordable Housing with supportive services Summary: PSH with tailored services and individualized supportive services such as tapering subsidy. Lack of recuperative care units.
Veteran Village of San Diego	Veteran Service Provider	Veterans and their families who meet the eligible criteria	Zoom Consultation January 4, 2023	Qualified Populations: Veterans Subpopulations identified: Senior Veterans Dishonorably discharged Eligible Activity: Affordable Housing Supportive Services Summary: There is a shortage of rental housing units and shelter beds within North County. Need to leverage vacant land to build more. There is a need for services that help people navigate housing such as: financial assistance, light case management, and tenant/landlord relations.
One Safe Place	Domestic Violence Service Provider	Adults and children fleeing, or attempting to flee, domestic violence, dating violence, sexual assault As well as victims of a hate crime, elder abuse,	Zoom Consultation January 5, 2023	Qualified Populations: Domestic Violence, Sexual Assault and Human Trafficking Subpopulations identified: Families Eligible Activity: Affordable Housing Supportive Services

		human trafficking, violent loss, other abuse or victimization		Summary: Lack of affordable units, shelter beds and transitional housing. Stepping stones that help house people. Need for diversion assistance when an income earning abuser is removed from household. Services and units for victims that might not meet victimization timeline periods. Shared data on DV and trafficking.
San Diego County Housing and Community Development Services Department	Public Housing Authority	Households at-risk Lower income families, individuals, elderly and disabled persons	Email Consultation February 10, 2023	Qualified Populations: Persons experiencing homelessness At risk of homelessness Subpopulations identified: Seniors Disabled Extremely low-income Eligible Activity: None identified Summary: The city asked for housing voucher data from 2022 and 2023. This contained population breakdowns, total number of vouchers the city receives and waitlist information.
San Diego Regional Center (SDRC) – North County Office	Development Services Provider	Persons with developmental disabilities	Phone Consultation February 16, 2023 Zoom follow up March 1, 2023	Qualified Populations: At Risk Other vulnerable groups Subpopulations identified: Individuals at 0-30% AMI Undocumented Families Elderly population with an I/DD diagnosis All individuals whom are non-ambulatory Eligible Activity: Affordable Housing

				Supportive Services Summary: Lack of affordable units. More specifically, smaller unit types that are ADA compliant and close to transit. More emergency beds for evicted tenants in North County. Job placement and employment opportunities are a need for adults and key to sustained success. Transportation to and from jobs, school and programs is a need as well. Access to mental health can be a barrier since some disabling conditions might not be viewed as a psychiatric issue making them ineligible for some homeless services and access to funding.
Alabaster Jar Project	Human Trafficking Service and Housing Provider	Survivors of human trafficking and sexual exploitation	Email Consolation February 23, 2023 Zoom Follow Up March 7, 2023	Qualified Populations: Homeless Sex and Labor Trafficking Subpopulations identified: Minors, teenagers and young adults Eligible Activity: Affordable Housing Rental Assistance Non-congregate shelter Supportive Services Summary: Housing is important but it is crucial to serve the underlying symptoms to prevent people from falling back into homelessness. There is a lack of inpatient beds and mental health treatment. There is a lack of shelter beds, transitional options and rental assistance that help bridge people into long term housing. Need for landlord relations to

				find places that will rent to organizations and clients. Teaching life and job skills are a critical piece to help vulnerable population become self-sufficient.
Unicorn Homes	Civil Rights and Diversity Service Provider	LGBTQ Housing and Resource Center	Email Consolation February 23, 2023	Pending answers to Q & A survey.

Focus Group Meeting

In addition to the individualized consultations, the City hosted an in-person focus group on October 18, 2022 with 11 people from 5 different service providers. The following organizations were in attendance: YMCA (youth and homeless service provider), Neighborhood Healthcare (federally qualified health center), Interfaith (homeless and housing service provider), Turn BHS (mental health and supportive housing) and Escondido Education Compact (youth development and family intervention).

During the meeting, a survey was administered asking the group to rank the and most needed activity. The group ranked the eligible activities in the following order from highest to lowest priority: rental housing, supportive services, rental assistance, and the non-congregate shelter. The groups were also asked to prioritize populations in terms of need and here are the results of the survey: persons experiencing homelessness (31%), at-risk of experiencing homelessness (28%), domestic violence (21%), and other (20%). Staff brought participants into a small group were asked additional follow-up questions such as: which activity should be the City's highest priority, are there any specific subpopulation that were being under served, is anyone working on a program that would fit the eligible activities list, and what are the gaps in the types of affordable housing. Afterward, the group reconvened and a large group conversation together a more in-depth understanding of the current landscape and the missing gaps.

Overall summary of feedback received:

To ensure broad input into the HOME-ARP Allocation Plan, the City engaged over 12 different types of local and regional organizations to solicit feedback and discuss gaps in the housing and homelessness service delivery systems. This feedback was consolidated into two categories:

Qualified Populations

1. Individuals experiencing homelessness

People experiencing homelessness are the most vulnerable group and have the highest barriers to find housing. Many providers expressed the need for more emergency shelter,

recuperative care beds and permanent supportive housing for families and seniors. They also suggested flexible funds, landlord incentives and a housing stability case manager to help persons remained housed after placement.

2. Households at-risk of homelessness

Service providers requested the need for supportive services, rental assistance and flexible funds to stabilize a person's housing and create a landlord incentive program. They recommended strengthening agreements and ordinances to protect residents. The need for more affordable housing units tied to certain eligible populations. A few providers expressed the need for incentive programs to help people exit the system to free up affordable units and allow for homeownership.

3. Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking or human trafficking

The City spoke with numerous domestic violence, sexual assault and human trafficked providers in North County who expressed the need for supportive services like housing navigation who will address landlord/tenant needs, affordable housing and emergency shelter. Data released from North County Family Justice Center, One Safe Place, in July 2022 reported the shelters available for domestic violence and human trafficked survivors were not sufficient in San Diego County. The committee recommended using grant funding for a non-congregate, emergency shelter program using hotel vouchers. According to service providers, domestic violence survivors are at risk of losing their housing when the abuser's income is removed from the home and the family still needs to pay rent.

4. Other vulnerable populations

Increases in cost of living and housing prices for extremely low and very low-income households makes fair market units unattainable. Market rate housing further cost burdens households and escalate the threat of people losing their housing and becoming homeless.

5. Veterans and their families who meet the criteria stated above.

Veteran providers expressed the need for affordable rentals, shelter beds and a housing navigator who provides financial assistance, case management and landlord/tenant relations. Veterans seniors need additional supportive services for activities of daily living needs, mental health issue and income.

Eligible Activities

1. Housing:

- There is a lack of enough affordable rental units
- Waitlists for vouchers and affordable rental units are too long

- Need for permanent supportive housing for persons with disabilities
- Increases in cost of living and housing prices makes fair market units unattainable, further cost burdens households, and escalate the threat of people losing their housing
- Not enough shelter beds and temporary living units for people seeking immediate help

2. Supportive services:

- Landlord relations
 - i. Very competitive market and need an incentive to help low income families stand out
 - ii. Tenant income verification and high deposit requirements. In some cases, tenants need 3 times rents.
- Flexible spending fund that can be individually tailored to meet needs
- Rental assistance, financial coaching and housing navigation with a focus on placement and securing housing
- Pilot program to fill niche gaps in services
- Childcare, workforce, education, trainings, job placement
- Light case management to keep people on the right track toward independence and upward mobility
- Outpatient health services and substance abuse treatment services

Many service providers expressed the immediate need for supportive services to help people find housing and remain housed as well as the planning long term to build more units. Increasing the number of affordable units will create upward mobility opportunities to lift people up through the housing ecosystem and as a result it will free up those emergency shelter for other vulnerable community members. Community involved and buy in is crucial because the homelessness and affordable housing supply issues we face will not change without a long-term commitment from and collaborative partnerships amongst the public- and private-sector stakeholders.

Public Participation

In accordance with HUD, cities must provide for and encourage citizen participation in the development of the HOME-ARP Allocation Plan. Before submission of the plan, cities must provide residents with at least a 15-day notice to comment on the proposed HOME-ARP Allocation Plan. In alignment with the Citizen Participation Plan there will be a 30-day public comment period. The City of Escondido must follow its adopted requirements in its current Citizen Participation Plan. The amount of HOME-ARP funding and recommended activities must be made available to the public. In addition, cities must hold at least one public hearing during the development of the HOME-ARP Allocation Plan and prior to submission.

This plan was available for the public review and comment period from February 16, to March 22, 2023 on the City's website at <https://www.escondido.org/housing-and-neighborhood-services> and the

Housing and Neighborhood Services Division's front counter at Escondido City Hall at 201 N. Broadway, Escondido. Additional information could be obtained by contacting Eric Bunge at 760-839-4562 or ebunge@escondido.org in the Housing and Neighborhood Services Division.

Dates and Details

- **Date of public notice:** 2/16/2023
- **Public comment period:** 2/16/2023 – 3/22/2023
- **Date of public hearing:** 3/22/2023

Public Participation Process:

Per HUD's Notice, jurisdictions must provide residents with reasonable notice and an opportunity to comment on the proposed HOME-ARP Allocation Plan of no less than 15 calendar days. The City decided to hold a 30-day public comment period in accordance with the City's Citizen Participation Plan. A public notice was released in both English and Spanish in the Escondido Times-Advocate on February 16, 2023 notifying the community of the amount of HOME-ARP funds received, the activities the City plans to implement, the date, time and location of the public hearing, where to access the draft and how to submit comments, and procedures to request translation services and accommodations. The plan was accessible on the city's website, Housing & Neighborhood Services' front counter at City Hall and at City Hall and by mail if requested.

All comments received during the review and comment period are summarized in this below. No comments were rejected.

1. One Public Comment was received via email on March 13, 2023 recommended that the \$1.5M in HOME-ARP funding to be used to purchase and rehabilitate two single family homes for 6-8 residents in a 24-month transitional housing program. The resident identified a specific nonprofit, The Alabaster Jar Project. The resident recommended \$562,839 for supportive services to the Alabaster Jar and other local nonprofits and \$200,000 used for the City's administration and planning.
2. Staff facilitated a community meeting on March 20, 2023 with over 20 local service providers who participated in the focus group held on October 18, 2022 and shared the plan. Staff solicited their feedback on the proposed plan through the use of a survey. Overall, most service providers were in alignment with the plan and the proposed activities. Staff garnered input about the housing navigator position and how that person would interact collaboratively with the service providers.
3. Alabaster Jar, a local service provider, spoke at the public hearing in support for more beds for persons fleeing human trafficking.
4. A community member spoke at the public hearing requesting support for human trafficking resources for transitional housing and supportive services.

Housing and Homelessness Needs Assessment

Homeless Needs Inventory and Gap Analysis

Emergency Shelter (homelessness and domestic violence)

The 2022 Point-in-Time Count had 499 individuals experiencing homelessness (264 sheltered and 182 unsheltered). There is one emergency shelter for adults experiencing homelessness (male, female and transgender) with 49 beds and one domestic violence emergency shelter with 40 beds (women and families) within the City of Escondido. The total bed availability between the two programs is 89 beds and both agencies take referrals countywide. There are several motel voucher programs being funded using ESG-CV and County dollars to temporary house transitional-age youth, individuals and families using ESG-CV and County funds, but these funding sources are time-limited and many have been exhausted.

It is important to note that the Point-in-Time Count is a snapshot of the minimum number of people experiencing homelessness on a given night. When looking at other data sources such as 2-1-1 San Diego, the City received 803 callers from persons experiencing homelessness within the City of Escondido. The need is also reflected in the number of homeless students enrolled in the Escondido Union School District. The District reported 1,599 students enrolled from preschool to eighth grade were experiencing homelessness and qualified for McKinney-Vento Act resources in FY2021-22.

Survivors of domestic violence also have a high rate of falling into the homelessness as they attempt to flee their abusive partners. The Escondido Police Department responded to 588 calls for service in 2022 for domestic violence in the City of Escondido, but the City only has 40 emergency shelter beds to serve this population.

