



NORTH SAN DIEGO COUNTY
NAACP
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May 2, 2022

Ms. Juliette Orozco, Project Contact
 County of San Diego
 Via Email Juliette.Orozco@sdcounty.ca.gov

RE: Escondido Community Housing Coalition comments on Escondido Estates, PDS2020-TM-5639

Dear Ms. Orozco and Smith:

The undersigned members and supporters of the Escondido Community Housing Coalition (EHC) are committed to the creation adequate affordable housing in Escondido and environs. Escondido has a dire need for affordable housing. The most recent Housing Element report found that, in the 5th Housing cycle, Escondido has developed only 13.5% of requirements for very-low income, 17% for low income, and 15% of the goal for moderate, but 119% for above moderate market rate housing. These inequities in housing must be addressed where relevant in planning documents and in project-by-project approvals that are given by the Planning Commissioners and decision-making bodies.

Although this project is located in the County, it will still be part of the Escondido community and rely on Escondido public services. We had a very positive meeting with the project proponents and look forward to working with them on this and future projects.

EHC would like to make the following comments and requests related to final approvals of Escondido Estates TM-5639.

A. Please provide at least four units of affordable/moderate housing in this infill project.

We request that one or more of the Housing Sites be developed as affordable or moderate cost housing. One model that could be used is one where a large home and lot is divided into duplex or triplex and/or ADU.

One such example is the Re-Villaging Project C Street Coop in Springfield which offers 6 one-bedroom units on 0.1 acres. <https://www.squareonevillages.org/c-street>. This concept serves as a scalable model for developing affordable rental or resident-owned infill housing on typical single-family home lots.

ECHC views this as a very reasonable request that will result increase affordable housing units in this infill project. We request the County make this a commitment for the project.



B. Other requirements to promote resilience and health should be included.

1. We support the inclusion of PV panels on all the homes. However, if not already included, the project must require all units to be all electric. This is necessary to reduce GHG emissions from the homes. For example, natural gas stoves emit climate altering methane even when they are not in use. Further, natural gas contributes to unhealthy indoor air quality.
2. All landscaping should be native plantings to support ecological resilience and/or fruit or other edible landscaping to contribute to food access. The landscaping plan should include one tree per person living in the project and should provide adequate cooling zones as needed.
3. All projects should include or demonstrate easy access to transit options and provide shade for any transit waiting stops.
4. All projects should facilitate healthy activities such as walking and biking.
5. Any common areas should be tobacco-free.

Thank you for the consideration of our comments. Please communicate with us the results of your actions. We can be reached at escohousingcoalition@gmail.com.

Sincerely,

*Robert Jenkins, North San Diego County NAACP
Yusef Miller, North County Equity and Justice Coalition
Madison Coleman, Climate Action Campaign
Yazmin Doroteo, North County Resident
Xochitl Castillo, Escondido Resident
Emilia Ruiz Venegas, Escondido Resident
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*Estela De Los Rios, CSA San Diego County
Laura Hunter, Sierra Club North County Group
Christine Nava, Escondido Resident
Joanne Tenney, Escondido Resident
Nico Calavita, Professor Emeritus, San Diego State University
Rick Bates, UNITEHERE Local 30*

cc. Ms. Ashley Smith, Chief, Project Planning