THE CITY OF SAN DIEGO

DATE ISSUED: January 25, 2013

ATTENTION: **Land Use & Housing Committee Agenda of February 6, 2013**

SUBJECT: GENERAL PLAN HOUSING ELEMENT UPDATE 2013 - 2020

SUMMARY

Issue: Should the Land Use & Housing Committee recommend approval of the General Plan Housing Element Update 2013 – 2020 to the City Council?

Staff Recommendation: That the Land Use & Housing Committee recommend approval of the General Plan Housing Element Update 2013 – 2020 to the City Council.

Community Planning Group Recommendation: On November 27, 2012, the Community Planners Committee (CPC) voted 20-4-1 to recommend approval of the General Plan Housing Element Update 2013 – 2020.

Environmental Review: An Addendum to Environmental Impact Report No. 104495 was prepared, and finaled on December 12, 2012.

BACKGROUND

The General Plan Housing Element serves as a policy guide to address the comprehensive housing needs of the City. It is one of ten elements of the City of San Diego's General Plan, however it is provided under separate cover due to the need for frequent updates and to facilitate compliance with State reporting requirements. State law requires that local jurisdictions update their Housing Elements every eight years in order to outline the existing and projected housing needs of their community, the barriers or constraints to providing that housing and actions proposed to address these concerns.

The Housing Element must remain consistent with all other elements of the General Plan, incorporating the City of Villages strategy as the key framework. The City of Villages strategy is to focus growth into mixed-use activity centers that are pedestrian friendly and linked to the regional transit system. This is an important component of the City's effort to reduce local contributions to greenhouse gas emissions because it becomes possible for larger numbers of people to make fewer and shorter auto trips, and helps the region meet the requirements of California Senate Bill 375 (2008).

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DISCUSSION

Overview:

The November 2012 Draft Housing Element is organized into eight chapters, beginning with a detailed citywide profile of major demographic characteristics and trends. Chapters 2-6 present five major goals, and their associated objectives, policies, and programs. Chapter 7 is a summary of the adequate sites inventory and Chapter 8 provides an analysis of the previous housing element. As with other elements of the General Plan, the Housing Element provides the policy framework for future planning decisions, and identifies a series of implementation steps intended to meet the goals, objectives, and policies.

Goals, Objectives, Policies, and Programs:

The Draft Housing Element includes a series of five goals aimed at ensuring the provision of sufficient housing for all income groups; maintaining the quality of San Diego's housing stock; streamlining the residential permitting process; facilitating compliance with housing regulations; and promoting sustainability. Each goal includes an implementation table which will be used to track the progress of program performance on an annual basis.

Regional Housing Needs Allocation (RHNA) :

RHNA goals represent the projected share of regional housing needs for all income groups over the course of each Housing Element cycle. The San Diego Association of Governments (SANDAG) worked with each jurisdiction to conduct the RHNA process, based on such factors as: market demand, employment, availability of suitable sites and public facilities, commuting patterns, and type and tenure of housing need. On October 28, 2011, the SANDAG Board approved the RHNA for the current cycle. The City's regional share goal for the 11-year period, January 1, 2010 – December 31, 2020, has been determined to be 88,096. This goal is further broken down by income group as follows:

	Area Median Income (AMI)	Share (Housing Units)
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

The regional share goal will be met if the City provides sufficient vacant and potentially redevelopable land, zoned for residential use in various density categories, to potentially meet the goals in each income group. It does not mean that San Diego must provide these numbers of housing units in each income category.

Adequate Sites Inventory:

In accordance with State law, the Adequate Sites Inventory must demonstrate that the housing potential on land suitable for residential development is adequate to accommodate the City's regional share goal of 88,096 for the 11-year period, January 1, 2010 – December 31, 2020. In

2012, the City conducted a comprehensive Adequate Sites Inventory, the results of which indicate that the City does have sufficient land available to accommodate 126,335 potential housing units of which 67,898 could be low- or very low-income units (i.e., either permitted for affordable housing units or allow density of 30 dwelling units per acre or more). The inventory results are summarized in Chapter Seven and provided in full form on the City's website: www.sandiego.gov/planning/genplan/heu/workingdocs.shtml.

Analysis of the FY 2005 – 2010 Housing Element:

The Draft Housing Element concludes with a detailed table analyzing the progress in which San Diego has made in implementing the policies and programs and achieving the goals and objectives of the FY 2005 – 2010 Housing Element. This table provides useful information to evaluate the effectiveness of current and past programs and provide guidance for future actions.

Community participation and public outreach efforts:

In order to reach a broad range of participants, the City has utilized a variety of outreach methods, including public workshops, task force meetings, email blasts, newsletter articles, the City's TV station, and a dedicated Housing Element Update web page. A community workshop was held on March 9, 2012 at the Mission Valley Library; followed by an informational workshop at the May 9, 2012 Land Use & Housing Committee meeting; a community workshop at the Jacobs Center for Neighborhood Innovation in Encanto on July 27, 2012; a presentation to the Community Planners Committee on September 25, 2012; a joint workshop of the Planning Commission and Land Use & Housing Committee on September 27, 2012; and a presentation to the Community Planners Committee on November 27, 2012. Over 5,000 individuals and organizations were sent email invitations to each of the community workshops and translation services were made available to ensure the public participation of all economic segments of the community.

Additionally, from January 2011 to present, monthly updates and discussions took place at the Affordable Housing Best Practices Task Force meetings. The Task Force, established by the San Diego Housing Commission per the direction of the City Council's Land Use & Housing Committee, is comprised of a diverse group of affordable housing stakeholders with the task of developing a menu of recommendations for potential policy changes, incentives and other revenue resources to increase affordable housing in San Diego.

Conclusion:

In accordance with State Law, the City of San Diego must have a City Council- adopted and State-Certified Housing Element by April 28, 2013. Throughout 2011 and 2012 City staff conducted a multi-faceted public outreach effort, resulting in release of the August 2012 Draft General Plan Housing Element. From August 2012 to October 2012 the City again conducted a widespread outreach effort soliciting public comments, resulting in a final November 2012 Draft. On November 13, 2012, the State of California Department of Housing and Community Development completed its review of the City of San Diego's draft Housing Element and determined that upon adoption by the City Council, the Housing Element will be found to be consistent with the statutory requirements of State housing element law (Article 10.6 of the Government Code).

Respectfully submitted,

Nancy Bragado
Program Manager
Development Services

Brian Schoenfisch
Housing Element Project Manager
Development Services

Attachments:

1. November 2012 Draft General Plan Housing Element
2. Addendum to Environmental Impact Report No. 104495
3. Summary Table of Public Comments Received (August 2012 – November 2012)
4. November 13, 2012 Letter from the State of California Department of Housing and Community Development

City of San Diego
Development Services

Advanced Planning &
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ADDENDUM TO
ENVIRONMENTAL IMPACT REPORT No. 104495

Project No. 270400
SCH No. N/A

SUBJECT: **GENERAL PLAN HOUSING ELEMENT UPDATE, 2013-2020:** The Housing Element Update for 2013-2020 is intended to identify and analyze the City's housing needs, establish reasonable goals, objectives and policies based on those needs, and provide a comprehensive eight-year program of actions to achieve the identified goals and objectives. As required by State law, it includes standards and plans for the improvement of housing, the provision of adequate sites for housing, and the adequate provision of the housing needs of all segments of the City within the specified eight-year cycle as required by State law.

Applicant: City of San Diego

I. PROJECT DESCRIPTION:

Background:

The Housing Element is one of ten elements of the City of San Diego's General Plan mandated by State law and must be updated every eight years. State law also requires that the Housing Element be consistent with other elements of the General Plan. Therefore, the proposed Housing Element update has been prepared to be consistent with and help implement the goals of the General Plan adopted March 2008.

State law also requires that regional councils of government determine "regional share goals" for each local jurisdiction. These goals are the projected share of regional housing needs for all income groups for the next eight-year housing element cycle. San Diego's regional share goal for the 11-year period from January 1, 2010 – December 31, 2020 has been determined by San Diego Association of Governments (SANDAG) to be 88,096 housing units for very low-income, low-income, moderate income, and above moderate income categories. This goal does not require the housing units affordable in each income category be provided, but does require that San Diego have sufficient vacant and potentially redevelopable land zoned for residential use in various density categories to potentially meet the housing goals for each income group. An inventory of potential sites was conducted between January 2010 and July 2012, and it was determined that San Diego will have sufficient land available to accommodate San Diego's regional share requirement.

State Housing Element law requires that the City determine the "Maximum Feasible Units for New Construction, Rehabilitation, and Preservation," which it believes can be accomplished during this eight-year Housing Element cycle for all income categories. Table 1 shows the projected housing unit estimates, which are based on the quantified objectives and program targets proposed in the body of the Housing Element, a comprehensive assessment of current economic and market conditions, and the resources anticipated to be available through the conclusion of this Housing Element cycle.

Table 1: QUANTIFIED OBJECTIVES FOR HOUSING PRODUCTION

INCOME GROUP	NEW CONSTRUCTION	REHABILITATION	PRESERVATION
Extremely Low-income	3,000	600	250
Very Low-income	3,000	600	250
Low-income	3,600	800	400
Moderate-income	700	400	0
Above Moderate-income	34,800	0	0
Total	10,300	2,400	900

The Housing Element contains objectives, policies, and programs for each of the following main goals:

1. Ensure the provision of sufficient housing for all income groups to accommodate San Diego's anticipated share of regional growth over the next Housing Element cycle 2013 – 2020, in a manner consistent with the development pattern of the Sustainable Communities Strategy (SCS), that will help meet regional Green House Gas (GHG) targets by improving transportation and land use coordination and jobs/housing balance, creating more transit-oriented, compact, and walk-able communities, providing more housing capacity for all income levels, and protecting resource areas.
2. Maintain at a high level and upgrade, where necessary, the quality, safety, and livability of San Diego's housing stock, with emphasis on preservation of San Diego's Affordable Housing Stock.
3. Streamline the entitlement and permitting process for new residential development by minimizing governmental constraints in the development, improvement, and maintenance of housing without compromising the quality of governmental review or the City's responsibility to ensure development takes place in a sustainable manner.
4. Provide affordable housing opportunities consistent with a land use pattern, which promotes infill development and socioeconomic equity; and facilitate compliance with all applicable federal, state, and local laws.
5. Cultivate the City as a sustainable model of development.

Goal 1.
Ensure the provision of sufficient housing for all income groups to accommodate San Diego's anticipated share of regional growth over the next Housing Element cycle 2013 – 2020, in a manner consistent with the development pattern of the Sustainable Communities Strategy (SCS), that will help meet regional GHG targets by improving transportation and land use coordination and jobs/housing balance, creating more transit-oriented, compact, and walkable communities, providing more housing capacity for all income levels, and protecting resource areas.

Objective A: Identify and make available for development adequate sites to meet the City's diverse housing needs.

The City of San Diego encourages the production of new housing units that offer a diversity of housing types to ensure that an adequate supply is available to meet the existing and future needs of all groups. The City is to continue to maintain an inventory of both vacant and redevelopable land which is distributed throughout the City in such a way that the City can achieve its 11 year regional share goal of 88,096 units, as allocated by SANDAG in the Regional Housing Needs Statement during the period January 1, 2010 – December 31, 2020. The inventory shall not fall below the number of sites required to accommodate 88,096 housing units by the end of this period.