In looking at the City's current homelessness population (2,990) and existing inventory (89), we are potentially short 2,901 in emergency shelter beds to meet the current needs in Escondido.

The City of Escondido did receive a one-time grant of \$736,066.68 from the County of San Diego to help Interfaith Community Services open a 10-16-person emergency shelter for families in late spring 2023. Interfaith Community Services is also opening a 106-bed recuperative care facility in late spring 2023, but all participants must have a medical or mental health need that requires stabilization and referrals must come from the hospitals, VA or health insurance.

Permanent Supportive Housing (PSH)

The City has 263 permanent supportive housing units that serve individuals with serious mental illness, older adults, Veterans and families that are Child Welfare-involved. Permanent supportive housing is an intervention that combines affordable housing assistance with voluntary support services to address the needs of person who are chronically homeless. Using different funding streams like HOME and Successor Housing Agency, the City has helped partially fund numerous programs.

The Regional Task Force on Homelessness' Community Action Plan to end homeless shows that North County needs to develop and additional 719 PSH units. The City is already taking actions toward

addressing this shortage and will help fund a new affordable housing complex called Valley Seniors Village for seniors 62+. The project will have 49 studio units of which 24 units will be reserved for people who are at-risk or experiencing homelessness with mental illness. Individuals will be matched through a regional homeless database and prioritized based on their needs like length of homelessness, disabling conditions, and other risk factors. The other 25 traditional affordable housing units will have a waitlist for seniors who are considered extremely low, very low and low income. The waitlist will be managed by a third-party company. The property is expected to be leased up by December 2023. The City used four million dollars out of its Successor Housing Agency Program.

Housing Needs Inventory and Gap Analysis

Non-Homeless			
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Number of Rental Units – All Types	22,990		
Total Number of Affordable Rental Units	1,642		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	48		
Rental Units Affordable to HH at 50% AMI (Other Populations)	244		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		6,265	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		5,030	
Current Gaps			11,003

According to the most recent HUD's Comprehensive Housing Affordability Strategy (CHAS) data, the City of Escondido has a total of 47,100 households. This is split between 24,110 ownership units and 22,990 rental units. Of the 22,990 rental units, 32% (7,250) have a household income that is less than 30% AMI (at-risk qualifying population) and 24% (5,415) have a household income between 30-50% AMI (other qualifying population). In terms of the other population, 93% (5,030 of the 5,415) of the households have an at least one housing problem. In terms of the at-risk population, 86% (6,265) have at least one housing problem and a majority of those are severely cost burdened meaning they are paying more than half of their income toward housing related costs. A housing problem can be one of four issues: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.

There are other types of affordable units within Escondido, but the City has directly funded the development of approximately 1,200 units that are deed restricted affordable. HUD sets the allowable income levels rent level for these types of units which means that the eligible households are paying no more than 30% of income toward housing costs. Thus, elevating cost burdened issue and other housing related problems. Of the 1,200 units, the City has only 24% (292 units of its housing inventory) are restricted to households 0-50% AMI. This figure can be further broken down to 4% (48 units) are restricted to household at 30% AMI.

Since the City only has only 292 units have restrictive covenants that cater to the lower income, non-homeless populations the City believes that there is a gap of 11,003 units (11,295 minus 292) to meet the needs of the households that earn less than 50% AMI and create more housing stability for those populations. Households with a housing problem are considered most vulnerable and only those 11,295 units were taken into consideration for this calculation.

Qualifying Populations Sizes and Demographic Compositions

Qualified Populations Overview

City staff requested data from San Diego County 2-1-1 which was able to compile Escondido-specific reports on households experiencing homelessness, at risk of homelessness, domestic violence survivors, and veterans. Additional information on homelessness and low-income residents was collected from the 2022 Point-in-Time Count in Escondido, County of San Diego Housing Choice Voucher data and HUD's Comprehensive Housing Affordability Strategy (CHAS) Report.

Qualified Populations by Category

HUD has identified the following populations as eligible to receive HOME-ARP funding benefits:

1. People Experiencing Homelessness (as defined in 24 CFR 91.5)

The City of Escondido's 2022 Point-in-Time Count showed 499 individuals experiencing homelessness (both sheltered and unsheltered). The data captured from the count reflects the minimum number of individuals experiencing homelessness on a single night in the Escondido. The City took a wider lens and requested data from 2-1-1 on callers living in the City of Escondido who were experiencing homelessness. The report captures client's demographics, referrals, needs social determinants of health and geographic location. Out of the 9,315 unduplicated clients calling from the city, 23% or 2,128 callers identified being at-risk of homelessness and/or experiencing homelessness.

Out of those 803 callers who reported experiencing homelessness, 77% were a single household earning less than 30% of the AMI and the rest had at least one child. The gender

was split, but was slightly higher for females (54%) than males (46%). Eighty two percent of the population were between the ages of 20 -59, while 17% were over the of 60 and 1% under 20. The racial and ethnic profile reported was 47% White, 26% Hispanic/Latino, 12% Black, 5% Asian, and the rest are bi-racial or other. Data showed half had a high school degree with 34% reporting they had some college or a post-bachelor's degree and 16% had less than a high school education. Most individuals were unemployed (64%), had a part-time job (17%), disabled and unable to work (14%) or retired (5%). Most callers were seeking resources on housing, income support and employment, nutrition and mental health and substance use disorder treatment. Sixty-four percent of the callers were unsheltered and 36% reported having some form of temporary shelter.

2. At Risk of Homelessness (as defined in 24 CFR 91.5)

The 2-1-1 San Diego Client Profile Report logged 1,325 client calls from people at-risk of homelessness living in Escondido during the calendar year 2022. The data was split on between single and households with at least one child under the age of 18. The majority of callers were women (72%) ranging from 30-59 in age and the rest were men. The racial and ethnic profile reported was 42% White, 34% Hispanic/Latino, 12% Black, 5% Asian, 7% bi-racial or other. Eighty-five percent of households earned less than 30% AMI, 12% earned between 31-50% AMI and the rest were under 80% AMI. Data showed that close to 40% had a school degree, 36% reported they had some college or a post-bachelor's degree and the rest had less than a high school education. Most individuals were either unemployed (41%), employed either full-time/part-time (36%) disabled and unable to work (16%) or retired (7%). The greatest need identified by callers was housing, rent payment or security deposit assistance. Other concerns were shared by seniors who were being priced out of the Escondido market and families who faced employment issues due to lack of childcare services.

3. Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking (as defined by HUD in the Notice)

The 2-1-1 San Diego Client Profile Report had 115 clients who reported experiencing domestic violence living in Escondido in 2022. The Escondido Police Department responded to 588 calls for service during that same time period related to domestic violence. Ninety-two percent of all callers identified as women, of which 42% identified as Hispanic, 34% as White, 7% as Black, 7% as Asian, the rest were bi-racial or other. The majority of callers (98%) ranged from 20 – 59 years old and the rest were over 60 or under 20. Sixty four percent of the callers were a 1-2 persons households and the rest had at least 3 people. Almost all of the callers (92%) reported their income was less than 30% AMI and the rest where in the 31-50% AMI range. Smaller subpopulations captured in this data were fathers with children in need of shelter and large family sizes and households unable to stay at their residence because their abuser was the primary breadwinner. The greatest needs reported were housing, mental health and substance use treatment and legal services. The San Diego region

is in the top 10 in the United States with the highest rate of commercial exploitation of minors.

4. *Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability (as defined by HUD in the Notice)*

Greatest risk of housing instability

The County of San Diego Housing Choice Voucher Rental List, as of February 2023, 875 households in Escondido were assisted with a voucher. More than three fourths of the voucher recipients were administered to extremely low-income seniors or persons with disabilities. Seventeen percent were given to small families (1-4 people) and the five percent to large families (5+ people).

This program is administered by County of San Diego's Housing Authority and the number of vouchers issued decreased by 10% in 2022 from 981 vouchers to 875 in 2023 while the waitlist increased by 21% to 3,850 households in 2023.

According to the data captured from HUD's Comprehensive Housing Affordability Strategy (CHAS), the City of Escondido has a total of 47,100 households, which includes ownership and rental units, 9,350 (19.8%) have an income at or less than 30% AMI and are the greatest population at-risk of housing instability. Over forty percent of 0-30% AMI households have at least one housing problem (such as an incomplete kitchen facility or plumbing issues, overcrowding with more than one person in a room), and 60% of renters are cost burden paying more than 30% of their income to housing costs.

Veterans

2-1-1 San Diego logged 275 Veteran callers living in the city of Escondido during the calendar year of 2022. Most individuals were male (74%) living in a one to two-person households with no children and the rest were female. Sixty-four percent of callers were over the age of 50 with the rest being under 49. Fifty three percent of the Veterans were White, 23% Black, 13% Latino, 7% Asian and the rest were other. Most clients (73%) earned a median household income of less than 30% AMI and called for resources related to housing, nutrition/food and utility assistance. Veterans experiencing homelessness made up less than 7% of all total callers. Some Veteran group reported barriers with transportation, home health and case management. Additionally, dishonorably discharged Veterans and their families were not eligible to qualify for military services due to their discharge status.

Additional Research Determining the Level of Need and Inventory Gaps

In addition to the community outreach, this allocation plan was compiled using data from a variety of sources to gather a very comprehensive outlook of the City's current housing and population make up. This included data pulled from:

- 211 Client Profile Report for Escondido
- Regional Task Force on Homelessness (RTFH) Regional Community Action Plan
- HUD "CHAS" (Comprehensive Housing Affordability Strategy) data for Escondido
- 2022 California Housing Partnership Report
- California Homeless Housing Needs Assessment
- Continuum of Care Housing Inventory Count
- Local and regional Point in Time Count reports
- Domestic Violence Counts Report and Shelter Stats
- San Diego County's HOME ARP plan
- Housing Affordability Interactive Dashboard for San Diego County
- City's Housing Element and fair market housing real estate report
- ALL IN: The Federal Strategic Plan to Prevent and End Homelessness December 2022
- California's Roadmap Home 2023 plan
- Escondido Police Department 2022 call logs
- South California rental Housing Association's 2022 San Diego Region vacancy survey

The City combined this data, gathered from the sources listed above, with its own housing inventory research and compared affordable housing versus fair market housing, categorized the types of units, bedroom sizes and pinpointed the number of units at specific AMI thresholds at 0-30%, 50%, 60%, and 80% AMI. Through analysis, two key areas were identified that supported the feedback that was received from the community.

1. Housing:

- **Need for Affordable Rental Units at 0-30% AMI**

The inventory assessment revealed that only 4% percent (48 units) of the nearly 1,200-deed restricted affordable units within the City cater to households at 0-30% AMI. The City's RHNA numbers further exploited this shortage saying that there is a need for at least an additional 1,864 very low income units. This is not just a City issue, there is a shortage of these type of units all across the state. According to the CA Homeless Housing Needs Assessment, we need for 1,000,000 units statewide for people at 0-30% AMI to help address and solve the homeless crisis. Honing in on North County, the Regional Task Force needs assessment identified that this region needs 798 units low income housing units to serve homeless households.

2. Supportive Services:

- The growing demand for housing coupled with labor and supply shortages have continued to push housing costs beyond the reach of the lowest income households. According to a 2022 survey conducted by the Southern California Rental Association, the average rent for a 2 bedroom is \$2,105 in Southern California which is an increase from \$1,225 in 2020. The high increase in rental unit along with historically low vacancy rate and low waitlists have led to a more competitive housing market which has hindered individuals and families trying to exit homelessness.

Support services such as deposits, application fees, rental assistance along with the housing placement support in this current housing market is critical to help low income households be more competitive. Navigating this housing market and various community resources can be difficult, so having a trained staff member who is knowledgeable of the City's housing inventory, ADUs, naturally occurring rentals, possesses strong landlord relationships and is familiar with local resources will help reduce the barriers it takes for low income households to find permanent housing.

- In general, the City has a total of 22,990 rental households at all income levels. Of those, 59.6% (13,719 households at all levels) are cost burdened paying 30% or more of their take home income toward housing costs. Of those, 52% (7,249 of the 13,719 household) are severely cost burdened paying more than 50% of their income toward housing costs. This leads to often choosing between paying for housing, nutritious food, reliable transportation or healthcare needs.

