

Escondido: HEU Preliminary Review Checklist

City staff notes from informal discussions with HCD staff on April 30, 2021

Topic	Notes
Public participation	Feedback and comments incorporated into the element such as survey results, housing element specific efforts, stakeholder outreach, availability draft, response to comments by SDHF
Review and Revise	Add general description of the effectiveness of special needs programs and how programs will be modified as appropriate
Extremely low-income households	Add analysis of number, tenure, characteristics, resources, gaps and programs approach
Housing conditions	Add estimate of the number of units in need of rehabilitation and replacement
At-risk	Include more qualified entities and status of Silvercrest
Special needs – Farmworker data	Add USDA County farmworker data for seasonal vs. permanent and analyze
AFFH	See separate feedback
RHNA progress	Demonstrate affordability assumptions
Site listing-existing uses	add more description of existing uses to demonstrate potential for redevelopment
LI RHNA – East Valley Specific Plan	EVSP <ul style="list-style-type: none"> - Capacity calculations – assuming how much of the max density. - Status – has the zoning been adopted? If not, is zoning adopted by the start of the planning period 4/15/2021? If not, will need a program to rezone for by-right for lower RHNA.
Sites – density	Clarify densities for LI RHNA sites – 30 du/ac?
Sites map	Add map
Sites analysis – mixed-use sites	Support assumptions for mixed use based on trends or other factors such as minimum commercial or residential requirements?
Site analysis	Clarify total water and sewer to accommodate the RHNA
Site analysis	Add analysis of small sites, lot consolidation potential in the inventory
Site analysis – development	Status of the touchstone Ivy
Site analysis	Expand non-vacant analysis – expand on existing uses, realistic capacity calculations, examples and how it relates to the inventory, expand on table 48, for example. Calculate non-vacant vs. vacant sites reliance
Sites – density	Examples of density transfer program

Sites – ADU calculations	Approved vs. permitted – it should be permitted units – assumptions should be based on the average of three years – revise analysis and add strong monitoring program
Sites analysis	AFFH – see separate feedback
ADUs	Correct analysis and scale back Units should only be tied to the number of bedrooms, not lot size – may need to address in programs – pg.67
Zoning for variety – ES	Emergency shelters: AB 139 – expand discussion of development standards, including parking and address if needed in programs
Zoning for variety – T&S	Transitional and Supportive: expand discussion such as how they are allowed and any special requirements and address if needed in programs
Zoning for variety – EHA	Employee housing act: 17021.5: should be all zones that allow SF - And if any zones allowing agricultural uses, 17021.6 should be allowed in all of those zones. expand discussion and address if needed in programs
Zoning for variety – manufactured homes	manufactured homes permitted with a permanent foundation
Other	Water and sewer priority for developments with lower-income units
Constraints	Expand analysis of design review and strategies to promote clarity for applicants and address if programs needed
Constraints – building codes	Building codes enforcement
Constraints – Ordinance 94-16	Discussion of citywide facilities management plan – north Broadway region – what does that mean and analyze whether it is constraint.
Constraints – persons with disabilities	Persons with disabilities: add program to fix reasonable accommodation finding about “surrounding uses” and address zoning for greater than 7 person residential care
Constraints – compliance	Compliance with zoning, development standards and fees are posted online or include a program to do so – AB 1483. Compliance with SB 35 and SB 330.
Constraints – non-governmental	<ul style="list-style-type: none"> - Land and construction costs for Escondido - Identify requests to develop at densities below those identified in the inventory - Describe the length it takes to request a building permit after project approval

Constraints – flood plain overlay	Floodplain overly – how was the accounted for sites applicable to the overlay.
Quantified objectives	Expand conservation objectives, including vouchers
Programs	Add more discrete timing for programs 1.4, 2.2, 2.4
Programs – supportive housing	Program 2.6 – add review and revise
Programs – 1.5	Expand program 1.5 with incentives
Programs	Missing specific program for Assistance in the development for special needs populations: add program with outreach to affordable developers, ELI, special needs and address persons with development disabilities
Programs	Sites: add replacement program for non-vacant sites, rezoning if needed based on the EVSP status, SB 35 procedure possibly.
Programs	AFFH – could strengthen and add AFFH angle on the following programs: <ul style="list-style-type: none"> - Mobility strategies: Could use programs 2.2, 2.3, and the other misnumbered 2.3 program - Place-based: improve program 3.2 - Displacement program?
Programs	Expand At-risk program
Sites	Submit electronic form with adopted
Other elements	Other elements of the general plan FYI

Pg. 98	<ul style="list-style-type: none"> - How does the city comply with fair housing laws and regulations? - Fair housing enforcement and capacity – patterns, trends, any relevant factors, and conclusions: - Also discuss the capacity of outreach - # of workshops, funding, roles, future outreach and trainings
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<p>Pg.9 Pg.101 Pg.104</p>	<p>Racial and ethnic concentrations of poverty</p> <ul style="list-style-type: none"> - Data: Figure 7 – discussion of minority concentrations – discuss who, when did it happen, time/trends, and pattern of those neighborhoods - Other RECAP areas/data? Patterns and trends, relevant factors, conclusion and summary - Discuss how it relates to the sites identified, especially for lower-income.
<p>Pg.104 Pg. 99</p>	<p>Segregation and integration</p> <ul style="list-style-type: none"> - Data point: use dissimilarity index - Page. 104 identifies two census tracts with high poverty and segregation. - Discuss patterns of segregation and integration – specific neighborhoods that are segregated – analyze and discuss those neighborhoods – try to include an analysis of how those neighborhoods were segregated over time? Was it programs, land use regulations, disinvestment that created the segregation? - Discuss and other relevant factors - Conclusion and summary – neighborhood x,x,x has segregation trends and patterns because of potentially x,x,x and the city will be doing x,x,x about it. The city has also identified the x RHNA units in this neighborhood for x income levels which should have x effect.
<p>Pg.104</p>	<p>Access to opportunity</p> <ul style="list-style-type: none"> - Data point – opportunity indicators - Where is the analysis of the data, discussion, and insight into patterns and trends, other relevant factors, summary of issues? - Table 59, page.104 – relate the table to an analysis – what are those census tracts – neighborhoods – any related to the specific plans discussed? Relate the table/census tracts to sites in the inventory or specific plan areas.
<p>Pg.106</p>	<p>Sites – analyze and concluded whether the sites improve or exacerbate fair housing conditions. Map or table of sites, units, location, income level.</p> <ul style="list-style-type: none"> - East valley and South Centre, where most of your RHNA is considered lower resourced, high segregation and poverty – need an analysis and link to programs to mitigate. Expand on the discussion on page.106
	<ul style="list-style-type: none"> - Identify, evaluate, prioritize contributing factors - Goals, actions, polices based on the contributing factors - Metrics and milestones for evaluating progress on programs and actions?