Objective B: New Construction
Provide at least 700 additional units for moderate-income households, 3,600 additional units for low-income households and approximately 3,000 additional units of housing for very low-income households and 3,000 units for extremely low-income households by December 31, 2020.

Goal 2.
Maintain at a high level and upgrade, where necessary, the quality, safety, and livability of San Diego's housing stock, with emphasis on preservation of San Diego's affordable housing stock.

Objective C: Maintenance and Preservation.

Develop and maintain programs that identify substandard housing and provide a wide spectrum of options to correct housing code violations.

Objective D: Preservation of existing low-income housing.

The City of San Diego will continue or undertake the following programs and activities during the eight-year period of the Housing Element. The San Diego Housing Commission will implement these efforts, except where another division or agency of the City of San Diego is identified. Funding sources to support the implementation of these efforts is specified where appropriate. The efforts listed below represent a varied strategy to mitigate potential loss of "at-risk" units due to conversion to market-rate units. These local efforts utilize existing City and local resources. They include efforts to secure additional resources from the public and private sector should they become available.

Objective E: Housing Rehabilitation.

Rehabilitate at least 2,400 housing units during the eight-year plan period. Of these, 1,200 housing units would be affordable to extremely low-income households, 800 housing units would be affordable to very low-income households and 400 housing units would be affordable to low-income households at 65 percent of Average Median Income (AMI), the standard established under the Home Investments Partnerships Program (HOME).

Goal 3.
Streamline the entitlement and permitting process for new residential development by minimizing governmental constraints in the development, improvement, and maintenance of housing without compromising the quality of governmental review or the City's responsibility to ensure development takes place in a sustainable manner.

Objective F: Reduction of governmental constraints.

Ensure a streamlined, yet thorough, and transparent decision-making process. This includes implementing planning process improvements to both reduce, undue project delays and provide clear information to support community review. The City shall reduce permit processing times and create certainty in the development entitlement process by providing clear parameters for development and consistent application of these regulations.

Objective G: Infrastructure Strategy.

Improve infrastructure systems throughout the City's communities as to support infill development and promote new affordable housing. A comprehensive funding strategy should be developed in order to address existing deficiencies and future needs.

Goal 4.
Provide affordable housing opportunities consistent with a land use pattern, which promotes infill development and socioeconomic equity; and facilitate compliance with all applicable federal, state, and local laws.

Objective H: Affordable rental and homeownership opportunities.

Provide assistance in the form of rental subsidies to low-income households; provide homebuyer education, counseling, and workshops to low- or moderate-income households; provide financial assistance to low- and moderate-income families; offer homeownership opportunities through land use incentive programs such as inclusionary housing and density bonus to low- and moderate-income households.

Objective I: Community balance and fair housing.

The intent of community balance is to achieve a diversity of housing available to households of all income levels. A minimum of ten percent of all new units built in communities throughout the City should be affordable to low- and very low-income residents or for moderate-income homebuyers. A minimum of 20 percent of all units built in those portions of the North City, where a 20 percent inclusionary housing requirement has been adopted, should be affordable to low- and very low-income residents or for moderate-income homebuyers. Homeownership activities, preservation of "at-risk" affordable housing, rehabilitation of owner-occupied and rental housing, mixed-income rental housing acquisition and development will occur in all areas exhibiting need (subject to program guidelines). The City will pursue development or acquisition of affordable multi dwelling unit rental housing in areas with a low to moderate concentration of low-income households (0-60.9 percent of the population are low-income) as a priority. Development in those areas with a concentration of 61 percent or more low-income households will be supported under limited circumstances such as community support, elimination of blight, or as part of the developer's inclusionary housing requirement.

The City shall actively participate in an ongoing region-wide collaborative effort to improve fair housing choice and affirmatively further fair housing. The objective of this effort is to reduce impediments to addressing and eliminating discrimination identified in the recently updated Analysis of Impediments to Fair Housing Choice (2011).

Goal 5.
Cultivate the City as a sustainable model of development.

Objective J: Promote reduction of greenhouse gas (GHG) emissions in accordance with SB 375; and promote consistency with the General Plan's City of Villages Strategy and other citywide planning efforts.

Senate Bill 375 (SB 375), which went into effect in 2009, added statutes to the California Government Code to encourage planning practices that create sustainable communities. Additionally in 2009, the California Air Resources Board (CARB) set specific targets for reducing greenhouse gas emissions in the San Diego region that call for a seven percent reduction by 2020 and a 13 percent reduction by 2035. The City's General Plan, including this Housing Element, promote a land use pattern that is anticipated to reduce Vehicle Miles

Traveled (VMT's) and result in our region meeting or exceeding the targets established by CARB. The key component of the City's General Plan and the City of Villages strategy, promotes the integration of land use planning and transit. By providing opportunities for people to live near their place of work or in close proximity to high-frequency transit services, General Plan policies aim to guide the City toward a more sustainable future.
In addition to targeting new growth into the right locations, the City's General Plan promotes "green" development in both new construction and reconstruction. The City will continue its commitment to sustainable development projects by offering incentives for projects that achieve the established goals. The City promotes increased energy conservation in housing developments by encouraging developers to employ resource efficiency including energy, water, and building materials. Incentive programs are in place to expedite project processing for sustainable housing developments including Council Policy 900-14- the Sustainable Buildings Policy and Council Policy 600-27- the Sustainable Development Incentive Policy, which is currently being expanded in order to further increase the expedite process.

II. ENVIRONMENTAL SETTING: See Final PEIR Number 104495 for the City of San Diego General Plan.

III. PROJECT BACKGROUND:

The Housing Element serves as a policy guide to address the comprehensive housing needs of the City. It is one of ten elements of the City of San Diego's General Plan and is mandated by the State of California Government Code. State law requires that local jurisdictions outline the housing needs of their community, the barriers or constraints to providing that housing, and actions proposed to address these concerns over an eight-year period. The Housing Element is subject to detailed statutory requirements and mandatory review by Housing and Community Development (HCD), acknowledging that the availability of housing is a matter of statewide importance and that coorporation between government and the private sector is critical to attainment of the State's housing needs, including their share of the regional housing need. The law recognizes that in order for the private sector to adequately address housing needs and demand, local governments must adopt land-use plans and regulatory schemes that provide housing opportunities for, and do not unduly constrain, housing development. Further, in accordance with California Senate Bill 375, the Housing Element would identify how regional greenhouse gas targets would be achieved through feasible development patterns, infrastructure investments, and/or transportation measures or policies, consistent with a regional "Sustainable Communities Strategy."

IV. DISCUSSION:

The City of San Diego previously prepared a Program Environmental Impact Report (PEIR) No. 104495 for the General Plan described in the attached conclusions. The Housing Element was evaluated using the PEIR to determine if any additional impacts would occur as a result of its implementation. Land Use, Mobility, Urban Design, Economic Prosperity, Public Services, Recreation, Conservation, Historic Preservation and Noise elements of the General Plan were taken into consideration. Following is a discussion of each of these elements and the Housing Element's consistency with each.

Land Use and Community Planning
The Land Use and Community Planning Element (Land Use Element) provides policies to implement the City of Villages strategy within the context of San Diego's community planning program. The Land Use Element establishes a structure that respects the diversity of each community and includes policy direction to govern the preparation of community plans. The

element addresses zoning and policy consistency, the plan amendment process, annexation policies, airport-land use planning, balanced communities, equitable development, and environmental justice.

Mobility Element
The Mobility Element contains policies that promote a balanced, multi-modal transportation network that gets us where we want to go and minimizes environmental and neighborhood impacts. In addition to addressing walking, bicycling, transit, and streets, the element also includes policies related to regional collaboration, parking, the movement of goods, and other components of our transportation system.

Urban Design Element
Urban Design Policies capitalize on San Diego's natural beauty and unique neighborhoods by calling for development that respects the natural setting, enhances the distinctiveness of our neighborhoods, strengthens the natural and built linkages, and creates mixed-use, walkable villages throughout the City.

Economic Prosperity Element
The structure of San Diego's economy influences the City's physical development and capacity to fund essential services. A strong economy creates wealth that makes continued investment in and maintenance of, San Diego's infrastructure possible.

Public Facilities, Services, and Safety Element
Providing adequate public facilities and services needed to serve the City's current and future population continues to be a great challenge. The Public Facilities, Services, and Safety Element responds to this challenge through policies that address public financing strategies, public and developer financing responsibilities, prioritization, and the provision of specific facilities and services that must accompany growth.

Recreation Element
The City of San Diego has over 38,930 acres of park and open space lands that offer a diverse range of recreational opportunities. The City's parks, open space, trails, and recreation facilities play an important role in the physical, mental, social, and environmental health of the City and its residents. Parks and open space lands also benefit the environment by providing habitat for plants and animals, and space for urban runoff to percolate into the soil, while also serving to decrease the effects of urban heat islands.

Conservation Element
The Conservation Element contains policies to guide the conservation of resources that are fundamental components of San Diego's environment, that help define the City's identity, and that are relied upon for continued economic prosperity. Over long term, conservation is the most cost-effective strategy to ensure that there will be a reliable supply of the resources that are needed now and in the future.

Historic Preservation Element
The Historic Preservation Element seeks to guide in the preservation, protection, restoration, and rehabilitation of historical and cultural resources and maintain a sense of the City. San Diego's rich and varied historical and cultural resources include buildings, structures, objects, landscapes, districts, archaeological sites, and traditional cultural properties that possess historical, scientific architectural, aesthetic, cultural, or ethnic significance.

Noise Element
Noise at excessive levels can affect our environment and our quality of life. At excessive levels, people typically perceive noise as being intrusive, annoying, and undesirable. The most prevalent

noise sources in San Diego are from motor vehicle traffic on interstate freeways, state highways, and local major roads generally due to higher traffic volumes and speeds. Aircraft noise is also present in many areas of the City. Rail traffic and industrial and commercial activities contribute to the noise environment.

In conclusion, the Housing Element update for 2013-2020 is consistent with all other elements of the General Plan and there would be no new significant environmental impacts which were not already considered in the previous PEIR.

V. DETERMINATION

The City of San Diego previously prepared and Program Environmental Impact Report Project No. 104495 City of San Diego General Plan. Based upon a review of the proposed Housing Element Update for Fiscal Years 2013-2020, it has been determined that:

a. There are no new significant environmental impacts not considered in the previous PEIR;
b. No substantial changes have occurred with respect to the circumstances under which the project is undertaken; and
c. There is no new information of substantial importance to the project.

Therefore, in accordance with Section 15164 of the State CEQA Guidelines this addendum has been prepared.

VI. MITIGATION, MONITORING AND REPORTING PROGRAM INCORPORATED INTO THE PROJECT:

The previous final PEIR No. 104495 for the *City of San Diego Draft General Plan*, dated March 10, 2008, concluded that the General Plan would result in significant and unmitigated impacts to Agricultural Resources, Air Quality, Biological Resources, Geologic Conditions, Health and Safety, Historic Resources, Hydrology, Land Use, Mineral Resources, Noise, Paleontological Resources, Population and Housing, Public Facilities, Public Utilities, Transportation/Traffic/Circulation/Parking, Visual Effects and Neighborhood Character, and Water Quality. Since the Draft General Plan does not include specific development projects, it is infeasible at the Program EIR level to provide project-specific mitigation that would reduce any future impacts to a less than significant level. Therefore, at this program level of review there is no project-specific Mitigation, Monitoring and Reporting Program proposed and significant and unavoidable impacts associated with the project remain.