Paying too much for rental does not allow households to save which inhibits their ability to move upward and open up affordable units for the next level. This also inhibits their ability to have extra income to complete necessary repairs to their home causing families to live in unsafe conditions. Supportive services like rental and utilities assistance, vouchers, home repair can help to ease the burden for low income families.

A lack of ample savings can also lead to a higher risk of losing their homes. Current inflation hikes and other economic factors have left an already struggling population who is the most housing instable. Without the intervention of financial assistance through support service, households could ultimately face evictions. Nearly a million households are evicted annually according to the 2022 ALL IN: Federal Strategic Plan to Prevent and End Homelessness and 30% of those are California households.

The development of new affordable units will help alleviate the pressures described above but this can take years to complete. In the meantime, the data aligns with the feedback from the community that a conscious effort needs to focus on helping place people into housing and aligning funding to keep people housed.

HOME-ARP Activities Allocation Determination

Project Solicitation and Selection

The City will be selecting a HOME-ARP rental project through a Notice of Funding Availability (NOFA) or Request for Proposal (RFP) process. City staff will solicit bids from eligible developers who are capable of carrying out the development of affordable housing. All project proposals will be evaluated based upon financial capacity, adherence to the HOME-ARP guidelines, and alignment with the needs outlined in this plan. Bonus scores will be given to applicants who align closest with the City's qualified population. Preference information is listed below. The HOME-ARP funding is meant to be gap financing to subsidized the development of the HOME-ARP units and projects are encouraged to use other capital to fund the development of the structure. The City's involvement with this activity will be limited to program planning, administration and monitoring.

The City will directly administer the supportive services activity through the hiring of a Housing Navigator position. This person will serve on staff and help all qualified populations connect to community resources, locate and retain affordable housing. This person will have access to discretionary, flex funds to help people with their housing needs.

No administrative funds have been contracted to a subrecipient prior to HUD's acceptance of the HOME-ARP allocation plan. After acceptance of the plan and receipt of funding, a portion of the administration budget may be used for the hiring of consultants to assist with the project selection process.

No funding is being planned for non-profit operating assistance and capacity building even though there is a statutory limit of up to 5% for each.

HOME-ARP Funding Distribution Table

The proposed breakdown is as follows:

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$ 423,414		
Acquisition and Development of Non-Congregate Shelters	\$ 0		
Tenant Based Rental Assistance (TBRA)	\$ 0		
Development of Affordable Rental Housing	\$ 1,503,405		
Non-Profit Operating	\$ 0	0 %	5%
Non-Profit Capacity Building	\$ 0	0 %	5%
Administration and Planning	\$ 339,425	15%	15%
Total HOME ARP Allocation	\$ 2,266,244		

Fund Distribution in Accordance With Priority Needs

Based on the feedback received and data collected, City staff is recommending that the HOME-ARP grant is used to create affordable units and supportive services.

Since there is a dearth of affordable housing at 0-30% in the City's deed restricted inventory and the need was echoed during our consultations, City staff is recommending we use \$1,500,000 of the HOME-ARP grant for the proposes of creating 15 affordable rental housing units for extremely low-income (0-30% AMI) households with a preference for those experiencing homelessness. The need for affordable housing not only effects the qualified populations, but also adding additional units will have an economic trickledown effect helping the city as a whole and alleviating constraints on the current shelter and service systems. The development of new affordable units is also in alignment with the City's Consolidated Plan, City's Housing Element, State housing production goals, County's HOME-ARP allocation, California's Roadmap Home 2030 plan and the federal All-In and Housing Supply Action Plans.

In addition, the City recommends that \$423,414 fund supportive services with an emphasis on placing people into housing, landlord incentives and helping people remain housed. The supportive services will adhere to the eligible uses as defined in CPD Notice: Requirements for the Use of Funds in the HOME-American Rescue Plan Program. Depending on the level of assistance needed, this amount could help house at least another 60 households as part of this initiative. These funds will be flexible in nature and can be individually tailored to effectively meet the need(s) of that household.

The remaining \$339,425, not to exceed the 15% statutory administration limit, is recommended to be used to hire a Housing Navigator to assist with program design, coordinating and implementing the supportive services, administering the funding and facilitating compliance. This position would be termed and structured to assist Escondido residents. Both of these determinations were in response to the community's feedback stressing the need for landlord relations, rental and financial assistance, case management to keep people on the right track toward independence, high deposit requirements, help finding the appropriate unit and coaching to help mobilize people upward. This is also in alignment with the HCD's HOME-ARP allocation with at least 65% of their support services funding going toward financial assistance and services that will help these populations access, enter, and maintain secure housing in affordable housing units.

A wide variety of needs were identified through the outreach efforts to help prevent and end homelessness. The City has heard the need for additional services and understands the urgency to address issues so it is gearing up to allocate \$1.6 million through CDBG-CV in other funding above and beyond HOME-ARP to address the short term needs for rental assistance. All together this would be a localized flexible housing fund to effectively coordinate rental subsidies and housing placements and to provide support for tenants and landlords. This is in alignment with the 2022 ALL IN Federal plan that suggests that, "universal strategies should be broadly aimed at reducing the risk of housing instability and homelessness "upstream" and before an individual requires assistance from the homelessness response system." In addition, the City will look to leverage other City grant funding to build more units,

regional funding to house more people and identify other funding sources that can provide supportive services to continue to serve those in need.

The City carefully cross referenced the quantitative data with the qualitative feedback gathered from the community to derive to these conclusions. Funding both rental housing and supportive services was a holistic approach that was geared to balance addressing short term needs with building long term infrastructure.

HOME-ARP Production Housing Goals

The City expects to produce at least 15 permanent affordable rental housing units with the HOME-ARP allocation. Other funding sources will be required by the developer since the \$1.5M HOME-ARP rental housing allocation is intended to provide gap financing for the designated HOME-ARP units. This can include, but is not limited to, Low-income Tax Credits programs, project-based vouchers, the County of San Diego program's No Place Like Home, ARPA, Housing trust funds, etc. The 15 HOME-ARP units will be capped at 30% of the household's income to protect households from being cost burden. The City is looking to leverage other grant funds with the goal of developing another 25 units resulting in a total of 40 new units.

Preferences

In accordance with the HOME-ARP Notice, the City must identify whether it intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:

- Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a).
- The City is not required to describe specific projects to which the preferences will apply.

Rental Housing

For the HOME-ARP assisted rental units, a preference will be given to individuals and families experiencing homelessness and are Escondido residents. All qualifying populations are encouraged to apply for the project specific waiting list, but households who are experiencing homeless will be given priority and first access. The data shows that there are gaps in the City's housing inventory, community conveyed there is not enough ample services catering to this specified population leading it to be the most vulnerable, and statistically these individuals are facing the highest barrier to continued housing. Preferences will not be applied to any specific subpopulations.

Supportive Services

No preferences will be placed on receiving assistance from the Housing Navigator or supportive services funding. These resources can be accessed by all of the qualified populations. These services will be prioritized to serve residents of Escondido and can be utilized by HOME-ARP rental tenants.

Refinancing Guidelines

The City does not intend to use HOME-ARP funds to refinance existing debt.

Appendix - Alternate/Local Data Sources

1	Data Source Name Maplebrook
	List the name of the organization or individual who originated the data set. City of Maplebrook
	Provide a brief summary of the data set. The city conducted a neighborhood planning study of the community.
	What was the purpose for developing this data set? To determine existing community needs.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Data is from entire neighborhood.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2013-2014 time period
	What is the status of the data set (complete, in progress, or planned)? The data set is complete.
	2
List the name of the organization or individual who originated the data set. American Community Survey 2018-2022	
Provide a brief summary of the data set.	
What was the purpose for developing this data set?	
Provide the year (and optionally month, or month and day) for when the data was collected.	
Briefly describe the methodology for the data collection.	
Describe the total population from which the sample was taken.	

	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.
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BUDGET ADJUSTMENT REQUEST

Department:	Housing & Neighborhood Services	For Finance Use Only BA # _____ Fiscal Year _____
Department Contact:	Danielle Lopez X4518	
City Council Meeting Date: (attach staff report)	03/04/2026	

EXPLANATION OF REQUEST

This budget adjustment reallocates HOME Program funds to expand the City’s Rental Subsidy Program as approved through the substantial amendment to the 2025 to 2029 Consolidated Plan and the 2025 to 2026 Annual Action Plan. The current Rental Subsidy Program budget is \$72,000. This request increases the total program budget by \$316,000, resulting in a new total budget of \$388,000. The expanded funding will increase the number of households served from 30 to approximately 80 and increase the monthly rental subsidy from \$200 to up to \$400 per household, with assistance amounts tied to household income level. There is no impact to the General Fund. The funds represent federal HOME entitlement funds being reprogrammed to prioritize direct rental assistance to low-income households.
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BUDGET ADJUSTMENT INFORMATION

Project/Account Description	Account Number	Amount of Increase	Amount of Decrease
Rental Subsidy Program	HOME-1284 – GRT: 00299	\$316,000	

APPROVALS

Signed by: 44511725EAE647E...	2/25/2026	Signed by: C0C8E98A934247C...	2/25/2026
DEPARTMENT HEAD	DATE	FINANCE	DATE



STAFF REPORT

March 4, 2026
File Number 0875-55

SUBJECT

PUBLIC HEARING TO CONSIDER A SECOND SUBSTANTIAL AMENDMENT TO THE 2025-2029 CONSOLIDATED PLAN AND 2025-2026 ANNUAL ACTION PLAN TO ALLOCATE HOME FUNDS TO AN AFFORDABLE HOUSING DEVELOPMENT PROJECT

DEPARTMENT

Development Services Department, Housing & Neighborhood Services

RECOMMENDATION

Request the City Council of the City of Escondido conduct a public hearing to receive a report from City staff describing the proposed second substantial amendment to the 2025-2029 Consolidated Plan and 2025-2026 Annual Action Plan and provide direction.

Staff Recommendation: Approve (Development Services: Kevin Snyder AICP, Director of Development Services)

Presenter: Danielle Lopez, Housing Manager and Norma Olquin, Management Analyst

ESSENTIAL SERVICE – No

COUNCIL PRIORITY – Drive Community and Land Development; Financial Stewardship

FISCAL ANALYSIS

As an entitlement city, the City receives an annual formula allocations of HOME Program funding from HUD. There is no direct or indirect impact to the City's General Fund.

PREVIOUS ACTION

On June 25, 2025, the City Council adopted Resolution No. 2025-69 that approved Fiscal Year ("FY") 2025-2029 Consolidated Plan and FY 2025-2026 Annual Action Plan for the use of CDBG and HOME funds, conditionally committed funds to projects, authorized the Director of Community Development to execute contracts as appropriate and approved the submittal of the FY 2025-2029 Consolidated Plan and the FY 2025-2026 Annual Action Plan to HUD.

On October 15, 2025, the City Council received an update on the HOME Investment Partnership Program ("HOME") and provided guidance on program changes and directed staff to bring back options to address expiring funds.



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BACKGROUND

HOME is a federal block grant program that provides funding to states and cities to be used exclusively for affordable housing activities to benefit low-income households. Funds for HOME are appropriated annually to the Department of Housing and Urban Development (“HUD”), which in turn distributes funding to states and cities. The City of Escondido is considered an entitlement jurisdiction and receives an annual allocation from HUD for the operations of its HOME program. The funding is determined by a formula, based on population, age of rental units in the city, and poverty levels.

As a recipient of HOME federal funds, the City is required to submit a five-year Consolidated Plan, and an Annual Action Plan that is required for each year of the Consolidated Plan period. The Consolidated Plan and Action Plan identify the community’s housing needs and describes in detail how HOME and other HUD block grant funds will be used to meet those needs. Cities can administer HOME funds themselves, or they can designate public agencies or nonprofit organizations to administer all or part of the HOME program on their behalf.

The City is required to amend its approved Plan(s) whenever it makes one of the following decisions:

- To carry out an activity not previously described in the Annual Plan using funds covered by the Consolidated Plan;
- To substantially amend the purpose, scope, location, or beneficiaries of an activity; or
- To substantially amend the allocation priorities or the method of distributing funds.

