

General Plan Housing Element Update

City of San Diego



Land Use & Housing Committee
May 9, 2012



State Requirements

- Detailed statutory requirements
- Mandatory review by the California Department of Housing and Community Development (HCD)
- California Senate Bill 375 (SB 375)
- Sustainable Communities Strategy (SCS) and Regional Transportation Plan (RTP)
- 8-Year Update Cycles





Housing Element Purpose

- Establishes City-wide housing goals, policies, and objectives
- Updated periodically to respond to the changing housing needs and to establish an action plan to address these needs



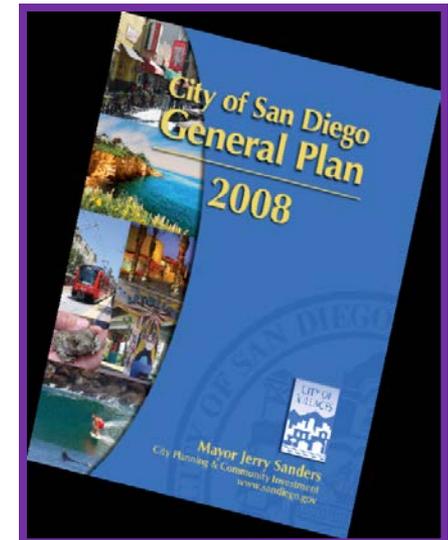
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General Plan Relationship

- One of ten elements of the City's General Plan
- Provided under separate cover due to need for frequent updates
- Consistent with other General Plan elements
- City of Villages strategy = key framework





Plan Organization and Content

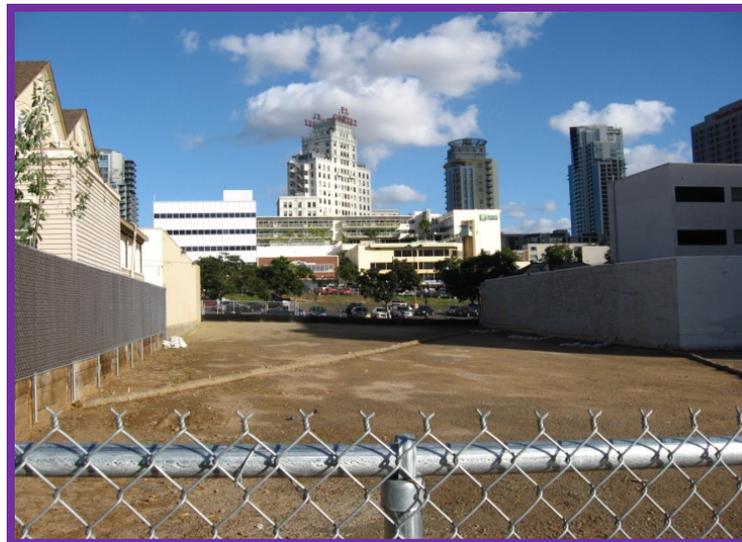
- Goals
- Objectives
- Policies
- Programs
- Community Profile
- Constraints to Development
- Adequate Sites Inventory
- Analysis of the Previous Housing Element





Regional Housing Needs Assessment (RHNA)

- Sufficient vacant and potentially redevelopable land zoned for residential use in various density categories.
- October 28, 2011 – SANDAG approved RHNA for 11-year period, January 1, 2010 – December 31, 2020.





Regional Housing Needs Assessment (RHNA)

- City of San Diego’s regional share goal for 11-year period, January 1, 2010 – December 31, 2020 has been determined by SANDAG to be 88,096.

| | Percentage AMI | Share |
|------------------------------|-----------------------|---------------|
| Very Low-Income | 0-50% of AMI | 21,977 |
| Low-Income | 51-80% of AMI | 16,703 |
| Moderate-Income | 81-120% of AMI | 15,462 |
| Above Moderate-Income | 121% + of AMI | 33,954 |



Update Process

- Public Outreach
- Compile and Collect Data
- Release Draft For Public Input
- CEQA Review
- Public Workshops
- Final Draft
- CPC Recommendation
- Planning Commission Hearing
- Land Use & Housing Hearing
- CA Dept. of Housing & Community Development Review
- City Council Adoption
- State Certification by April 28, 2013



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Questions/Comments