VII. SIGNIFICANT UNMITIGATED IMPACTS:

There are no new significant impacts identified in conjunction with the implementation of the Housing Element Update, and significant effects previously examined will not be substantially more severe than shown in the previous PEIR. There is no new information that was not known when the original PEIR was certified, and the significant effects previously examined would not be substantially more severe than those shown in the previous PEIR. Because there are significant unmitigated impacts associated with the original project, approval of the project required the decision maker to make specific and substantiated CEQA findings which stated that: a) specific economic, social or other considerations make infeasible the mitigation measure or project alternatives identified in the final PEIR, and b) these impacts have been found acceptable because of specific overriding considerations. No new CEQA findings are required for this project.

VII. Results of Public Review:

(X) No comments were received during the public input period.

( ) Comments were received but did not address the accuracy or completeness of the environmental report. No response is necessary and the letters are attached at the end of the EIR.

( ) Comments addressing the accuracy or completeness of the EIR were received during the public input period. The letters and responses follow.

Copies of the addendum, the final EIR, the Mitigation Monitoring and Reporting Program, and any technical appendices may be reviewed in the office of the Entitlements Division of the Development Services Department, or purchased for the cost of reproduction.

Cathy Winterrowd
Assistant Deputy Director
Development Services Department

November 19, 2012
Date of Draft Report

December 12, 2012
Date of Final Report

Analyst: **Lizzi**

DISTRIBUTION:

The addendum and conclusions of the final EIR were distributed to:

State of California
Caltrans Planning (31)
Housing and Community Development (38)
California Coastal Commission (47)
California Transportation Commission (51A)
Office of Planning and Research (57)

San Diego County
Department of Planning and Land Use (68)

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Councilmember Young, District 4 (MS 10A)
Councilmember DeMaio, District 5 (MS 10A)
Councilmember Zapf, District 6 (MS 10A)
Councilmember Emerald, District 7 (MS 10A)
Councilmember Alvarez, District 8 (MS 10A)

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Development Services Department
Brian Schoenfisch (MS 401)
Nancy Bragado (MS 401)
Cecilia Gallardo (MS 501)
Cathy Winterrowd (MS 501)
Governmental Relations Department (MS 51M)

City Agencies
Civic San Diego (243)
Housing Commission (MS 49N) (NOTICE ONLY)

Advisory Committees
Mission Bay Park Committee (320)

Libraries (NOTICE ONLY)
Library Gov't Documents Department (81 & 81A)
Balboa Branch Library (81B)
Beckwourth Branch Library (81C)
Benjamin Branch Library (81D)
Carmel Mountain Ranch Branch Library (81E)
Carmel Valley Branch Library (81F)
City Heights/Weingart Branch Library (81G)
Clairemont Branch Library (81H)
College-Rolando Branch Library (81I)
Environmental Services Library (81J)
Kensington-Normal Heights Branch Library (81K)
La Jolla/Riford Branch Library (81L)
Linda Vista Branch Library (81M)

Logan Heights Branch Library (81N)
Malcolm X Library & Performing Arts Center (81O)
Mira Mesa Branch Library (81P)
Mission Hills Branch Library (81Q)
Mission Valley Branch Library (81R)
North Clairemont Branch Library (81S)
North Park Branch Library (81T)
Oak Park Branch Library (81U)
Ocean Beach Branch Library (81V)
Otay Mesa-Nestor Branch Library (81W)
Pacific Beach/Taylor Branch Library (81X)
Paradise Hills Branch Library (81Y)
Point Loma/Hervey Branch Library (81Z)
Rancho Bernardo Branch Library (81AA)
Rancho Peñasquitos Branch Library (81BB)
Read San Diego (81CC)
San Carlos Branch Library (81DD)
San Ysidro Branch Library (81EE)
Scripps Miramar Ranch Branch Library (81FF)
Serra Mesa Branch Library (81GG)
Skyline Hills Branch Library (81HH)
Tierrasanta Branch Library (81II)
University Community Branch Library (81JJ)
North University Branch Library (81JJJ)
University Heights Branch Library (81KK)

Other Agencies
San Diego Association of Governments (108)

Community Groups, Associations, Boards, Committees and Councils (NOTICE ONLY)
Community Planners Committee (194)
Balboa Park Committee (226A)
Black Mountain Ranch –Subarea I (226C)
Otay Mesa - Nestor Planning Committee (228)
Otay Mesa Planning Committee (235)
Clairemont Mesa Planning Committee (248)
Greater Golden Hill Planning Committee (259)
Serra Mesa Planning Group (263A)
Kearny Mesa Community Planning Group (265)
Linda Vista Community Planning Committee (267)
La Jolla Community Planning Association (275)
City Heights Area Planning Committee (287)
Kensington-Talmadge Planning Committee (290)
Normal Heights Community Planning Committee (291)
Eastern Area Planning Committee (302)
North Bay Community Planning Group (307)
Mira Mesa Community Planning Group (310)
Mission Beach Precise Planning Board (325)
Mission Valley Unified Planning Organization (331)
Navajo Community Planners Inc. (336)
Carmel Valley Community Planning Board (350)
Del Mar Mesa Community Planning Board (361)
Greater North Park Planning Committee (363)
Ocean Beach Planning Board (367)

Old Town Community Planning Committee (368)
Pacific Beach Community Planning Committee (375)
Pacific Highlands Ranch – Subarea III (377A)
Rancho Peñasquitos Planning Board (380)
Peninsula Community Planning Board (390)
Rancho Bernardo Community Planning Board (400)
Sabre Springs Community Planning Group (406B)
Sabre Springs Community Planning Group (407)
San Pasqual - Lake Hodges Planning Group (426)
San Ysidro Planning and Development Group (433)
Scripps Ranch Community Planning Group (437)
Miramar Ranch North Planning Committee (439)
Skyline - Paradise Hills Planning Committee (443)
Torrey Hills Community Planning Board (444A)
Southeastern San Diego Planning Committee (449)
Encanto Neighborhoods Community Planning Group (449A)
College Area Community Council (456)
Tierrasanta Community Council (462)
Torrey Highlands – Subarea IV (467)
Torrey Pines Community Planning Group (469)
University City Community Planning Group (480)
Uptown Planners (498)

Town/Community Councils
Town Council Presidents Association (197)
Harborview Community Council (243)
Carmel Mountain Ranch Community Council (344)
Clairemont Town Council (257)
Serra Mesa Community Council (264)
Rolando Community Council (288)
Oak Park Community Council (298)
Webster Community Council (301)
Darnell Community Council (306)
La Jolla Town Council (273)
Mission Beach Town Council (326)
Mission Valley Community Council (328 C)
San Carlos Area Council (338)
Ocean Beach Town Council, Inc. (367 A)
Pacific Beach Town Council (374)
Rancho Bernardo Community Council, Inc. (398)
Rancho Penasquitos Town Council (383)
San Dieguito Planning Group (412)
United Border Community Town Council (434)
Tierrasanta Community Council (462)
Murphy Canyon Community Council (463)

Other Interested Parties (NOTICE ONLY)
San Dieguito River Park (116)
San Diego Regulatory Alert (174)
San Diego Chamber of Commerce (157)
Building Industry Association/Federation (158)
San Diego River Park Foundation (163)
Sierra Club (165)

San Diego Natural History Museum (166)
San Diego Audubon Society (167, 167A)
San Diego River Conservancy (168)
Environmental Health Coalition (169)
California Native Plant Society (170)
Citizens Coordinate for Century 3 (179)
Endangered Habitats League (182 & 182A)
Carmel Mountain Conservancy (184)
San Diego Tracking Team (187)
League of Women Voters (192)
South Coastal Information Center (210)
San Diego Historical Society (211)
San Diego Archaeological Center (212)
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City of San Diego
Development Services

ENTITLEMENTS DIVISION
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REVISED FINAL

PROGRAM ENVIRONMENTAL IMPACT REPORT

Project No. 104495
SCH No. 2006091032

SUBJECT: DRAFT GENERAL PLAN: CITY COUNCIL ADOPTION OF THE DRAFT GENERAL PLAN. The City of San Diego Draft General Plan is proposed to replace the existing 1979 *Progress Guide and General Plan* (1979 General Plan). The General Plan sets out a long-range, comprehensive framework for how the city will grow and develop, provide public services and maintain the qualities that define San Diego over the next 20-30 years. The proposed update has been guided by the City of Villages growth strategy and citywide policy direction contained within the General Plan Strategic Framework Element (adopted by the City Council on October 22, 2002). The Draft General Plan is comprised of an introductory Strategic Framework chapter and nine elements: Land Use and Community Planning; Mobility; Urban Design; Economic Prosperity; Public Facilities, Services and Safety; Recreation; Conservation; Noise; and Historic Preservation. The update to the Housing Element was adopted by the City Council under separate cover on December 5, 2006. Applicant: City Planning and Community Investment Department

DECEMBER 2008 UPDATE:

The Final PEIR has been updated to include revisions to the General Plan policies adopted by the City Council on March 2008. Copies of the Final PEIR errata pages showing the March 2008 revisions in strikeout/underline format are available upon request.

SEPTEMBER 2007 UPDATE:

In response to comments made on the Draft General Plan PEIR during the public review period, the City has undertaken the following actions to reduce the GHG emissions of future development and City operations under the General Plan and meet its obligations under CEQA to mitigate the cumulatively significant global warming

impacts of the General Plan: (1) modify the policy language of the October 2006 Draft General Plan to expand and strengthen climate change policies; (2) ensure that policies to reduce greenhouse gas (GHG) emissions are imposed on future development and City operations by incorporating them into the Mitigation Monitoring and Reporting Program (MMRP) for the Final EIR; and (3) initiate work on a General Plan Action Plan to identify measures such as new or amended regulations, programs and incentives to implement the GHG reduction policies.

Based on this approach, the Conservation Element of the General Plan has been revised to: incorporate an overview of climate change; discuss existing state and City actions to address climate change impacts; and establish comprehensive policies that would reduce the GHG emissions of future development, the existing community-at-large, and City operations. A key new Conservation Element policy is to "reduce the City's carbon footprint" and to "develop and adopt new or amended regulations, programs and incentives as appropriate to implement the goals and policies set forth" related to climate change (CE-A.2). Additional policies have been added to "collaborate with climate science experts" to allow informed public decisions (CE-A.3) and to "regularly monitor and update the City's Climate Protection Action Plan (CE-A.13)." The overall intent of these new policies is to unequivocally support climate protection actions, while retaining flexibility in the design of implementation measures which could be influenced by technological advances, environmental conditions, state and federal legislation, or other factors.