A substantial amendment is defined as the following:

- An addition, modification, or elimination of a Consolidated Plan goal;
- An addition of a new activity not previously identified in the Annual Plan; or
- A change that affects the funding level of more than \$25,000 for projects budgeted at \$100,000 or less, or greater than 25 percent of projects budgeted at more than \$100,000.

Substantial amendments must be authorized by the City Council and must be available for public comment for a 30-day period.

PROPOSED SUBSTANTIAL AMENDMENT

At the October 15, 2025, City Council Meeting, Housing and Neighborhood Services staff reported that \$348,546.75 in HOME funds from program year 2017 were set to expire in September, 2026. In January, the HUD notified staff of an administrative backlog that resulted in outdated data and inaccurate reporting. The \$348,546.75 previously reported had been expended and the correct amount of HOME funds scheduled to expire is \$583,938.80.



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OPTIONS

Staff explored several options for the use of the expiring 2018 HOME funds including:

1. Awarding funding to National Core for an approved but not yet built Affordable Housing Development within the City limits, with the County as the lead agency, in the amount of \$3,000,000.
2. Awarding funding to National Core for an approved but not yet built Affordable Housing Development within the City limits with the County as the lead agency, in the amount of \$583,938.80
3. Releasing a city issued Request for Proposals ("RFP") for an affordable housing project, in the amount of \$8,500,000.
4. Administering a supplemental Rental Subsidy Program in the amount of \$583,938.80.
5. Administering a supplemental Rental Subsidy Program in the amount of \$3,000,000.

An analysis of these options is included as Attachment "1" to this Staff Report. Additionally, during the discussion segment of the presentation, staff will provide the key considerations, including potential risks and benefits.

Staff recommends awarding the 2018 expiring HOME funds, as well as additional unspent HOME funds to National CORE, for the development of the Valley Creek Project.

The Valley Creek Project, located at East Valley Parkway and Fig Street, a vacant 1.88-acre site owned by the County, will construct a 100% affordable housing project, consisting of 136 dwelling units and various on-site amenities. This development will include 136 homes for seniors, with 14 apartments set aside specifically for our senior veterans who were homeless or are at risk of becoming homeless. Additionally, they plan to construct tenant improvements and work with Quality Children's Services ("QCS"), a highly regarded third-party childcare operator. QCS is well-established and has successfully provided free childcare services at their Mission Cove property in Oceanside, serving over 50 children from local families.

National CORE supports families and seniors by providing housing communities that are affordable, safe, and of the highest quality. They enhance neighborhood stability through long-term management and maintenance, as well as industry-leading services such as senior wellness, preschool and afterschool programs, support for mental, physical and behavioral health, employment development, family financial training, and social connectedness. A key example of their work is Valley Senior Village, here in Escondido.

Staff recommend awarding not only the \$583,938.80 in 2018 expiring funds, but also allocating additional unspent HOME funds from 2019-2023, in the amount of \$2.4 million dollars, for a total of \$3 million to National CORE Renaissance for the development of the Valley Creek Project. Funding this project at this level serves a dual purpose: providing crucial, housing for our most vulnerable residents while strategically deploying funds to prevent expiration and ensuring no resources are recaptured for several years to come.



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In order to accelerate project delivery and meet critical deadlines, the City will utilize a cooperative purchasing approach, 'piggybacking' on the County's existing RFP. Under this model, the County acts as the lead agency, providing both the environmental review and competitive RFP process. While this streamlines the procurement process, staff will ensure compliance with all federal standards, specifically conducting the necessary subsidy layering and underwriting reviews. Furthermore, the City will execute a formal HOME written agreement with the County's chosen developer prior to committing any funds. Given the time constraints, conducting a separate competitive solicitation of our own is not feasible.

By supporting this project, we are not only addressing the need for affordable housing units for our most vulnerable residents. We will also ensure that Escondido residents, who are often displaced by rising costs, have preference for these new units and to daycare services. Subject to applicable fair housing laws, the developer will give reasonable preference and consideration to the housing needs of applicants residing in the City of Escondido. Preference indicates that all other factors being equal, an Escondido resident would be selected over a non-resident. This preference will be explicitly written into the final agreement. Additionally, this funding will strengthen National CORE's overall financial proforma, accelerating the development, construction, and availability of affordable housing for the community.

An affordable apartment complex dedicated to seniors and veterans can provide significant community, economic and social benefits for the City. It provides fixed income seniors, and veterans with safe stable and affordable housing. It reduces the risk of homelessness and housing displacement and supports aging in place within the community. If approved this amendment would allocate current and future expiring HOME funds, preventing recapture of funds for the next several years.

ATTACHMENTS

- a. Attachment "1"—Options for One-Time Expiring HOME Funds

Options for One-Time Expiring HOME Funds - \$583,938.80				
Description	Funding	Pros	Cons	Public Benefit
1. Award funding to National Core for an approved but not yet built Affordable Housing Development within the City limits, with the County as the lead agency, in the amount of \$3,000,000.	HOME Expiring funds & additional unspent HOME funds \$583,938.80 <u>\$2,416,061.20</u> \$3,000,000.00	• Piggybacks on the County's competitive solicitation and environmental review significantly reduces the timeline. • Strengthens intergovernmental partnerships. • Best option for timely expenditure of 2018 expiring funds, by Sept. 30, 2026. • CORE owns and operates their developments, allowing them to maintain control over the property, resulting in operational efficiencies and quality control. • Project would serve residents at 30%-60% Average Median Income (AMI) [one of the hardest groups to house] and veterans in danger of becoming homeless. • Project will offer on-site supportive services to residents, plus childcare	• Would reduce the amount of HOME funding available to support other affordable housing development projects in the City. • It's on County owned land-reduced local control. • Potential interagency coordination challenges with County in lead role and limited oversight opportunity for City.	• Escondido resident preference for approximately 14 units. • Free daycare to residents and the public. • On site supportive services. • Homeless prevention • Supports aging in place. • Frees up larger housing units for families throughout the city.

		facility for residents and the public. - Aligns with the Housing Element goals to create more affordable housing and the council priority to drive community and land development. - The City's originally planned Request for Proposal (RFP) can still move forward utilizing other funding sources. (\$4,000,000 in Successor Housing Agency funds and \$1,500,000 in HOME ARP funds)		
2. Award funding to National Core for an approved but not yet built Affordable Housing Development within the City limits with the County as the lead	HOME Expiring funds \$583,938.80	- Piggybacks on the County's competitive solicitation and environmental review significantly reduces the timeline. - Strengthens intergovernmental partnerships. - CORE owns and operates their developments, allowing them to maintain control over the property, resulting in operational efficiencies and quality control.	- The funding amount is insufficient to justify the administrative and compliance requirements for the developer and city staff. - The developer would likely decline the award and wait for the larger City RFP. This would delay committing and spending the	- Escondido resident preference for two units. - Free daycare to residents and the public. - On site supportive services. - Homeless prevention - Supports aging in place. - Frees up larger housing units for families throughout the city.

agency, in the amount of \$583,938.80.		• Project would serve residents at 30%-60% Average Median Income (AMI) [one of the hardest groups to house] and veterans in danger of becoming homeless. • Project will offer on-site supportive services to residents plus childcare facility for residents and the public. • Aligns with the Housing Element goals to create more affordable housing and the council priority to drive community and land development. • Leaves more funding available for the City's originally planned RFP (\$3,000,000 in HOME funds, \$4,000,000 in Successor Housing Agency funding, and \$1,500,000 in HOME ARP).	funds by September 30, 2026.	
3. City issued RFP for an affordable housing	HOME Expiring funds	• The City would have full control of the project. • Provides additional funding allowing for a larger project.	• The estimated timeline for issuing the RFP is 6–8 months. This and the substantial amendment process	• City may be able to negotiate higher potential community benefits for Escondido residents.

project in the amount of \$8,500,000.	\$583,938.80 additional unspent HOME funds \$2,416,061.20 Successor Housing Agency funding \$4,000,000.00 HOME ARP funding \$1,500,000.00	Provides a benefit to the developer – more local funding makes projects more favorable to other funders.	will extend the project timeline beyond the mandatory expenditure deadline. \$583,000 would be returned to the Department of Housing and Urban Development (HUD) due to the inability to meet the September 30, 2026 deadline	
4. Supplemental Rental Subsidy Program in the amount of \$583,938.80.	HOME expiring funds \$583,938.80	Would serve 292 households annually in addition to the 80 served through the existing TBRA Program.	Timeline- after the substantial amendment process (March), promotion of the program, execution of contracts, verification of legal status for all members of the household, and conducting home inspections (April/May), there would be 4-5 months left before the expiration of funds. At 5 months,	- Would serve 292 households in addition to the 80 served through the existing TBRA Program. - Homeless prevention – rental subsidy will help people stay housed. - Frees up individual's monetary resources for other life essentials like food and healthcare.

			an additional 292 households receiving the maximum subsidy, are needed in order to spend the funding by the Sept. 30, 2026 deadline. • Significant administrative burden on the Finance Department, the City Attorney's Office and Housing and Neighborhood Services, as a result of the need to issue an additional 292 checks each month, 292 contracts to review, and 292 homes to inspect. • Temporary – rental subsidy would not be available after September 2026. • Funding would likely be returned due to the limited timeframe to implement the	
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			program and expend the funds. • Housing and Neighborhood Services does not have the current capacity to run a program of this size without additional staffing support or outside organization assistance. • HOME funds would not be able to pay for additional staffing resources due to the cap on administrative costs. Support from one or more city funds would be needed. • Other Development Services staff could be reassigned to assist, but that would create potential issues with workload efficiencies and work load schedules in other service areas.	
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5. Supplemental Rental Subsidy Program in the amount of \$3,000,000.	HOME Expiring funds & additional unspent HOME funds \$583,938.80 <u>\$2,416,061.20</u> \$3,000,000.00	• Would serve 625 households at the current subsidy rate, in addition to the 80 currently served through the existing TBRA Program.	• All of the Cons in Option 4 apply to Option 5 - It would still be a challenge to spend the \$583,938 by the deadline. • Every year the City would be up against the spending deadline of September 30.	• Would serve 625 households at the current subsidy rate, in addition to the 80 served through the existing TBRA program. • Homeless prevention – rental subsidy will help people stay housed. • Frees up individual's monetary resources for other life essentials like food and healthcare.
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STAFF REPORT

March 4, 2026
File Number 0800-90

SUBJECT

PL26-0019 SOUTH CENTRE CITY PARKWAY SPECIFIC PLAN – EFFORT ASSESSMENT FOR DRIVE-THROUGH USES

DEPARTMENT

Development Service Department, Planning Service Area

RECOMMENDATION

Request the City Council receive the *Effort Assessment for Drive-Through Uses* presentation. No action is required at this time except to provide direction to staff as appropriate.

Staff Recommendation: Provide Direction (Development Services: Kevin Snyder, Director of Development Services)

Presenter: Sally Schifman, Principal Planner

ESSENTIAL SERVICE – Yes, Land Use/Development

COUNCIL PRIORITY – Be Business Friendly, Drive Community and Land Development

FISCAL ANALYSIS

This item is informational only. There are no direct fiscal implications associated with this presentation.

PREVIOUS ACTION

None

BACKGROUND

In September 2025, Councilmember Christian Garcia made a motion for a future-agenda item to discuss the existing prohibition of drive-through uses in the South Centre City Specific Plan Area. Councilmember Joe Garcia seconded the motion.

The City Manager’s Office directed Development Services Department staff to present an informational item related to the scope of existing conditions on such prohibitions within the specific plan area, as well as the required level of effort to amend the specific plan with corresponding “next steps” for a potential amendment.



