



STAFF REPORT

April 8, 2026
File Number 0830-20

SUBJECT

PL26-0005 – THE GENERAL PLAN’S 2025 HOUSING ELEMENT ANNUAL PROGRESS REPORT

DEPARTMENT

Development Services - Planning Services

RECOMMENDATION

Request for the City Council to receive and file the 2025 calendar year (“CY”) annual progress report for the General Plan Housing Element (“Housing Element APR”).

Staff Recommendation: Receive and file (Development Services: Kevin Snyder, Director of Development Services)

Presenter: Pricila Roldan, Associate Planner

ESSENTIAL SERVICE – Yes, Land Use/Development

COUNCIL PRIORITY – Drive Community and Land Development

FISCAL ANALYSIS

The Housing Element APR has no direct fiscal impact on the City budget.

PREVIOUS ACTION

The Planning Commission received and filed the 2025 Housing Element APR on March 24, 2026 (Attachment “1”). There were no substantial comments from the Planning Commission on the report.

BACKGROUND

The City Council adopted the 2021-2029 Sixth Cycle Housing Element on August 11, 2021, and subsequently adopted an amendment to the Housing Element on March 22, 2023. The Department of Housing and Community Development (“HCD”) certified the City’s Housing Element in December 2023, affirming its compliance with state housing element law.

Government Code section 65400 and 65700 mandates that cities and counties submit annual progress reports (“APRs”) to their legislative body, HCD, and the Governor’s Office of Land Use and Climate Innovation (“LCI”) (formerly known as the Office of Planning and Research or “OPR”) each year to maintain



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housing element compliance throughout the planning period (2021 - 2029). The Housing Element APR provides information on advancements to meet the City's Regional Housing Needs Allocation ("RHNA")—the number of units a local jurisdiction must plan for and aim to build by the end of the planning period—and efforts to remove governmental constraints that hinder housing development.

The City of Escondido received a total RHNA allocation of 9,607 units. Progress to meet the total RHNA as of the 2025 CY is 2,309 (24%), with 1,875 of those units being units permitted for construction since the beginning of the planning period, April 30, 2021, and 434 units being credits received pursuant to Housing Element law. In the 2025 CY, the City issued 379 building permits which count toward the City's RHNA and are included in the 2,309 total. Refer to Attachment "2" for a summary of the City's 2025 progress in meeting the City's RHNA by income category and for efforts toward implementing the Housing Element's programs.

After presenting to City Council, staff will submit the Housing Element APR to HCD, LCI, and the San Diego's Regional Council of Governments, SANDAG, to support regional planning efforts and maintain compliance with state law.

ATTACHMENTS

- a. Attachment "1" — March 24, 2026, Planning Commission Staff Report
- b. Attachment "2" — 2025 Housing Element Annual Progress Report