In addition, the Draft General Plan Land Use and Community Planning; Mobility; Urban Design; and Public Facilities, Services, and Safety elements have been edited to better support GHG reduction and climate change adaptation goals. These elements contain policy language related to sustainable land use patterns, alternative modes of transportation, energy efficiency, water supply, and GHG emissions associated with landfills. The Draft General Plan also calls for the City to employ sustainable building techniques, minimize energy use, maximize waste reduction and diversion, and implement water conservation measures. By adding these comprehensive policies into the Draft General Plan and MMRP and identifying Action Plan measures to implement these policies, the City has incorporated the principal objectives of the environmentally superior Enhanced Sustainability Alternative into the Draft General Plan. Furthermore, the addition of Policy ME-G.5 to the Mobility Element to "implement parking strategies that are designed to help reduce the number and length of automobile trips ..." implements the principal objective of the Increased Parking Management Alternative.

The Mitigation, Monitoring and Reporting Program (MMRP) containing a list of the General Plan policies which provide mitigation at the program level can be found in Section 9 of this PEIR. The revisions and/or information added to the draft PEIR, with the exception of the Section 9 MMRP, are shown in standard strikeout/underline format. Per CEQA Section 15088.5 (b) the addition of new information which clarifies or amplifies does not require recirculation of an EIR.

CONCLUSIONS:

This Program Environmental Impact Report (PEIR) analyzes the environmental impacts of the proposed Draft General Plan Project. The proposed Draft General Plan and this PEIR will be considered for adoption by the San Diego City Council. Prior to the City Council hearing, the adoption process also requires that the Planning Commission hold a noticed public hearing. Based on the outcome of the hearing, the Planning Commission is required to forward a written recommendation to the City Council addressing the adoption of the General Plan.

The review and formal recommendation by the Planning Commission and adoption of the Draft General Plan by the City Council are the discretionary actions addressed in this PEIR. Since the General Plan is a citywide comprehensive policy-level document, future actions will be required for its implementation. The future actions include, but are not limited to the adoption/approval of the following: community plan updates, public facilities financing plan updates, land development code amendments, applicable ordinances, development of a park master plan, development of a pedestrian master plan, an update to the bicycle master plan, an update to the City's Economic Development Strategic Plan, development projects, and Capital Improvement Program (CIP) projects.

For each environmental issue area analyzed, a Mitigation Framework which identifies the means by which potentially significant impacts could be reduced or avoided in cases where the EIR analysis determined such impacts to be potentially significant, was included. Standard existing regulations, requirements, programs, and procedures that are applied to all similar projects were taken into account in identifying additional project specific mitigation that may be needed to reduce identified significant impacts.

SIGNIFICANT UNMITIGATED IMPACTS:

Agricultural Resources

Implementation of the Draft General Plan could result in significant impacts to agricultural resources due to the potential for development consistent with General Plan policies to conflict with agricultural productivity or with existing agricultural resources. Mitigation for impacts to agricultural resources would occur at the project level and may involve preservation of important agricultural lands or the establishment of buffers between new uses and existing adjacent agricultural uses.

Mitigation for project-specific impacts is not available at the Program EIR level since specific development projects are not known. Therefore, the impact to agricultural resources is significant and unavoidable.

Air Quality

Implementation of the Draft General Plan could result in significant impacts to air quality. Specifically, particulate matter from construction and concentrated carbon monoxide (CO)

"hot spots" would be significant and unavoidable at the program level. Greenhouse gas emissions would also be significant and unavoidable. In general, compliance with goals, policies, and recommendations enacted by the City combined with the federal, state and local regulations would preclude or reduce air quality impacts. Compliance with the standards is required of all projects and is not considered to be mitigation. However, it is possible that for certain projects, adherence to the regulations may not adequately protect air quality, and such projects would require additional measures to avoid or reduce significant air quality impacts. These additional measures would be considered mitigation.

For each future project requiring mitigation (i.e., measures that go beyond what is required by existing regulations), site-specific measures will be identified that reduce significant project-level impacts to less than significant or the project level impact may remain significant and unavoidable where no feasible mitigation exists. Where mitigation is determined to be necessary and feasible, these measures will be included in a Mitigation Monitoring and Reporting Program (MMRP) for the project. Because the degree of impact and applicability, feasibility, and success of these measures cannot be adequately known for each specific project at this program level of analysis, the program level impact related to deterioration of ambient air quality remains significant and unavoidable.

Biological Resources

Implementation of the Draft General Plan could result in significant impacts to biological resources. Specific project impacts to biological resources will be addressed through existing regulations: development projects must be designed to minimize impacts to natural habitats consistent with City plans and ordinances. Biological mitigation for upland impacts must be in accordance with the City's Biology Guidelines, Table 3.3.4. Development projects must provide for continued wildlife movement through wildlife corridors as identified in the MSCP Subarea Plan or as identified through project-level analysis. For all projects adjacent to the MHPA, the development must conform to all applicable MHPA Land Use Adjacency Guidelines (Section 1.4.3) of the MSCP Subarea Plan. Also, individual project mitigation measures may include, but are not limited to, provision of appropriately-sized bridges, culverts, or other openings to allow wildlife movement. The City can also require developers to schedule the construction of projects to avoid impacts to wildlife (e.g., avoid the breeding season for sensitive species) to the extent practicable, and can determine appropriate noise attenuation measures as it affects sensitive avian species, post construction, to reduce noise levels at the edge of occupied habitat. Lastly, the City requires the protection of wetlands and vernal pools and the prevention of disturbances to native vegetation to the extent practicable.

Mitigation for project-specific impacts is not available at the Program EIR level since specific development projects are not known. Therefore, the impact to biological resources remains significant and unavoidable.

Geologic Conditions

Implementation of the Draft General Plan could result in significant impacts to geologic conditions. Future development consistent with the General Plan may result in an increase in the number of people and buildings exposed to seismic ground-shaking. Potential effects from surface rupture and severe groundshaking could cause damage ranging from minor to catastrophic. Groundshaking could also cause secondary geologic hazards such as slope failures and seismically-induced settlement. This is considered a potentially significant impact.

Slope failure results in landslides and mudslides from unstable soils or geologic units. Given that future development would occur in the course of implementing the Draft General Plan, it is anticipated that some of this development would be constructed on geologic formations susceptible to slope failure, thereby increasing the risk to people and structures. This is considered a potentially significant impact.

Future development that is on or in proximity to areas with steep slopes could increase erosion potential. Therefore, there is potential for a significant and unavoidable impact associated with erosion.

Future development may be proposed in areas prone to landslides or where soil limitations (i.e. those prone to liquefaction, subsidence, collapse, etc.) present a hazard to people. This is considered a potentially significant impact

Adherence to regulations and engineering design specifications are generally considered to preclude significant geologic impacts, and no mitigation is proposed at this program level of review. Goals, policies, and recommendations enacted by the City combined with the federal state and local regulations described above provide a framework for developing project level measures for future projects. Through the City's project review process compliance with standards is required of all projects and is not considered to be mitigation. However, it is possible that for certain projects, adherence to the regulations may not adequately protect against geologic impacts and such projects would require additional measures to avoid or reduce impacts. These additional measures would be considered for future projects requiring mitigation (i.e., measures that go beyond what is required by existing regulations). Where mitigation is determined to be necessary and feasible, these measures will be included in a Mitigation Monitoring and Reporting Program (MMRP) for the project. General measures that may be implemented to preclude project level impacts include preparation of soil and geologic conditions surveys, implementation of state seismic and structural design requirements, and grading techniques that reduce landslide and erosion hazard impacts.

Implementation of mitigation measures would reduce potential impacts. However, since the Draft General Plan does not include specific development projects, it is infeasible at the Program EIR level to provide project-specific mitigation that would reduce impacts to a less than significant level. Therefore, there is a potential for a significant and unavoidable impact associated with geologic hazards, erosion, and unstable geology and soils.

Health and Safety

Implementation of the Draft General Plan could result in significant impacts to health and safety. The potential for exposure of sensitive receptors to health hazards and wildfires will remain significant and unavoidable at the program level. Impacts associated with flooding, seiche, tsunami and mudflows, as well as potential conflicts with emergency operations plans, are expected to be precluded. Implementation of the General Plan policies that address airport land use compatibility support the development of future uses that are consistent with the adopted ALUCP and will ensure that the health and safety impact of off-airport aircraft accidents is precluded.

The City implements the adopted Airport Land Use Compatibility Plans (ALUCPs) with the Airport Environs Overlay Zone (AEOZ). The AEOZ boundaries cover less area than the boundaries of the airport influence area, which could allow the development of future projects that could pose a potentially significant impact to health and safety outside of the AEOZ boundaries. The City will continue to submit discretionary projects within the airport influence area for each airport in the City with an adopted ALUCP to the ALUC for consistency determinations. The City will work with the Airport Authority to identify to the types of ministerial projects within airport influence areas to submit to the ALUC for consistency determinations. The City will continue to submit development projects up until the time when the ALUC adopts the updated ALUCPs and subsequently determines that the City's affected land use plans, development regulations, and zoning ordnances are consistent with the ALUCPs.

The FAR Part 77 imaginary surfaces extend beyond the boundaries of the Airport Influence Area and the adopted zoning ordinances and development regulations could cause the development of future structures that could pose a potentially significant impact to health and safety. The City will inform project applicants when proposed projects meet the Part 77 criteria for notification to the FAA as identified in City of San Diego Development Services Department Information Bulletin 520. The City will not approve ministerial projects that require FAA notification without a FAA determination of "No Hazard to Air Navigation" for the project. The City will not recommend approval for discretionary projects that require FAA notification without a FAA determination of "No Hazard to Air Navigation" for the project until the project can fulfill state and ALUC requirements.

Mitigation measures that could decrease the identified health and safety impacts at the project level include the following: future projects that locate non-residential employment uses in proximity to residential development, or vice versa, must be sited and designed in a manner that reduces or avoids potential health and safety incompatibility impacts. Prior to the approval of any entitlement, the City would evaluate the project in light of the Conversion/Collocation Suitability Factors (located in Appendix C of the Draft General Plan), which would be used to analyze compatibility of site specific proposals. Additionally, future projects located in known High Fire Hazard Areas must be sited and designed to minimize impacts of fire. Prior to approval of any entitlement for a future project, the City would ensure that any impacts from wildfire or landslides will be reduced and, if necessary, mitigated in accordance with the requirements of the City of San Diego.

Historical Resources

Implementation of the Draft General Plan could result in significant impacts to historical resources associated with the built environment through substantial alteration, relocation, or demolition of historic buildings, structures, objects, landscapes, and sites and to important archaeological sites that occur on property proposed for development, including construction activities, such as grading and excavation. Additionally, the potential for encountering human remains during construction development activities is possible and impacts to human remains as a result of the Draft General Plan may occur. Although future development in accordance with the General Plan could have a significant impact on historical resources, adoption of the Plan would not, in and of itself, have a significant impact. In fact, the emphasis placed by the General Plan on conserving historical resources and integrating the protection of historical resources into the broader planning process would reduce impacts to historical resources that may have otherwise occurred with future projects could result in significant impacts. Measures incorporated into future projects can reduce potential impacts to historical resources. As part of the discretionary review of development projects, steps are taken to identify and mitigate significant impacts to historical resources.

Although significant impacts to historical resources may be mitigated through review of discretionary projects, project-specific mitigation at the Program EIR level is not available since specific development projects are not known. Therefore, the impact to historical resources is significant and unavoidable.