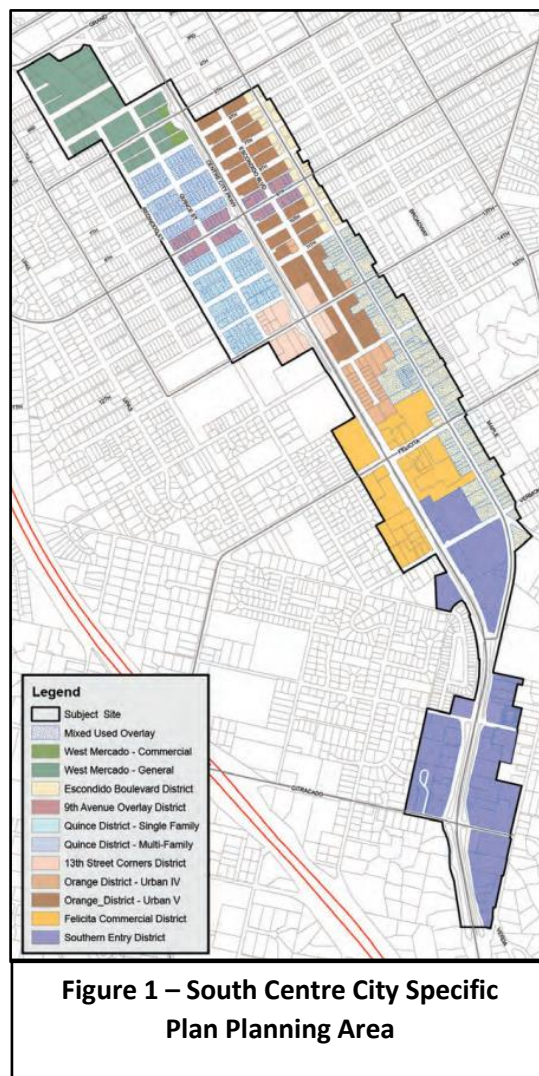
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The South Centre City Specific Plan (“SCCSP”) Planning Area is a linear corridor south of Downtown Escondido, running along Centre City Parkway and South Escondido Boulevard from the southern edge of the general downtown area to Interstate 15 (I-15) (see **Figure 1**). Major east-west roadways include 5th Avenue, 9th Avenue, 13th Avenue, Felicita Avenue, Brotherton Avenue, and Citracado Parkway. In addition to Centre City Parkway and South Escondido Boulevard, major north-south roadways include Redwood and Quince Streets west of Centre City Parkway, and Orange Street between Centre City Parkway and South Escondido Boulevard. A link to the SCCSP can be found below:

[South Centre City Specific Plan Document](#)

The SCCSP is the result of a multi-year, community-based effort known as “Envision South Centre City.” Public outreach was heavily emphasized in the planning process to ensure that the specific plan reflects the community’s vision for the future. Because this issue was of significant interest to the public, the City began the process with a far-reaching public outreach and engagement effort. Between 2015 and 2018, the City conducted multiple outreach efforts to inform and engage residents, property owners, business and stakeholder groups, which included community events, stakeholder presentations and community conversations, informational open houses, commission meetings, and media/print. The dialogue and input received during this phase of outreach helped describe collective preferences, interests and concerns on the type of land use, density, and character of new development within different areas of Centre City corridor. This exchange helped identify the vision for South Centre City and was utilized in establishing the set of themes that resonate throughout the SCCSP. The result is a Specific Plan based on the community’s vision for their neighborhood. Within the SCCSP, there are eight land use districts, each with their own land use allowances based on the community feedback received during plan creation.



The SCCSP has three different categories of drive-through land uses:

1. Auto-oriented eating establishments (drive-in, drive-through) (Subject to Section 33-341 of the EZC);



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2. Drive-through facilities, including drive-through banks, dairies, drug stores/pharmacies, grocery stores, cleaners, etc., which are either an incidental use to the primary use or constitute the primary use (Subject to Section 33-341 of the EZC); and
3. ATM Kiosk with drive-through (as an accessory use only).

In addition, there are automotive-related land uses that are arguably similar in nature to drive-throughs:

- Gasoline service stations, without concurrent on-site or off-site sale of alcoholic beverages or with off-site sale of alcoholic beverages; and
- Car wash, polishing, vacuuming, detailing (as a primary or accessory use, subject to Section 33-1126 of the EZC).

There are nine existing eating establishments with drive-throughs and 11 other drive-through facilities, (e.g., gas stations, car washes) throughout the SCCSP, as depicted in Attachment “1” of this Staff Report. Currently, the specific plan prohibits eating establishment drive-throughs in all but two of the districts: Felicita Commercial District and West Mercado District. However, automotive-related uses similar in nature to drive-throughs are permitted within five of the districts. Two districts, Quince Street District and Orange Street District, are expressly residentially focused districts and prohibit all non-residential uses.

Changing the SCCSP and Next Steps: If the City Council desires, they may direct staff to draft changes to the allowed uses within the specific plan via a Specific Plan Amendment, with guided direction. City staff recommend the effort include robust outreach and engagement that continues forward elements from the original outreach and engagement efforts of the plan’s creation in 2018. Amending the SCCSP would require staff time to project manage the endeavor. Funding allocated to a potential amendment would facilitate a more streamlined process as it would allow for technical experts to support the process, such as environmental review compliant with the California Environmental Quality Act (“CEQA”). Current workload priorities of Development Services’ Planning Service Area include a number of long-range planning projects that are state mandated, such as ordinance updates for compliance with changes in state laws; implementation of the City’s adopted Housing Element to maintain housing element certification from the state; and general plan amendments related to mandatory state compliance. If the City Council authorizes a Specific Plan Amendment to the SCCSP, direction on project prioritization would assist in navigating staff capacity limitations. In addition to receiving and filing the presentation, potential City Council direction may include, but is not limited to, the following:

- Direct that the SCCSP is to remain as-is (no change);
- Direct City staff to return to City Council with additional information specified by the City Council;
- Direct City staff to initiate a Specific Plan Amendment to allow drive-through uses within the SCCSP, with guidance on which work efforts to deprioritize.



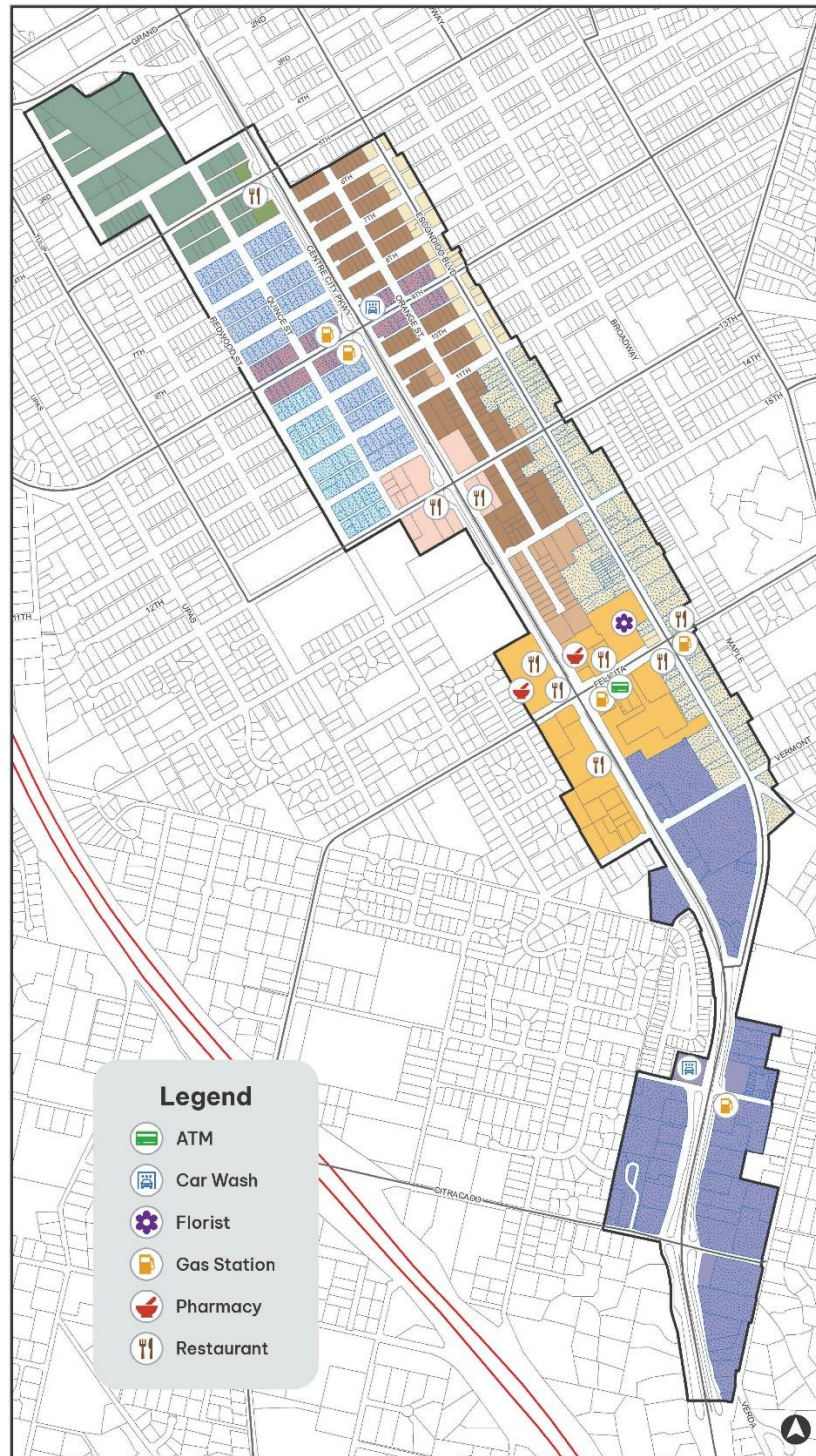
CITY *of* ESCONDIDO

STAFF REPORT

ATTACHMENTS

- a) Attachment "1"—Drive-through / auto-oriented uses within the South Centre City Specific Plan Map

PL26-0019

Drive-through / auto-oriented uses within the South Centre City Specific Plan



March 4, 2026

**Item No. 17: CALIFORNIA CENTER FOR THE
ARTS, ESCONDIDO FOUNDATION -
FINANCIAL REPORT AND UPDATE -**

- No materials available. Presentation and Council discussion only.



STAFF REPORT

March 4, 2026
File Number 0430-80

SUBJECT

FY2025/26 MID-YEAR FINANCIAL STATUS REPORT AND BUDGET ADJUSTMENT REQUEST

DEPARTMENT

Finance

RECOMMENDATION

Request the City Council:

- 1) Receive and file the second quarter financial report for FY2025/26 (Attachment "1");
- 2) Adopt Budget Adjustments (Attachment "2") to amend the Fiscal Year 2025/26 operating and capital budget.

Staff Recommendation: Approval (Finance: Christina Holmes, Director of Finance)

Presenter: Christina Holmes, Director of Finance

ESSENTIAL SERVICE – Yes, Police Services; Fire/EMS Services; Keep City Clean for Public Health and Safety; Land Use/Development; Clean Water; Sewer;

COUNCIL PRIORITY – Financial Stewardship

FISCAL ANALYSIS

See Below.

PREVIOUS ACTION

On October 15, 2025, the City Council received the Fiscal Year 2024/25 fiscal year end report.

BACKGROUND

Operating revenue has not kept pace with the growing costs of providing City services, and as a result the General Fund long-term financial plan has projected annual deficits creating a structural budget deficit. To address this projected shortfall, the City has maintained a hardline on expenditures and staff are continuously seeking measures that ensure efficiency, while enhancing basic operations. In addition, since the Great Recession, the City has controlled costs by annually deferring maintenance and capital project costs. In FY2023/24 to close a \$11,295,840 general fund budget deficit and continue to provide



CITY of ESCONDIDO

STAFF REPORT

essential City services, reserve balances were used as well as deferring major purchases to future years. In FY2024/25, 10 full-time vacant positions were eliminated and both the Library and California Center for the Arts were removed from the General Fund and were funded with American Rescue Plan Act Funds, a one-time source of funds that expire on December 31, 2026.

Revenue-generating opportunities have been explored and some fully implemented with the approval of the City Council. This includes the approval of a short-term rental program, joining the paramedic Ground Emergency Medical Transportation Program, and moving the User Fee schedule to full cost recovery effective September 2024.