Hydrology

Implementation of the Draft General Plan could result in significant impacts to hydrology. The Draft General Plan calls for future growth to be focused into mixed-use activity centers. Implementation of the Plan would result in infill and redevelopment occurring in selected built areas, which would be identified through the community plan update/amendment process. The General Plan would also guide the development of remaining developable vacant land. Redevelopment and infill development could have impacts on existing absorption rates, drainage patterns, or the rate of surface runoff. Mitigation of these impacts can be addressed through project review. At this time, no specific projects have been proposed, and therefore it is not possible to propose feasible mitigation measures to reduce project-level impacts. Future projects must be sited and designed to minimize impacts to absorption rates, drainage patterns, and rates of surface runoff in accordance with City requirements and other appropriate agencies including the San Diego Regional Water Quality Control Board. Such siting and design may include implementation of the mitigation framework measures identified for impacts to Water Quality.

It is infeasible in this program level EIR to provide project-specific mitigation that would reduce any further impacts to a less than significant level. As such, significant unavoidable impacts related to absorption rates, drainage patterns, or rates of surface runoff remain.

Land Use

Implementation of the Draft General Plan could result in significant impacts to land use related to General Plan conflicts with goals in other adopted plans, incompatible land uses, and physically dividing communities. Existing and future regulations will provide development standards aimed at reducing land use incompatibilities. Currently, a Community Plan update program is being established to help ensure that the City's community plans are consistent with the General Plan, and that they serve as an effective means to implement citywide environmental policies and address policies related to Airport Land Use Plans. Future projects must also be implemented to ensure that they do not conflict with the General Plan and applicable community plans resulting in a physical impact on the environment. Prior to the approval of any entitlement, the City would evaluate whether proposed projects implement specified land use, density/intensity, design guidelines, Airport/Land Use Compatibility Plans, and other General Plan and community plan policies including open space preservation, community identity, mobility, and the timing, phasing, and provision of public facilities.

Because the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis, the program-level impacts related to conflicts with goals in adopted plans; incompatible land uses; and that may physically divide established communities remains significant and unavoidable.

Mineral Resources

Implementation of the Draft General Plan could result in significant impacts to mineral resources. These impacts may occur when access to important mineral resources is restricted or prohibited through development of lands containing the resource or when non-compatible land uses are developed in close proximity thereby reducing the likelihood for extraction of those resources. No Mitigation Measures are available at the Program EIR level of review that could reduce project-specific significant impacts to important mineral resources. Thus, there is a potential for significant unavoidable impacts related to mineral resources.

Noise

Implementation of the Draft General Plan could yield significant noise impacts including short-term noise impacts to noise-sensitive land uses located adjacent to construction sites and long-term noise impacts associated with transportation improvements that increase the rate of use of buses and trains which can generate more noise per vehicle, development of commercial and industrial land uses which could result in the generation of unacceptable noise levels, and special civic or entertainment events held at various locations that have the potential to generate significant noise levels and adversely affect nearby sensitive receptors and land uses. The increase in population growth and increased economic and development activity in the City as a result of implementation of the General Plan has the potential to

increase noise generated by various transportation modes, stationary sources and related activities affecting both human and wildlife receptors. Implementation of the Draft General Plan could potentially locate multifamily residential land uses above the 65 dBA CNEL (except for aircraft noise in the Brown Field, Montgomery Field, MCAS Miramar Airport Influence Areas) including SDIA influence area where allowed by the Airport Land Use Compatibility Plan, and therefore subject them to a higher level of existing and future noise.

In order to mitigate these impacts, future development projects in areas where the existing or future noise level exceeds or would exceed the compatible noise level thresholds, as indicated in the Land Use Compatibility for Community Noise Environment Table (Table 3.10-6), must perform an acoustical study consistent with Acoustical Study Guidelines (Table NE-4 in the Draft General Plan), so that appropriate noise mitigation measures are included in the project design to meet the noise guidelines. Also, future projects must be sited and designed in a manner that avoids noise impacts to noise-sensitive land uses (e.g., residences, hospitals, schools, and libraries) and sensitive receptors. Where uses, particularly habitable structures, are planned near noise-generating sources, future projects must use a combination of architectural treatments or alternative methods to bring interior noise levels to below 45 dBA. Future development projects that are located in an Airport Influence Area must use appropriate noise attenuation methods recommended in the appropriate Airport Land Use Compatibility Plans in order to meet acceptable interior noise levels for the use and aviation easements where required. All non-emergency construction activity for future projects must comply with the limits (maximum noise levels, hours and days of activity) established in state and City noise regulations.

Although the General Plan PEIR identifies Mitigation Framework Measures to reduce these program level impacts, the degree of impact and applicability, feasibility, and success of these measures cannot be adequately known for each specific project at this program level of analysis. Therefore, the program level noise impact related to adoption of the Draft General Plan remains significant and unavoidable.

Paleontological Resources

Implementation of the Draft General Plan could result in significant impacts to paleontological resources through the loss of significant fossil resources through development consistent with the General Plan. Although steps are taken to identify and mitigate significant impacts to paleontological resources as part of the discretionary review of development projects, mitigation for the proposed project is not available. Additionally, impacts at the project level for non-discretionary projects would not be mitigated due to a lack of regulatory language in the land development code requiring protection of paleontological resources. Although mitigation measures would reduce impacts, it is infeasible at this Program EIR level to provide more project-specific mitigation that would reduce impacts to a less than significant level, since specific development projects are not known. Thus, the impact to paleontological resources is considered significant and unavoidable.

Population and Housing

Implementation of the Draft General Plan could result in significant impacts to population and housing. Some displacement of residents is likely to occur as older housing units are replaced. As areas redevelop, older housing units, and in some cases more affordable housing units will be replaced by higher cost housing units. Low-income households are most likely to be adversely affected. This could result in displacement and relocation of people away from the City and the region in search of more affordable housing. If the displacement necessitates construction of some replacement housing in the City and/or region, the construction may result in significant CEQA impacts. In some instances, people will have access to City programs providing housing assistance. Potential future project conditions could include: provision of on-site affordable housing, or affordable housing within the neighborhood in which the project is being built; provision of affordable housing targeted to very low-income households; and/or other tailored strategies designed to address specific neighborhood goals and priorities.

However, many of the programs are limited and not available in every area of the City. Since no specific development projects have been identified, it is infeasible at this Program EIR level to provide project-specific mitigation that would reduce impacts to a less than significant level. Therefore, displacement of substantial numbers residents necessitating the construction of replacement housing is considered a significant and unavoidable impact at this program level of review.

Public Facilities

Implementation of the Draft General Plan could result in significant impacts related to the construction of new or altered public facilities. No specific projects or actions have been identified with the Draft General Plan that would result in any direct or indirect physical change in the environment. However, future growth is anticipated and the construction of future public facilities needed to support that growth may result in environmental impacts. The need for new or upgraded facilities is addressed through the various means the City uses to fund the capital and operating expenses related to public facilities (e.g., developer fees and City Council budget decisions). However, the CEQA analysis of public services and facilities in this document focuses on the physical environmental impacts that could result from the construction of new facilities or the alteration of existing facilities. It is anticipated that many of these activities would result in physical impacts. Therefore, the framework for the mitigation of public services and facilities projects will vary, depending on the type of physical impacts resulting from each project

No specific projects or actions have been identified with the Draft General Plan that would result in any direct or indirect physical change in the environment. However, future growth is anticipated and the construction of future public facilities needed to support that growth may result in environmental impacts. Future environmental analysis would be required for specific public facilities projects necessary to implement the Draft General Plan to identify associated construction-related impacts and project-specific mitigation. At this program

level of review, impacts associated with the construction of public facilities are considered significant and unavoidable.

Public Utilities

Implementation of the Draft General Plan could result in significant impacts related to the construction of public utilities. No specific projects or actions have been identified with the Draft General Plan that would result in any direct or indirect physical change in the environment. However, future growth is anticipated and the construction of future public utilities needed to support that growth may result in environmental impacts. Therefore, impacts associated with the construction of public utilities may occur and even though mitigation measures have been identified, those impacts remain significant and unavoidable.

These impacts may be mitigated through innovative project design, construction and operations to reduce stormwater pollution, energy use, and waste generation. The strategic planting of trees in quantities and locations that maximize environmental benefits such as shading, could also mitigate certain impacts. Specific city-wide policies that apply to project review include the City's Sustainable Building Policy (900-14), which allows an expedited review time for the private sector building projects meeting LEED silver criteria. The City of Villages strategy, which is a part of the General Plan, t calls for strategic project siting, mix of land uses, and design that reduces the need to drive, thus reducing vehicle miles traveled compared to what would occur through conventional development. Additionally, the City's implementation of water and energy conservation measures is beyond what is required by local, state, and federal regulations. Additional policies within the Draft General Plan augment water supply contingency plans. The revised Draft General Plan contains strengthened and amplified policies to address the GHG emissions of future development, and sustainable development.

Transportation/Traffic/Circulation/Parking

Implementation of the Draft General Plan could result in significant impacts to traffic. At this time, no specific projects have been proposed, and therefore it is not possible to propose feasible mitigation measures to reduce project-level impacts. The Draft General Plan has established measures that will guide transportation development and planning in the future. Policies that address walkable communities, street and freeway system improvements, transportation demand management (TDM), bicycling, and parking management will serve to mitigate certain traffic impacts both at the project and city-wide level.

It is infeasible in this program level EIR to provide project-specific mitigation that would reduce impacts to a less than significant level. As such, significant unavoidable impacts related to transportation, traffic, circulation, and parking remain.

Visual Effects and Neighborhood Character

Implementation of the Draft General Plan could result in significant impacts to visual effects and neighborhood character. Future discretionary actions, private development projects, and public facilities (i.e. roads, transit lines, utilities) that occur subsequent to General Plan adoption may result in significant impacts associated with changes to the landform that may occur through site-specific grading, blocked public views from development that is incompatible in shape, form or intensity, and substantially altering the existing character of the City's neighborhoods. While the Draft General Plan policies are designed to minimize such impacts, there is no guarantee that all future implementation actions and development projects will adequately implement Draft General Plan policies.

The policies resulting from the adoption of the Draft General Plan could avoid or reduce the potential significant impacts to topography, public views and the existing character of established communities, but possibly not to below a level of significance. In addition, future community plan updates and the existing development review process could reduce potential impacts to visual and neighborhood quality. Because the degree of impact and applicability, feasibility, and success of future mitigation measures can not be adequately known for each specific future project at this program level of analysis, the program-level impacts related to topography, public views and character remains significant and unavoidable.

Water Quality

Implementation of the Draft General Plan could result in significant impacts to water quality. Almost all pollutants found in the impaired water bodies within the City have anthropogenic (man-made) origins; therefore increasing the population could increase the amount of pollution entering the aquatic ecosystem. Redevelopment and infill activities in urbanized areas could result in an increased amount of impervious surfaces. In addition, most development of vacant land could also decrease permeability. These impervious surfaces would result in increased runoff, adding to local non-point source pollution. Development could also cause erosion due to exposed graded surfaces, excavation, stock piling, or boring, and would potentially contribute to the sediment load in surface waters. Deposition of sediments downstream may be significant if they are introduced into a potable water supply (reservoirs), flood control channels, or wetlands. Increased deposition of sediments into water bodies can result in increased turbidity, clog streambeds, degrade aquatic habitat, and interfere with flow.

Future growth and development also has the potential to create impacts to groundwater quality. Groundwater degradation takes three forms: stock depletion, contamination, and secondary problems such as land subsidence and saline intrusion.

Mitigation can be conducted at the project review level by requiring developers to increase on-site filtration, preserve/restore/incorporate natural drainage systems into site design, and direct concentrated flows away from MHPA and open space areas. To the extent feasible,

avoiding development of areas particularly susceptible to erosion and sediment loss can additionally serve as a mitigation measure.

Because the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis, the program-level impact related to water quality remains significant and unavoidable.

RECOMMENDED ALTERNATIVES FOR REDUCING SIGNIFICANT UNMITIGATED IMPACTS:

None of the project alternatives analyzed in this EIR would completely eliminate all of the significant impacts of the project. Selection of any of the project alternatives would, however, reduce the project's contribution to one or more of the significant impacts.

No Project

The No Project Alternative represents buildout under the currently adopted plans and does not represent a "no build" scenario in which no future development would occur. Under the No Project Alternative, the Draft General Plan would not be implemented and projected future growth would occur in accordance with the 1979 Progress Guide and General Plan (existing General Plan), the Strategic Framework Element, which was adopted by the City Council in October 2002, and the City's Housing Element, which was adopted in December 2006.

The No Project Alternative would generally meet all of the project objectives. Impacts associated with agricultural resources, biological resources, geologic conditions, health and safety, historic resources, hydrology, mineral resources, noise, paleontological resources, population and housing, public services and facilities, public utilities, visual effects and neighborhood character, and water quality would be similar compared to the Draft General Plan. Air quality, global warming, land use and traffic impacts would be greater when compared to the Draft General Plan.

Enhanced Sustainability

This alternative is analyzed as a means of further reducing the environmental effects of the Draft General Plan related to energy and water consumption, solid waste generation, water quality and air quality. Specifically, this alternative would add mandatory policies to the Draft General Plan to enhance the sustainability of future development within the plan area.

The Enhanced Sustainability alternative would meet all of the project objectives. Impacts associated with agricultural resources, biological resources, geologic conditions, health and safety, historic resources, land use, mineral resources, noise, paleontological resources, population and housing, public services and facilities, traffic, and visual effects and neighborhood character would be similar compared to the Draft General Plan. Air quality, global warming, hydrology, public utilities, and water quality impacts were originally

determined to be less under this alternative. However, since the City has incorporated the principal objectives of this alternative into the Draft General Plan, the Draft General Plan now approaches the level of impacts estimated to occur under the Enhanced Sustainability Alternative. This is the environmentally superior alternative to the Draft General Plan.

Increased Parking Management

This alternative expands the currently available parking management tools by expanding implementation of Community Parking Districts and permit parking districts throughout the City. This alternative would also increase parking meter fees and extend the hours when parking meter payment is required. The Community Parking District program allows for direct investment and benefit of the parking management revenue generated within its boundaries, thus providing a source of revenue for community infrastructure and amenities. Permit parking districts address transient and spillover parking problems by restricting on-street parking to permit holders within a specified area. This alternative would substantially reduce free on-street parking in the City, increase parking meter fees and hours of enforcement thereby increasing the cost of parking. This would serve to reduce and or eliminate a number of automobile trips, reduce parking demand, and increase the number of multimodal trips such as carpooling, transit, walking and biking. This alternative is analyzed as a means of further reducing the environmental effects of the Draft General Plan relating to air quality and traffic.

The Increased Parking Management Alternative would meet all of the project objectives. Impacts associated with agricultural resources, biological resources, geologic conditions, health and safety, historic resources, hydrology, land use, mineral resources, noise, paleontological resources, population and housing, public services and facilities, public utilities, visual effects and neighborhood character, and water quality would be similar compared to the Draft General Plan. Air quality, global warming, and traffic impacts were initially determined to be less under this alternative. However, since the City has incorporated the principal environmental objective of this alternative into the Draft General Plan, and the implementation mechanisms for the plan and the alternative would be similar (e.g. community specific parking plans and ordinance amendments), the Draft General Plan now approaches the level of impacts of the Increased Parking Management Alternative.

Concentrated Growth

This alternative is analyzed within this Program EIR as a means to focus projected growth into four subareas of the City that are served by high quality transit. Global warming impacts would be greater under this alternative. Other environmental impacts would be greater in the four subareas, but would likely decrease in other areas of the City. Under this alternative, infill and redevelopment would be focused in the Downtown San Diego and Uptown communities; and in Urban Village Centers within the Mission Valley/Morena/ Grantville, University/Sorrento Mesa, and Midway-Pacific Highway subareas to a greater extent than is envisioned under the Draft General Plan. In addition, under this

alternative, higher density infill and redevelopment would be discouraged in Neighborhood/Community Villages and within Transit Corridors outside of the above-referenced subareas. Due to the high cost of land and the scarcity of vacant developable land in the four subareas, it would be difficult to secure the population-based park lands needed to provide public facilities in accordance with General Plan, as compared to the Draft General Plan.

MITIGATION, MONITORING AND REPORTING PROGRAM INCORPORATED INTO THE PROJECT:

The Mitigation Framework has been revised and amplified to further clarify within the MMRP (PEIR Section 9) the General Plan policies that would provide mitigation at the program level. Since the Draft General Plan does not include specific development projects, it is infeasible at the Program EIR level to provide project-specific mitigation that would reduce any future impacts to a less than significant level. Therefore, at this program level of review there is no project-specific Mitigation, Monitoring and Reporting Program proposed and significant and unavoidable impacts associated with the project remain.

Robert J. Manis
Deputy Director
Development Services Department

April 26, 2007
Date of Draft Report

September 28, 2007
Date of Final Report

Analyst: M. Mirrasoul

December 2008
Date of Revised Final Report

RESULTS OF PUBLIC REVIEW

( ) No comments were received during the public input period.

( ) Comments were received but the comments do not address the accuracy or completeness of the environmental report. No response is necessary and the letters are attached at the end of the EIR.

(X) Comments addressing the accuracy or completeness of the EIR were received during the public input period. **The letters and responses are located in Appendix C of this document.**

PUBLIC REVIEW:

The following individuals, organizations, and agencies received a copy or notice of the draft EIR and were invited to comment on its accuracy and sufficiency.

Federal Agencies
Federal Aviation Administration (1)
U. S. Fish and Wildlife Service (23)
U. S. Army Corps of Engineers (26)
U. S. Department of Agriculture (25)

Military
Naval Facilities Engineering Command, SW Division, Environmental Planning (12)
MCAS Miramar (13)

State of California

Departments
Department of Justice, Attorney General Edmund G. Brown
Department of Transportation, District 11 (33)
Department of Fish and Game (32)
Department of Parks and Recreation (40)
Department of Parks and Recreation, Office of Historic Preservation (41)
Department of Housing and Community Development (38)
Department of Toxic Substances Control (39)
Department of Conservation (60)
Department of Water Resources (45)
Department of Boating and Waterways (52)
Office of Planning and Research (57)
State Clearinghouse (46A)

Agencies
Resources Agency (43)
Regional Water Quality Control Board, Region 9 (44)
California Environmental Protection Agency (37)

Commissions/Boards
California Coastal Commission (47)
Native American Heritage Commission (56)
California State Lands Commission (62)
California Energy Commission (59)
California Public Utilities Commission
California Integrated Waste Management Board (35)
California State Coastal Conservancy (54)

Universities
University of San Diego (251)
San Diego State University (455)
University of California, San Diego (134)

San Diego County

Department of Planning and Land Use (68)
Department of Environmental Health (75 &76)
Department of Parks and Recreation (69)
Department of Agriculture (64)
Department of Education (66)
Department of Public Works (72)

City of San Diego

Elected Officials
Mayor Sanders
Council President Peters, District 1
Councilmember Faulconer, District 2
Councilmember Atkins, District 3
Councilmember Young, District 4
Councilmember Maienschein, District 5
Councilmember Frye, District 6
Councilmember Madaffer, District 7
Councilmember Hueso, District 8
City Attorney Aguirre, Shirley Edwards

Departments
Development Services Department
- Noise Analysis (82) – Werner Landry
- LDR Engineering (MS 501) – Don Weston
- LDR EAS (MS 501) – Marilyn Mirrasoul
- LDR Landscaping (MS 501) – Christine Rothman
- LDR Floodplain (MS 501) – Steve Lindsay
- LDR Planning (MS 501) – Anna McPherson
- LDR Transportation (MS 501) – Labib Qasem, Victoria Huffman, Ann Gonsalves
- LEA (MS 606L) – Bill Prinz

Park and Recreation Department (89) – Deborah Sharpe
- Park Development (93) – Jeff Harkness

Environmental Services Department (MS 1102A) – Lisa Wood
Water Department (MS 906) – George Adrian
Metropolitan Wastewater Department (MS 922) – Mehdi Rastakhiz
Library Department (81) – Mary Ann Tilotta
Fire-Rescue Department (MS 603) - Javier Mainar, Assistant Fire Chief
Police Department (MS 710) – Darryl Hoover, Sergeant
City Planning & Community Investment Department (MS 5A)
- MSCP Reviewer (5A) – Jeanne Krosch
- Facilities Financing (MS 606F) – Charlene Gabriel

Governmental Relations Department (MS 51M)
Neighborhood Code Compliance (MS 51N)
Real Estate Assets Department (85)
Engineering and Capital Projects Department (86)

City Agencies
San Diego Housing Commission (MS 49N)
City of San Diego Redevelopment Agency (MS 904)
Centre City Development Corporation (MS 51 D)
Southeastern Economic Development Corporation (SEDC) (448)

San Diego Regional Economic Development Corporation

Commissions
Commission for Arts and Culture (MS 652)
Library Commission (MS 17)
Planning Commission (MS 401)

Advisory Boards
San Diego Park and Recreation Board (MS 37C)
Small Business Advisory Board (MS 904)
Historical Resources Board (87)
Wetland Advisory Board (91A)
La Jolla Shores PDO Advisory Board (279)

Advisory Committees
Mission Bay Park Committee (320)
Balboa Park Committee (MS 35)
Airports Advisory Committee (MS 14)

Libraries
Balboa Branch Library (81B)
Beckwourth Branch Library (81C)
Benjamin Branch Library (81D)
Carmel Mountain Ranch Branch (81E)
Carmel Valley Branch Library (81F)
City Heights/Weingart Branch Library (81G)
Clairemont Branch Library (81H)
College-Rolando Branch Library (81I)
Kensington-Normal Heights Branch Library (81K)
La Jolla/Riford branch Library (81L)
Linda Vista Branch Library (81M)
Logan Heights Branch Library (81N)
Malcolm X Library & Performing Arts Center (81O)
Mira Mesa Branch Library (81P)
Mission Hills Branch Library (81Q)
Mission Valley Branch Library (81R)
North Clairemont Branch Library (81S)
North Park Branch Library (81T)
Oak Park Branch Library (81U)
Ocean Beach Branch Library (81V)
Otay Mesa-Nestor Branch Library (81W)
Pacific Beach/Taylor Branch Library (81V)
Paradise Hills Branch Library (81Y)
Point Loma/Hervey Branch Library (81Z)
Rancho Bernardo Branch Library (81AA)
Rancho Peñasquitos Branch Library (81BB)
San Carlos Branch Library (81DD)
San Ysidro Branch Library (81EE)
Scripps Miramar Ranch Branch Library (81FF)
Serra Mesa Branch Library (81GG)
Skyline Hills Branch Library (81HH)
Tierrasanta Branch Library (81II)