Despite all of these measures, and the City's efforts to fund projects with grants and other sources of one-time funds, it has not been enough to meet growing costs and demand for services. In the November 2024 election, a citizens group was successful in placing Measure I on the ballot which voters approved with 61.12% in favor. Measure I is a one-cent general sales tax that increases the sales tax rate in Escondido from 7.75% to 8.75% and has a 20-year sunset. Utilizing both Measure I Local District Tax and General Fund revenues, the FY2025/26 Operating Budget provides resources for the essential services identified in the ballot language in addition to City Council priorities.

Attachment "2" to this Staff Report includes an analysis of General Fund operating revenues, expenditures, and reserve balances for the second quarter ending December 31, 2025.

Recommended Budget Adjustments:

City Clerk's Office - \$20,800: Senate Bill 707 ("SB 707") which was adopted at the end of 2025 requires the City to provide a remote option that allows members of the public to participate in City Council meetings. The City selected a platform called Public Input that integrates with Zoom and Microsoft Teams to facilitate remote public participation in a manner that fully complies with all requirements established under SB 707. To ensure compliance, the City Clerk's Office is moving forward with the acquisition of this software, which is not currently budgeted in Fiscal Year 2026. Timely procurement is critical, as agencies throughout the State of California are implementing similar solutions, and Public Input is currently the only technology that offers full SB 707 compliance within a single, integrated platform. Early acquisition will allow the City to secure onboarding and training with the Public Input technology team in Spring 2026 and ensure a successful public rollout well in advance of the SB 707 compliance deadline of July 2026.

Communications & Digital Media Services - \$100,000: Public, Education, and Governmental Fees, known as "PEG" fees are part of the franchise fees received from the City's cable operators and can only be used to support the City's costs for public access and programming. Communications and Digital Media Services are recommending to utilize \$100,000 of this restricted revenue to cover the cost of the existing County Office of Education contract for the PEG channel programming and the ongoing accessibility upgrades to



CITY of ESCONDIDO

STAFF REPORT

the City's website to keep compliant with the federal Web Content Accessibility Guidelines ("WCAG") standards.

Economic Development - \$74,500: The FY2025/26 operating budget includes \$50,000 for outreach and marketing. To date those funds have been used to contract with Bloom Public Relations to develop a strategic plan for consistent communication with internal and external audiences to enhance community and regional visibility. This communication plan highlights key programs, department updates and performance metrics related to Economic Development initiatives. An additional \$32,000 is recommended to extend these services through the end of the fiscal year. The FY2025/26 operating budget also provided \$63,000 of funding to engage with a consultant to evaluate the feasibility of a Property-Based Improvement District ("PBID") downtown. A contract with New City America was approved by the City Manager in June 2025. Additional funds are requested to extend the contract five additional months at a cost of \$42,500.

Development Services: The Development Services department is requesting the addition of one new Principal Planner position. This position is recommended due to reclassifications within the department and will be necessary for current planning operations and management, as well as complex project review.

Fire Department - \$545,440: In FY2022/23 the City joined the Public Provider Ground Emergency Transportation Inter-Governmental Transfer (PP-GEMT-IGT) program that was established by the legislature and Governor (AB 1705) and is managed by the Department of Health Care Services. The program provides an add-on payment to ambulance transportation reimbursements for those patients covered by Medi-Cal. The program has generated additional revenue of about \$4.8 million annually since implemented. To participate in the program, agencies must contribute an Administrative Fee. The fee is adjusted annually to reflect changes in program dynamics, including increases in the supplemental add-on amount and other contributing factors. The fee for FY2025/26 was higher than currently budgeted, an additional \$545,440 is needed to pay the administrative fee amount of \$2,055,340.

Library Infrastructure Project - \$500,000: As part of the library infrastructure project, additional funds are needed to complete updates to the exterior path to the library to comply with the Americans with Disabilities Act ("ADA"), updates to the fire protection system, and backflow preventors. These improvements are required by Building Code and are not eligible expenses under the grant terms.

Mission Pools Channel Fencing Project - \$400,000: To improve security, staff are recommending to install fencing between Third Avenue and Spruce Street along the stormwater concrete channel. This project bid has been completed, closing on February 24, 2026.



CITY of ESCONDIDO

STAFF REPORT

Traffic Safety Projects - \$2,265,000: In January 2026 at the January 14th and January 28th City Council meetings, staff presented recommended traffic safety projects across the City. The following are recommended budget adjustment requests to fund those projects:

- The Comprehensive Active Transportation Strategy (“CATS”) identified \$1,900,000 of life safety projects near schools. This funding will allow staff to establish a school safety program to address the additional identified improvements listed in the CATS.
- A traffic calming project to slow traffic as it approaches the downtown area at Juniper and Grand Avenue for \$90,000 is recommended. The project includes improvements for the restoration of signal operations and additional parking of about 15 new spots between Juniper and Ivy.
- At the January 28, 2026 City Council meeting, staff provided an update on the Citywide Traffic Signal System Communications. Funding of \$275,000 is recommended for corridor signal coordination on primary arterials throughout the City, a traffic consultant to re-establish previous arterial signal coordination, and prepare signal coordination plan to be ready to implement when the traffic signal equipment installation is complete.

ATTACHMENTS

- a. Attachment “1” – FY2025/26 Second Quarter Financial Report
- b. Attachment “2” – Budget Adjustment Request



**FY2025/26 Financial Status Report
Second Quarter Ending December 31, 2025**

OVERVIEW

This report summarizes the City's financial position through the second quarter ending December 31, 2025 for the General Fund. The purpose of the report is to provide City Council, City Management, and the Escondido community an update on the City's fiscal status based on the most recent financial information available. The revenue projections and budget information include adjustments for encumbrances, carryovers, and any other supplemental appropriations approved by the City Council as of December 31, 2025.

This report is for internal use only. The figures presented here are unaudited and have not been prepared in accordance with Generally Accepted Accounting principles (GAAP).

GENERAL FUND

At the end of the second quarter, General Fund revenues are at 35% of the amended budget, while expenditures are at 50%, shown in the table below.

**General Fund
Comparison of Projected FY2025/26 Operating Budget to Actuals**

	FY2025/26 ADOPTED BUDGET	FY2025/26 AMENDED BUDGET	ACTUAL RESULTS DECEMBER 2025	%
Total Operating Revenue	\$134,984,850	\$134,984,850	\$47,126,390	35%
Total Operating Expenditures	(139,684,620)	(142,194,900)	(70,512,380)	50%
Operating Transfers	4,699,770	2,159,415	2,159,415	-
	\$-	(\$5,050,635)	-	-

GENERAL FUND REVENUE

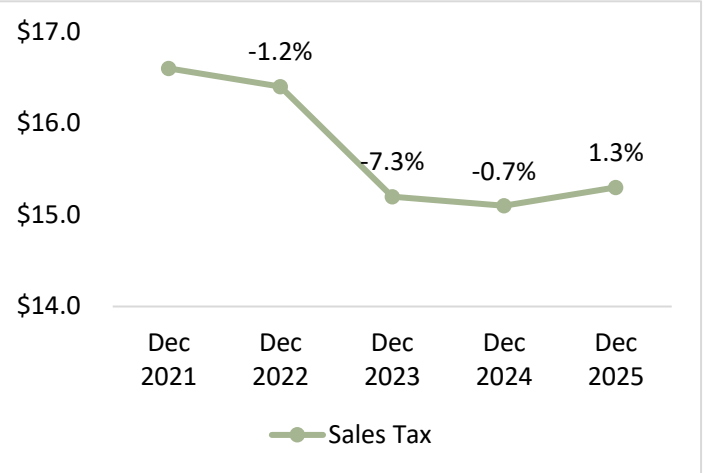
The table below compares actual results for General Fund operating revenue as of December 2025 to December 2024.

	FY2025/26 AMENDED BUDGET	ACTUAL RESULTS DECEMBER 2025	ACTUAL RESULTS DECEMBER 2024	Prior Year vs. Current Year
Sales Tax	\$46,741,040	\$15,341,650	\$15,071,930	\$269,720
Property Tax	38,772,960	8,504,760	7,968,290	536,470
Other Taxes	19,748,070	4,843,770	5,020,160	(176,390)
Charges for Services	17,300,360	9,911,520	8,081,600	1,829,920
Intergovernmental	4,239,580	3,768,450	3,421,500	346,950
Fines and Forfeitures	850,200	295,640	366,960	(71,320)
Permits and Licenses	2,005,630	2,212,840	1,863,860	348,980
Rental Income	4,131,470	2,114,620	2,020,470	94,150
Other Revenue	1,195,540	133,140	128,550	4,590
TOTAL OPERATING REVENUE	\$134,984,850	\$47,126,390	\$43,943,320	\$3,183,070

Sales Tax (35% of Total General Fund Revenue): \$15.3 million

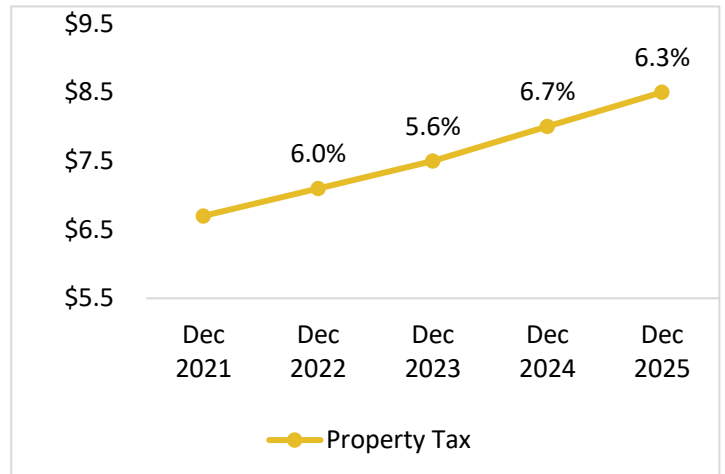
The City works closely with its sales tax consultants in projecting sales tax revenue. The forecast for FY2025/26 was provided by HdL and projects a decline of about 1.5% compared to FY2024/25 due to the impacts of inflation, interest rates, weaker consumer confidence, lower household discretionary spending and fluctuating gas prices.

Actual sales tax receipts are over the December 2024 amount by \$269,720. This was largely due to sales at local auto dealerships and distributions from the State and County pools, which combined make up the two largest sales tax segments for the city.

**Property Tax (29% of Total General Fund Revenue): \$8.5 million**

Property Tax revenue increased by \$536,470 or about 6.7% compared to this time in prior year.

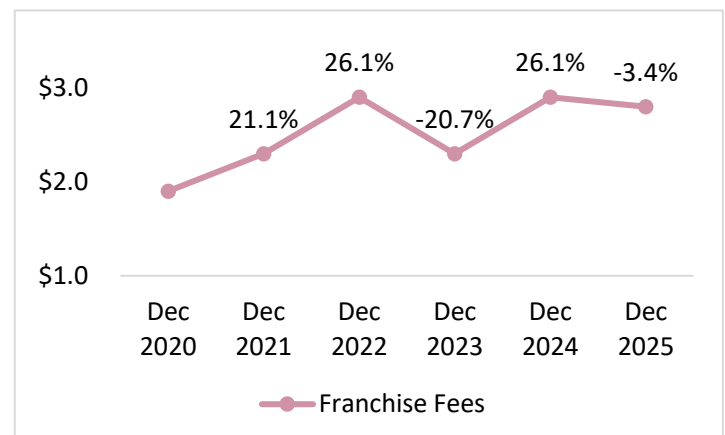
The largest portions of property tax revenue are distributed by the County in December and April each year. The FY2025/26 Operating Budget projected property tax growth of 1.4%. This is attributed to an increase in current secured and unsecured tax projections, along with an increase in property transfer taxes based on the current and projected development activity, such as permits, inspections, and plan checks, which indicate continued growth in property sales.

**Other Taxes (15% of Total General Fund Revenue): \$4.8 million**

Other Taxes include franchise fee revenues, transient occupancy tax, and business license revenue and combined have decreased by \$176,390 or 3.5% compared to the prior year.