University Community Branch Library (81JJ)
University Heights Branch Library (81KK)
Malcolm A. Love Library (457)

Community Service Centers
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San Ysidro (435)
Scripps Ranch (442)

Other Cities
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City of Coronado
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City of El Cajon (97)
City of Escondido (98)
City of Imperial Beach (99)
City of La Mesa (100)
City of Lemon Grove (101)
City of National City (102)
City of Poway (103)
City of Santee (104)
City of Solana Beach (105)

Native Americans
Ron Christman (215)
Louie Guassac (215A)
Clint Linton (215B)
Kumeyaay Cultural Repatriation Committee (225)
Native American Bands and Groups (225A - Q)
Other Agencies
San Diego Association of Governments (108)
San Diego Transit Corporation (112)
Sempra (114)
Metropolitan Transit Systems (115)
San Diego County Regional Airport Authority (110)
Local Agency Formation Commission (LAFCO) (111)
Otay River Park Joint Powers Authority
5201 Ruffin Road, Suite P, San Diego, CA 92123
San Dieguito River Park Joint Power Authority (425A)
County Water Authority (73)
Air Pollution Control District (65)
San Diego Unified Port District (109)

Community Groups, Associations, Boards, Committees and Councils
Community Planners Committee (194)

Community Planning Groups
Centre City Advisory Committee (243)
Otay Mesa - Nestor Planning Committee (228)

Otay Mesa Planning Committee (235)
Clairemont Mesa Planning Committee (248)
Greater Golden Hill Planning Committee (259)
Serra Mesa Planning Group (263A)
Kearny Mesa Community Planning Group (265)
Linda Vista Community Planning Committee (267)
La Jolla Community Planning Association (275)
City Heights Area Planning Committee (287)
Kensington-Talmadge Planning Committee (290)
Normal Heights Community Planning Committee (291)
Eastern Area Planning Committee (302)
Midway Community Planning Advisory Committee (307)
Mira Mesa Community Planning Group (310)
Mission Beach Precise Planning Board (325)
Mission Valley Unified Planning Organization (331)
Navajo Community Planners Inc. (336)
Carmel Mountain Ranch Community Council (344)
Carmel Valley Community Planning Board (350)
Del Mar Mesa Community Planning Board (361)
Greater North Park Planning Committee (363)
Ocean Beach Planning Board (367)
Old Town Community Planning Committee (368)
Pacific Beach Community Planning Committee (375)
Rancho Peñasquitos Planning Board (380)
Peninsula Community Planning Board (390)
Rancho Bernardo Community Planning Board (400)
Sabre Springs Community Planning Group (407)
San Pasqual - Lake Hodges Planning Group (426)
San Ysidro Planning and Development Group (433)
Scripps Ranch Community Planning Group (437)
Miramar Ranch North Planning Committee (439)
Skyline - Paradise Hills Planning Committee (443)
Torrey Hills Community Planning Board (444A)
Southeastern San Diego Planning Committee (449)
Encanto Neighborhoods Community Planning Group (449A)
College Area Community Council (456)
Tierrasanta Community Council (462)
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University City Community Planning Group (480)
Uptown Planners (498)

Town/Community Councils
Clairemont Town Council (257)
Serra Mesa Community Council (264)
Rolando Community Council (288)
Oak Park Community Council (298)
Webster Community Council (301)
Darnell Community Council (306)
La Jolla Town Council (273)
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San Carlos Area Council (338)

Ocean Beach Town Council, Inc. (376 A)
Pacific Beach Town Council (374)
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United Border Community Town Council (434)
San Dieguito Planning Group (412)
Murphy Canyon Community Council (463)

Community Associations/Committees
North Park Community Association (366)
Normal Heights Community Center (293)
Normal Heights Community Association (292)
La Jollans for Responsible Planning (282)
Mission Hills Association (327)
La Jolla Shores Association (272)
Southeastern San Diego Development Committee (449)
Arroyo Sorrento Homeowners Association (356)
Burlingame Homeowners Association (364)
Crown Point Association (376)
Torrey Pines Association (379)
The San Dieguito Lagoon Committee (409)
Scripps Ranch Civic Association (440)
Torrey Pines Association (472)
Crest Canyon Citizens Advisory Committee (475)
University City Community Association (486)
Hillside Protection Association (501)
Allen Canyon Committee (504)

Redevelopment Project Area Committees
Barrio Logan
Crossroad
College Community
City Heights
North Park
North Bay

Other Interested Parties
San Diego Apartment Association (152)
San Diego Chamber of Commerce (157)
Building Industry Association/Federation (158)
San Diego River Park Foundation (163)
Sierra Club (165)
San Diego Natural History Museum (166)
San Diego Audubon Society (167, 167A)
California Native Plant Society (170)
Center for Biological Diversity (176)
San Diego River Conservancy (168)
Environmental Health Coalition (169)
Endangered Habitats League (182 & 182A)
Carmel Mountain Conservancy (184)
Torrey Pines Association (186)

AIA (190)
League of Women Voters (192)
Carmen Lucas (206)
Dr. Jerry Schaefer (208A)
South Coastal Information Center (210)
San Diego Historical Society (211)
San Diego Archaeological Center (212)
Save Our Heritage Organisation (214)
San Diego County Archaeological Society Inc. (218)
La Jolla Historical Society (221)
University of San Diego (251)
Tecolote Canyon Citizens Advisory Committee (254)
Friends of Tecolote Canyon (255)
Tecolote Canyon Rim Owner's Protection Association (256)
Marian Bear Natural Park Recreation Council (267 A)
UCSD Natural Reserve System (284)
Friends of the Mission Valley Preserve (330)
Mission Trails Regional Park Citizens Advisory Committee (341)
Los Peñasquitos Canyon Preserve Citizens Advisory Committee (360)
Friends of Rose Canyon (386)
Pacific Beach Historical Society (377)
Sunset Cliffs Natural Park Recreation Council (388)
San Dieguito Lagoon Committee (409)
San Dieguito River Park CAC (415)
San Dieguito River Valley Conservancy (421)
RVR PARC (423)
Beeler Canyon Conservancy (436)
Mission Trails Regional Park (465)
Friends of Los Peñasquitos Canyon Preserve, Inc., (313)
Tijuana River National Estuarine Reserve (229)
Tijuana's Municipal Planning Institute
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San Diego Regulatory Alert (174)
League of Conservation Voters (322)
Citizens Coordinate for Century III (324 A)
River Valley Preservation Project (334)
Friends of Adobe Falls (335)
Carmel Valley Trail Riders Coalition (351)
Carmel Mountain Conservancy (354)
Friends of San Dieguito River Valley (419)
Beeler Canyon Conservancy (436)
San Diego Board of Realtors (155)
San Diego Convention and Visitors Bureau (159)
CalPIRG (154)
San Diego Baykeeper (173)
San Diego Civic Solutions *(Canyonlands)*
Bobbie Herdes, RECON Environmental
Donna Jones, Otay Mesa Planning Coalition
John Ponder, Otay Mesa Planning Coalition
Everett Delano, Friends of San Diego
Bruce Warren, EnvironMINE, Inc.,
Lee Campbell

Eric Germain
Carolyn R. Thomas
Randy Berkman
Rebecca Robinson-Wood
Stephen Haase, NAIOP

School Districts

Elementary
Chula Vista School District (118)
Del Mar Union School District (119)
Solana Beach School District (129)
South Bay Union School District (130)
La Mesa-Spring Valley School District (121)
Lemon Grove School District (122)
National City School District (123)
San Ysidro School District (127)
Santee School District (128)

High School
San Dieguito Union High School District (126)
Sweetwater Union High School District (131)
Grossmont Union High School District (120)

Unified
San Diego Unified School District (132)
Poway Unified School District (124)

Community College Districts
San Diego Community College District (133)
San Diego Mesa College (268)
Southwestern Community College District

General Plan E-mail Distribution List
The CPCI Department maintains an emailing distribution list with over 2,000 contacts. These contacts received the public notice via e-mail with a link to the website document.

Summary Table of Public Comments Received (August 2012 - November 2012)

Date Received	Name/Organization	Subject	Comments	Were Changes Made to the Document?	Page Number
8/31/2012	Joe LaCava	Water Supply	Added language about water & sewer capacity	yes	164
9/4/2012	Peter St. Clair	City of Villages/Mixed Use Development	Added language	yes	101, 111
		Companion Units			
9/5/2012	SD Housing Federation	Transit Village Districts	Added section	yes	136
		State should create permanent funding source	Added language	yes	174
		Housing Impact Statements	Added language	yes	186
		Surplus City properties	Added language	yes	45
		density bonus program	additional language was added (program #1)	yes	53
9/6/2012	Krout & Associates	Sustainability Chapter	Consultant provided additional language	yes	132-147
9/6/2012	Staff Comment	Table 33	Updated table & language	yes	32
9/10/2012	United States Marine Corps	Military Housing	Number changed from 1,600 to 1,400	yes	54
			Number changed from 1,600 to 1,400	yes	63
			Number changed and base name changed	yes	153
			Number changed from 1,600 to 1,400	yes	157
9/13/2012	Kayla Hardin	Persons with Developmental Disabilities	Use "People First Language" within section	yes	23
		Shiver R-Word Act	Changed wording to "intellectual disability"	yes	23
		Funding for Developmentally Disabled	SDHC should consider setting aside funds and/or affordable housing for the developmentally disabled	yes	24
9/28/2012	Workshop/Staff Comments	Downpayment/Closing Cost Assistance Grants	additional program (#17)	yes	121
		mortgage credit certificate program	additional program (#18)	yes	122
		deferred payment 3% interest loan program	additional program (#19)	yes	122
		mobile home repair grants	additional language was added (program #3)	yes	86
		no interest 0% deferred payment loans	additional program (#7)	yes	86
		multifamily bond program	additional financing source	yes	79
		multifamily rental development program	additional financing source	yes	79
		coastal affordable housing replacement program	program name was changed; language was added (program #3)	yes	53
		Section 8	program name was changed; language was added	yes	77, 118
		single room occupancy	additional language was added (program #4)	yes	53
		Housing enhancement loan program	additional program (#8)	yes	87
		Low income housing tax credits	additional language was added	yes	78
		HUD lead hazard control grant	additional program (#6)	yes	81
		HUD healthy homes demonstration grant	additional program (#7)	yes	81