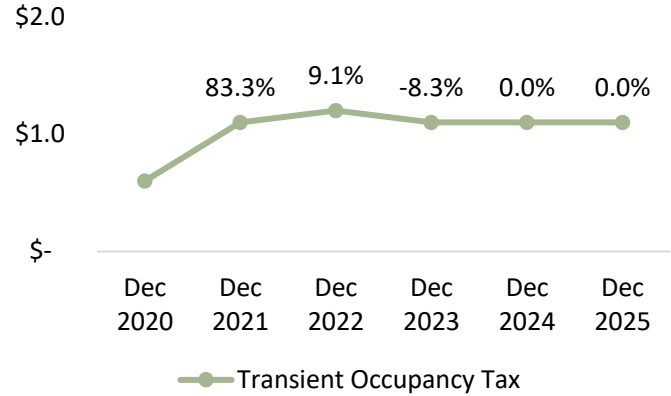
Franchise Fees

The City collects franchise fee revenues from San Diego Gas and Electric (SDG&E), cable companies conducting business within City limits, and Escondido Disposal Incorporated (EDI). Revenues received from franchise agreements decreased by \$89,023 from the prior fiscal year primarily due to receipts from SDG&E and the cable companies. Receipts received from Escondido Disposal increased by 7.7% or \$146,203 compared to the same time last year.



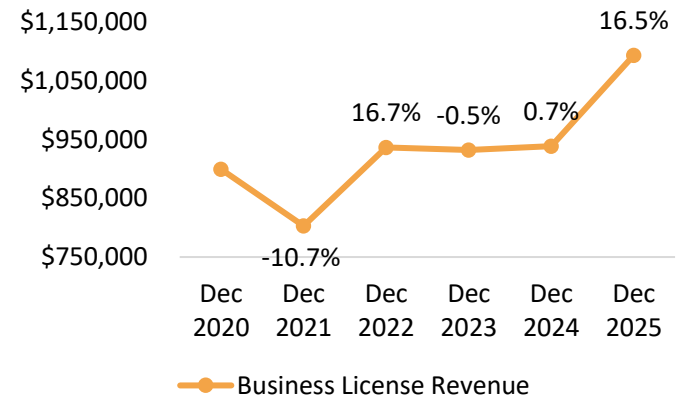
Transient Occupancy Tax

Transient occupancy tax, also known as hotel tax, decreased by \$18,340 compared to the prior year. In July 2024, the City Council approved a contract with HdL to provide transient occupancy tax management, compliance, and collection services. The new online system successfully went live in June 2025. In addition, this category of revenue does now include payments from the short-term rental program which went into effect in July 2025. Since then, 64 permits have been issued generating revenue of \$90,335 in transient occupancy tax revenue.

**Business License Revenue**

All entities doing business in the City are required to have a valid business license. The business license tax is calculated based on annual gross receipts. Business license revenues increased by \$154,639 compared to the prior fiscal year.

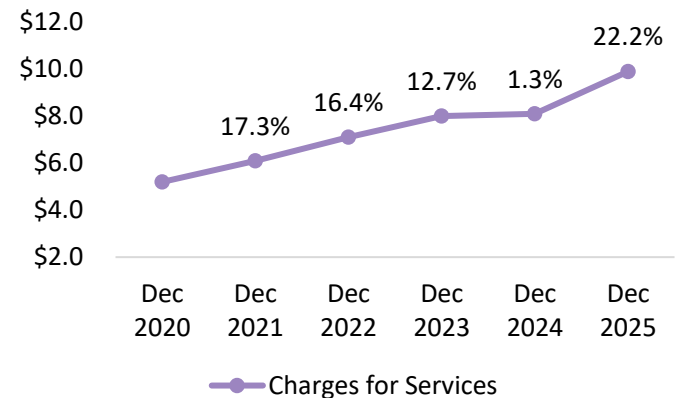
In July 2024, the City Council approved a contract with HdL to provide business license management, compliance, and collection services. The new online system successfully went live in June 2025, and renewal letters from May and June were processed at that time. In addition to processing the renewals, HdL will also be performing compliance services to ensure all businesses in the city have a valid business license.

**Charges for Services (13% of Total General Fund Revenue): \$9.9 million**

Charges for Services include paramedic fees, Community Services fees for recreational and community activities, and charges for development related services, which include Engineering and Planning fees.

This category of revenue has increased by \$1,829,926 primarily due to Paramedic Services revenue which increased by \$1.2 million compared to the prior year. In FY2022/23, the City began receiving new revenue due to the Ground Emergency Medical Transportation Program that utilizes Federal funding to supplement the ambulance billing revenue received for medical transports.

Community service fees are over the prior amount received by \$107,496 and Development Services fees have increased by \$492,237.

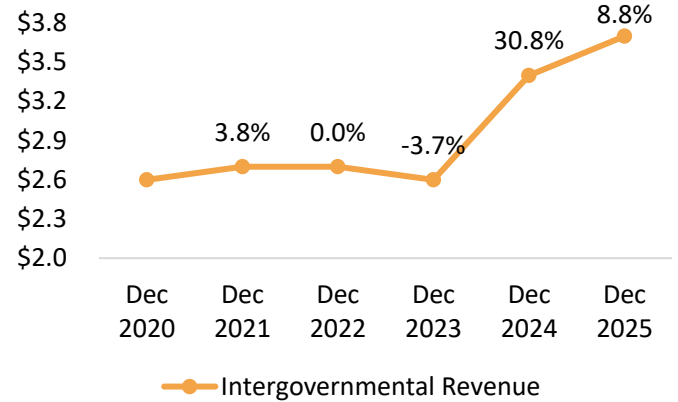


Intergovernmental (3% of Total General Fund Revenue):
\$3.7 million

Intergovernmental revenue includes the Rincon fire services agreement, state mandated cost claims, various grants, and revenue received from the fire mutual aid reimbursements.

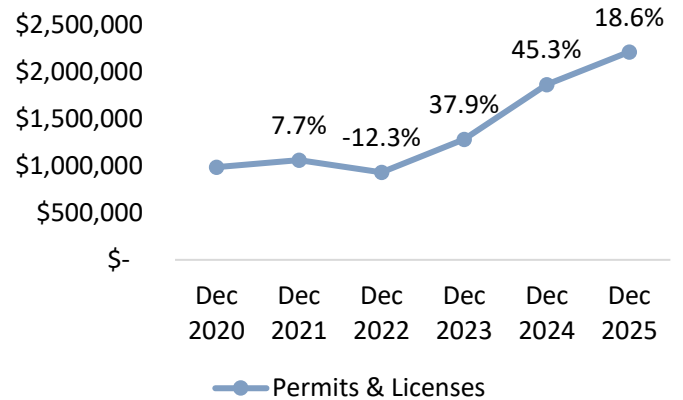
Overall revenue has increased \$346,955 compared to the prior year.

The City's Fire Department staff can be deployed to assist other State agencies with responses to fires and other incidents. The California Office of Emergency Services reimburses the City for the time and resources of the staff deployed. As of December 2025, reimbursements of \$749,127 have been recorded.



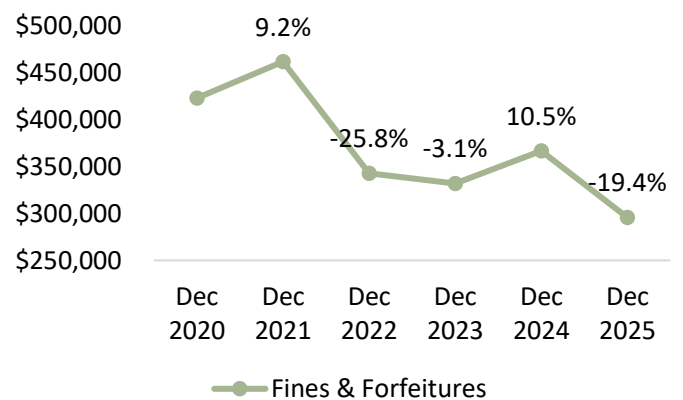
Permits and Licenses (1% of Total General Fund Revenue):
\$2.2 million

Revenue generated from permits and licenses increased by \$348,980 compared to fiscal year 2024/25. Construction and development activity continues driving building permit revenue compared to previous fiscal years.



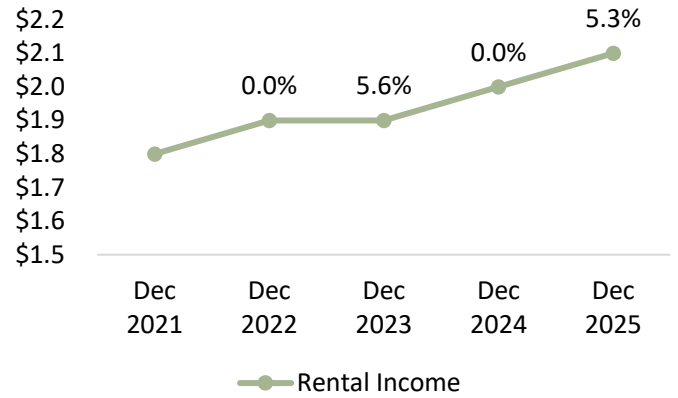
Fines & Forfeitures (1% of Total General Fund Revenue):
\$295,640

Fines & Forfeitures represent fees collected for vehicle code fines, parking ticket fines, other court fines, code enforcement citations, and impound fees. Overall revenue has decreased by \$71,320 compared to the prior fiscal year.



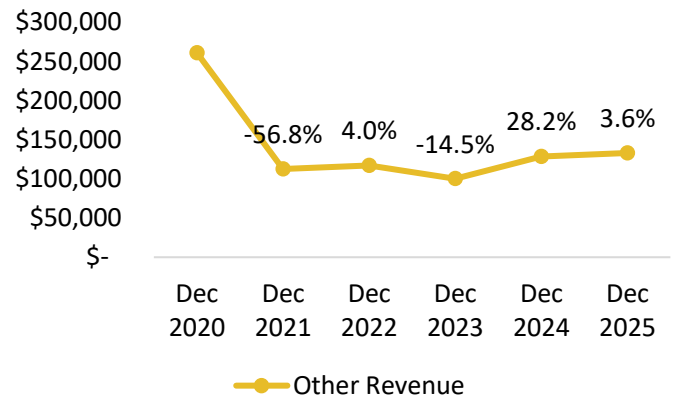
Rental Income (3% of Total General Fund Revenue):
\$2.1 million

The City receives lease and rental income from City owned properties, such as the North County Mall, shared revenue with the City of San Diego for activity at the Vineyard Golf Course, and small cell tower lease revenue. Overall revenue has increased by \$94,150 compared to the prior fiscal year.



Investment and Other Revenues (1% of Total General Fund Revenue): \$133,140

Investments and Other Revenue includes interest earned from investing activities, and other miscellaneous receipts and has increased by \$4,590 compared to the prior year.



GENERAL FUND OPERATING EXPENDITURES

The total adopted FY2025/26 General Fund Operating Budget is \$139.7 million, an increase of approximately \$5.2 million or 3.9% compared to the FY2024/25 Operating Budget. The following table includes cumulative expenditure comparisons for General Fund departments as of December 2025.

	AMENDED BUDGET FY2025/26	ACTUAL RESULTS DECEMBER 2025	ACTUAL RESULTS DECEMBER 2024	Prior Year vs. Current Year
General Government Services	\$9,531,520	\$4,743,820	\$3,660,950	1,082,870
Community Services	5,564,240	2,570,180	2,757,490	(187,310)
Development Services	10,941,630	5,258,180	4,284,270	973,910
Public Works	14,996,300	7,598,280	6,390,120	1,208,160
Police	61,759,750	30,994,500	29,088,880	1,905,620
Fire	34,316,760	17,226,990	18,456,670	(1,229,680)
California Center for the Arts	2,677,280	849,810	546,390	303,420
Library	807,360	372,630	443,320	(70,690)
Other Expenditures	1,600,060	897,990	1,208,490	(310,500)
TOTAL OPERATING EXPENDITURES	\$142,194,900	\$70,512,380	\$66,836,580	\$3,675,800

The City continues to be impacted by a competitive labor market, as a result of recurring vacant positions and long recruitment efforts there are expenditure savings in regular salary and benefits through December 2024. However, the vacant positions have also increased the overtime expenditures which are at 86% of the amount budgeted for the fiscal year. The increase in overtime expenses will be offset by the savings in employee services.

	AMENDED BUDGET FY2025/26	ACTUAL RESULTS DECEMBER 2025	% of Budget
Employee Services	\$112,717,850	\$51,045,390	45%
Employee Services - Overtime	6,938,550	4,961,010	71%
SUBTOTAL EMPLOYEE SERVICES	\$119,656,400	\$56,006,390	47%
Maintenance and Operations	25,547,480	11,955,650	47%
Internal Service Charges	17,777,570	8,888,760	50%
Allocations	(20,186,550)	(6,338,430)	31%
SUBTOTAL OPERATING EXPENDITURES	\$142,794,900	\$70,512,370	49%
Historical Cost Savings Reduction	(600,000)	-	-
TOTAL OPERATING EXPENDITURES	\$142,194,900	\$70,512,370	50%

The following tables show each department's operating expenses through December 2025 compared to the amended budget for FY2025/26:

GENERAL GOVERNMENT SERVICES	ADOPTED BUDGET FY2025/26	BUDGET ADJUSTMENTS	AMENDED BUDGET FY2025/26	ACTUAL RESULTS DECEMBER 2025	% Of Budget
City Council	\$348,820	\$ -	\$348,820	\$184,409	53%
City Manager	775,270	4,760	780,030	521,150	67%
City Attorney	179,270	-	179,270	135,128	75%
City Clerk	663,820	54,400	718,220	442,016	62%
City Treasurer	133,110	4,480	137,590	94,064	68%
Economic Development	2,148,950	58,600	2,207,550	630,998	29%
Finance	1,935,630	59,200	1,994,920	1,010,891	51%
Human Resources & Risk Management	785,340	-	785,340	391,066	55%
Information Systems & GIS	1,688,120	-	1,688,120	981,060	42%
Communications & Digital Media	682,470	9,190	691,660	353,040	49%
TOTAL GENERAL GOVERNMENT	\$9,340,800	\$190,720	\$9,531,520	\$4,743,822	50%

**MOUs approved with Teamsters, Supervisory, and Non-Sworn Police. City Clerk professional services contract with DocuSign and Laserfiche. Economic Development funds for Visit Escondido*

COMMUNITY SERVICES	ADOPTED BUDGET FY2025/26	BUDGET ADJUSTMENTS	AMENDED BUDGET FY2025/26	ACTUAL RESULTS DECEMBER 2025	% Of Budget
Recreation	\$4,066,390	\$41,270	4,107,660	2,041,778	50%
Older Adult Services	678,910	10,160	689,070	323,879	47%
Senior Nutrition	761,860	5,650	767,510	204,525	27%
TOTAL COMMUNITY SERVICES	\$5,507,160	\$57,080	\$5,564,240	\$2,570,182	46%

**MOUs approved with Teamsters, Supervisory, and Non-Sworn Police.*

DEVELOPMENT SERVICES	ADOPTED BUDGET FY2025/26	BUDGET ADJUSTMENTS	AMENDED BUDGET FY2025/26	ACTUAL RESULTS DECEMBER 2025	% Of Budget
Planning	\$2,656,070	\$349,550	\$3,005,620	\$1,425,258	47%
Building	2,195,020	678,150	2,873,170	1,164,916	41%
Engineering	3,685,710	199,310	3,885,020	2,056,883	53%
Code Compliance	1,138,890	38,930	1,177,820	611,127	52%
TOTAL DEVELOPMENT SERVICES	\$9,675,690	\$1,265,940	\$10,941,630	\$5,258,183	48%

**MOUs approved with Teamsters, Supervisory, and Non-Sworn Police. Carryovers from FY2024/25. Contract amendment with Interwest for Building professional services*

	ADOPTED BUDGET FY2025/26	BUDGET ADJUSTMENTS	AMENDED BUDGET FY2025/26	ACTUAL RESULTS DECEMBER 2025	% Of Budget
PUBLIC WORKS					
Street Maintenance	\$9,881,370	\$231,340	\$10,112,710	\$5,111,466	51%
Park Maintenance	4,749,960	133,630	4,883,590	2,662,131	55%
Radio Communications	-	-	-	(175,312)	0%
TOTAL DEVELOPMENT SERVICES	\$13,938,230	\$364,970	\$14,996,300	\$7,598,284	51%

*MOUs approved with Teamsters, Supervisory, and Non-Sworn Police.

	ADOPTED BUDGET FY2025/26	BUDGET ADJUSTMENTS	AMENDED BUDGET FY2025/26	ACTUAL RESULTS DECEMBER 2025	% Of Budget
POLICE DEPARTMENT					
Police Department	\$61,454,150	\$305,600	\$61,759,750	\$30,994,500	50%

*MOUs approved with Teamsters, Supervisory, and Non-Sworn Police.

	ADOPTED BUDGET FY2025/26	BUDGET ADJUSTMENTS	AMENDED BUDGET FY2025/26	ACTUAL RESULTS DECEMBER 2025	% Of Budget
FIRE DEPARTMENT					
Fire Department	\$33,990,790	\$325,970	\$34,316,760	\$17,226,989	50%

*MOUs approved with Teamsters, Supervisory, and Non-Sworn Police. Carryovers from FY2024/25. CalOES Reimbursements

	ADOPTED BUDGET FY2025/26	BUDGET ADJUSTMENTS	AMENDED BUDGET FY2025/26	ACTUAL RESULTS DECEMBER 2025	% Of Budget
LIBRARY					
Main Library*	\$807,360	\$-	\$807,360	\$372,633	46%

*Library Management Services with LS&S are funded by American Rescue Plan Act Funds in FY2025/26. Expenses are for maintenance and internal service charges

	ADOPTED BUDGET FY2025/26	BUDGET ADJUSTMENTS	AMENDED BUDGET FY2025/26	ACTUAL RESULTS DECEMBER 2025	% Of Budget
CENTER FOR THE ARTS					
California Center for the Arts	\$2,677,280	\$-	\$2,677,280	\$849,813	32%

GENERAL FUND AVAILABLE FUND BALANCES

In December 2015, City Council adopted a Fund Balance Policy and established a General Fund target Reserve balance of 25% of General Fund operating revenues in order to maintain adequate levels of fund balance. This goal is based on a risk-based analysis to mitigate current and future risks, adequately provide for cash flow requirements, and to fund one-time unanticipated expenditure requirements.

Total General Fund budgeted operating revenue in FY2025/26 is \$135,025,410 and 25% of this amount is \$33,756,352.

The current General Fund Reserve balance is \$17,392,319. In addition, the Section 115 Pension Trust Fund has a balance of \$39,094,174. Combined these, funds total \$56,486,493 which exceeds the 25% minimum established by the Reserve Policy.

In February 2018, City Council authorized the establishment of a Section 115 Irrevocable Pension Trust Fund. The Trust Fund is used to set aside and hold money to meet future pension liabilities and can be used to provide economic relief during recessionary cycles and/or rate increases that are significantly above anticipated projected employee rate increases. Funds placed in this Trust can also be used to offset the City's "normal" CalPERS costs, such that if funds are necessary for other purposes, a certain amount of flexibility is present. Another benefit is that funds held in the Trust can be invested in the same manner as funds in a typical pension fund rather than as part of the City's General Fund, which means a potentially higher rate of return.

When the Pension Trust Fund was established, a funding policy for contributions to the Fund was recommended and included the four years of annual Successor Agency Redevelopment Loan Repayments of \$14 million that began in FY2018/19, future proceeds from the sale of City Property belonging to the General Fund, and a portion of General Fund surplus at the end of each fiscal year, if one exists.

On December 31, 2025, the Section 115 Pension Trust Fund had a balance of \$39,094,174 which included City contributions of \$31,257,650 plus investment earnings net of expenses of \$4,216,754. The Trust Fund has a 3-year rate of return of 9.26%, a 1-year rate of return of 10.60%, and a 3-month rate of return of 1.58%.

General Fund Other Available Resources

The General Fund has accumulated unrestricted resources in the fund that are available for City Council direction. The General Fund reported an Operating Surplus in FY2022/23 and FY2023/24. American Rescue Plan Act Lost Revenue funds were also fully recognized and used to support General Fund Public Safety services during this same timeframe. In January 2024 City Council approved the use of a portion of those funds totaling \$5,221,000 listed below. In FY2024/25 two properties were sold by the city resulting in net revenue of \$4,816,695. Additional funds have been allocated during the fiscal year with City Council approval.

DESCRIPTION	CITY COUNCIL DATE	AMOUNT
Net Surplus and ARPA Lost Revenue from prior fiscal years		\$8,624,329
Sale of Animal Shelter Facility	November 25, 2024	4,386,192
Sale of 707 S. Hale Avenue	December 23, 2024	430,503
Operation Harmony Grove	December 16, 2024	(4,000,000)
Library Utilities and Preliminary Relocation Costs	February 19, 2025	(95,000)
Additional Funding for the ERP Project	February 19, 2025	(327,700)
Temporary Library Relocation	April 9, 2025	(828,000)
General Fund FY2024/25 Operating Surplus	October 15, 2025	819,940
FY2024/25 Carryovers	October 15, 2025	(720,800)
Sales Tax on Fire Pumps	October 15, 2025	(341,040)
2 New Vehicles for Fire Division Chiefs	October 15, 2025	(405,000)
Fire – CPR Machines	October 15, 2025	(180,000)
Fire – Supplies (CalOES Reimbursements)	October 15, 2025	(107,500)
Command Vehicle Additional Fees	October 15, 2025	(218,040)
4 New Vehicles for Parks Rangers	October 15, 2025	(190,000)
Park Rangers	October 15, 2025	(190,000)
City Clerk Contracts	October 15, 2025	(54,400)
Replacement of Windows for Library	October 15, 2025	(815,000)
Development Services – Interwest Consulting Agreement	October 15, 2025	(500,000)
2 New Vehicles for Engineering	October 15, 2025	(140,000)
Economic Development – Visit Escondido	October 15, 2025	(58,600)
Net Available General Fund Resources		\$3,949,144

FOR MORE INFORMATION

This summary report is based on detailed information generated by the City's Finance department. If you have any questions or would like additional information on this report, please contact the Finance department at (760) 839-4676 or visit www.escondido.gov.



BUDGET ADJUSTMENT REQUEST

Department:	Finance
Department Contact:	Christina Holmes
City Council Meeting Date: (attach staff report)	March 4, 2026

EXPLANATION OF REQUEST

Fiscal Year 2025/26 Mid-Year Financial Status report and Budget Adjustment Request

BUDGET ADJUSTMENT INFORMATION

Project / Account Description	Spend Category	Cost Center	Fund	Amount of Increase / (Decrease)
PEG Fee Projects	Professional Services	Communications	PEG Fees (General Fund)	50,000
PEG Fee Projects	Professional Services	Digital Media Services	PEG Fees (General Fund)	50,000
SB707 Software	Software	City Clerk's Office	PEG Fees (General Fund)	20,800
Consulting Services for Business Outreach and PBID Consulting Services	Professional Services	Economic Development	General Fund	74,500
Paramedic Transportation Contract Increase	Professional Services	Fire	General Fund	545,440
Library Infrastructure Project – ADA Improvements		Public Works	Measure I Fund	500,000
Mission Pools Channel Fencing Project		Public Works	Measure I Fund	400,000
Traffic Safety - CATS/Safe Routes to Schools		Public Works	Measure I Fund	1,900,000
Traffic Safety – Juniper/Grand Ave Traffic Calming		Public Works	Measure I Fund	90,000
Traffic Safety – SR-78/Lincoln		Public Works	Measure I Fund	75,000
Traffic Safety – Corridor signal coordination		Public Works	Measure I Fund	200,000

KEY-

CONSENT CALENDAR CURRENT BUSINESS
PUBLIC HEARING WORKSHOP PROCLAMATION

Item18.



CITY of ESCONDIDO

FUTURE AGENDA

3/11/2026 - NO MEETING

3/18/2026 - NO MEETING

3/25/2026 - SPECIAL MEETING - COUNCIL VISION WORKSHOP