9/28/2012	Workshop/Staff Comments	supportive housing program	additional language was added (program #2)	yes	118, 119
		Homelessness	Added info/stats from Regional Task Force on Homeless	yes	31-37
		shelter plus care	additional language was added (program #4)	yes	119
		bicycle sharing	bicycle sharing program & description was added (#5)	yes	137
10/3/2012	staff comments	Above Moderate Income Category	Above Moderate Income category was added to table 1	yes	4
		Formatting	Changes were made throughout the document to make format more compatible with the General Plan	yes	throughout
		Goal 5	Update goal 5 to reflect changes made by our sustainability consultant	yes	133-147
		Relate Constraints to Policies/Programs	Previous Chapter 7 (Constraints to Development) merged with Chapter 4 (Facilitate Development)	yes	91 - 115
		Cedillo Bill	The H.E. addresses requirements of the Cedillo Bill	yes	126,127
10/3/2012	Rosemary Johnston	Julian's Anchorage	Deleted "Julian's Anchorage" under program G--This no longer exists	yes	56
		adequate housing sites inventory summary table	Updated table to reflect most current housing sites inventory (Table #47)	yes	150-157
10/12 - 11/12	Housing Commission	Updates to ongoing programs implemented by the SDHC	Updated information regarding SDHC implementation programs currently in progress	yes	throughout
11/27/2012	CPC	Statement regarding full realization of adequate sites inventory and infrastructure	Added statement to page 3 intro discussion of RHNA and adequate sites inventory	yes	3
		Affordable housing projects/adequate housing sites inventory	Updated numbers in document to reflect changes made in Tables #47 and #48	yes	3, 149, 158, 159
11/1/2012	HCD Comments	Extremely Low Households	Added estimate for extremely low income category for RHNA & in Table 1	yes	3, 4
		Goal 3 Implementation Chart	Corrected chart	yes	114
		Affordable housing projects in process	Updated table to reflect most current affordable housing projects (Table #48)	yes	160, 161
		Feasibility & Strategies/Incentives regarding small sites & non vacant sites	Added language & analysis for non vacant & small sites	yes	162, 163
		Cedillo Bill	Added and Amended language	yes	126, 127
		Employee-Housing Act	Amended language to reflect compliance	yes	54, 55
		At Risk Units	Table 43 was updated	yes	72, 73
		At Risk Programs	Added language under # 2	yes	84
		Fees/Exactions	Added language & numbers regarding fees & exactions	yes	102, 103
		General Plan Consistency with AB 162	Added language under Flood Legislation	yes	103
		Availability of Financing	Added section on financing	yes	104
		Land and Construction Costs	Added typical land and construction costs	yes	104
		Substandard Housing	Added language & numbers on substandard housing	yes	29
		Outline of development Project Processing	Added section	yes	99, 100
12/12/2012	Jim Varnadore	Council Policy 600-19	Added paragraph to Intro Section	yes	4

STATE OF CALIFORNIA -BUSINESS, TRANSPORTATION AND HOUSING AGENCY EDMUND G. BROWN JR., Governor

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
1800 Third Street, Suite 430
P. O. Box 952053
Sacramento, CA 94252-2053
(916) 323-3177 / FAX (916) 327-2643
www.hcd.ca.gov

November 13, 2012

Mr. Kelly Broughton, Director
Development Services
City of San Diego
1222 First Avenue, MS 413
San Diego, CA 92101-4101

Dear Mr. Broughton:

RE: Review of the City of San Diego's Draft Housing Element

Thank you for submitting San Diego's draft housing element received for review on September 17, 2012 and providing revisions on November 6 and 7, 2012. The draft housing element was submitted for the 5th planning cycle and covers the 2013-2021 planning period.

Government Code (GC) 65585(b) requires the Department of Housing and Community Development (Department) to review draft housing elements and report its findings to the locality. The Department's review was facilitated by communications with Mr. Brian Schoenfisch, Housing Element Project Manager.

The Department has determined the draft element addresses statutory requirements of State housing element law (Article 10.6 of the Government Code). The element will comply with the law when adopted and submitted to the Department for final approval pursuant to GC 65585(g). The Department's finding was based on, among other things, the identification of adequate sites to accommodate the City's regional housing need allocation for lower-income households.

For your information, Senate Bill 375 (Chapter 728, Statutes of 2008) amended State housing law adding GC 65588(e)(4) regarding timely adoption of the housing element. Localities on an 8-year planning period that do not adopt the housing element within 120 calendar days from the statutory due date (April 30, 2013 for SANDAG localities) are required to revise the housing element every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit the Department's website at: http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf

The Department appreciates the efforts of Brian Schoenfisch in updating the housing element and looks forward to receiving the adopted housing element. If you have any questions or need additional technical assistance, please contact Robin Huntley, of our staff, at (916) 323-3175.

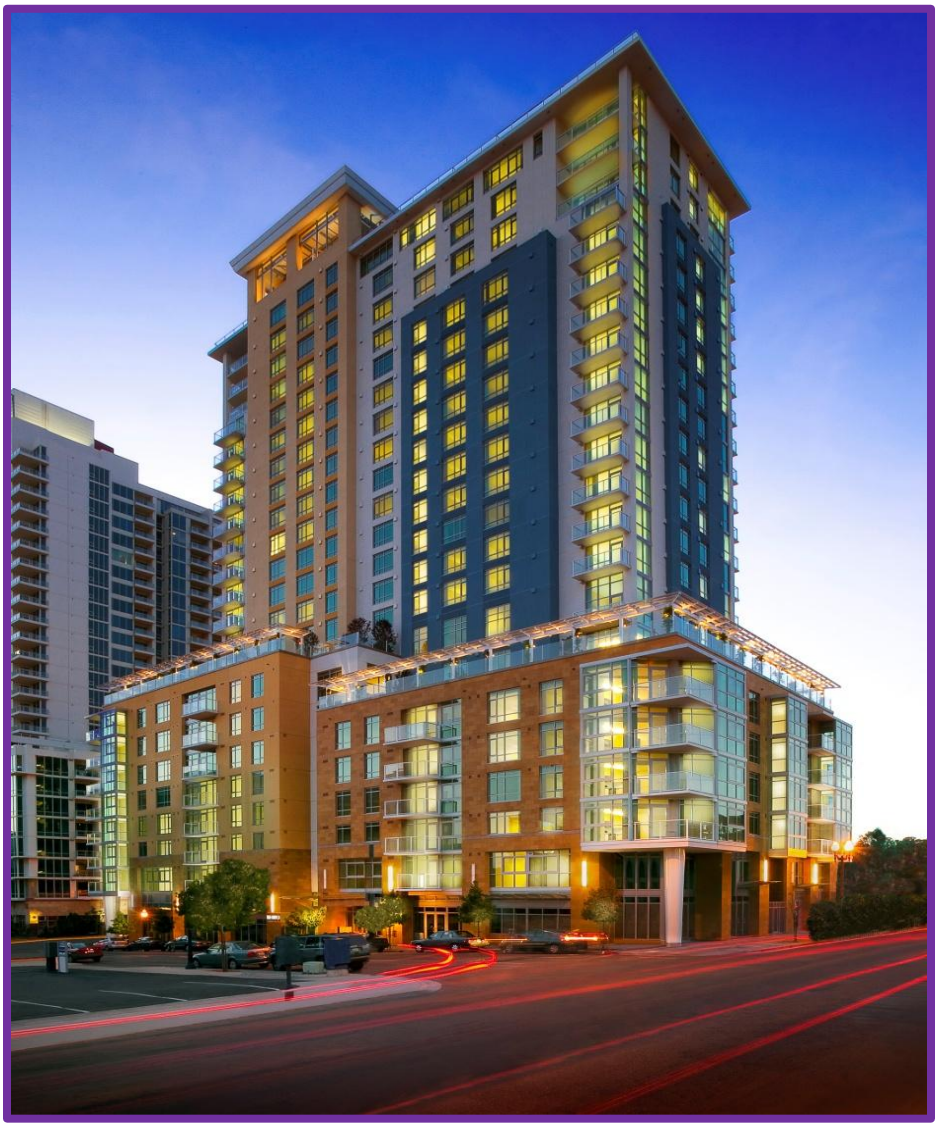
Sincerely,

Glen A. Campora
Assistant Deputy Director

General Plan

Housing Element 2013 - 2020

City of San Diego



NOVEMBER 2012 DRAFT

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Introduction

INTRODUCTION

PURPOSE OF HOUSING ELEMENT

To create a comprehensive plan with specific measurable goals, policies and programs to address the City's critical housing needs and foster the development of sustainable communities in support of the State's Greenhouse Gas Emission reduction targets, consistent with the region's sustainable communities strategy.

The Housing Element serves as a policy guide to address the comprehensive housing needs of the City of San Diego. It is intended to be an integrated, internally consistent and compatible statement of policies for housing in the City. It is one of ten elements of the City of San Diego's General Plan and is mandated by the State of California Government Code. State law mandates that local governments outline the housing needs of their community, the barriers or constraints to providing that housing, and actions proposed to address these concerns over an eight-year period. The Housing Element is subject to detailed statutory requirements and mandatory review by the California Department of Housing and Community Development (HCD), acknowledging that the availability of housing is a matter of statewide importance and that cooperation between government and the private sector is critical to attainment of the State's housing goals. Housing Element law requires local governments to adequately plan to meet their existing and projected housing needs, including their share of the regional housing need. The law recognizes that in order for the private sector to adequately address housing needs and demand, local governments must adopt land-use plans and regulatory schemes that provide opportunities for, and do not unduly constrain, housing development. In accordance with California Senate Bill 375 (SB 375), which seeks to reduce greenhouse gas (GHG) emissions, the Housing Element is key part of an integrated transportation and housing planning process coordinated through a Sustainable Communities Strategy (SCS) and Regional Transportation Plan (RTP). SB 375 recognizes the importance of planning for housing and land use in creating sustainable communities where residents of all income levels have access to jobs, services, and housing using transit, or by walking and bicycling (see the Sustainable Communities Strategy chapter in the 2050 RTP for more detail regarding the SCS for the San Diego region).

RELATIONSHIP OF HOUSING ELEMENT TO OTHER ELEMENTS OF THE GENERAL PLAN

The Housing Element is one of ten elements of the City's General Plan and is provided under separate cover due to the need for frequent updates, and to facilitate compliance with the state reporting requirements. It is consistent with the other elements of the General Plan and incorporates the City of Villages strategy as a key component of the City's housing strategy. The City of Villages strategy is to focus growth into mixed-use activity centers that are pedestrian-friendly, centers of community, and linked to the regional transit system. Further, the City of Villages strategy is an important component of the City's effort to reduce local contributions to GHG emissions, because the strategy makes it possible for larger numbers of people to make fewer and shorter auto trips. Consistent with SB 375, the City of Villages strategy promotes a land use pattern that will help meet regional GHG emission targets by

improving transportation and land use coordination and jobs/housing balance, creating more transit-oriented, compact and walkable communities, providing more housing capacity for all income levels, and protecting resource areas and farmland.

As with other elements of the General Plan, the Housing Element provides the policy framework for future planning decisions, and identifies a series of implementation steps to meet the Housing Element's goals, objectives, and policies. In order to ensure consistency of the Housing Element with other elements of the General Plan, Community Plans, and development projects, the City: (1) evaluates all proposed amendments for impacts on the Housing Element, (2) prepares Housing Impact Statements on all proposed discretionary development projects, and (3) prepares an Annual Report summarizing yearly progress made toward achieving Housing Element goals.

PLAN ORGANIZATION AND CONTENT

The Housing Element includes objectives, policies, and programs for the following five major goals:

Goal 1 – Ensure the provision of sufficient housing for all income groups to accommodate San Diego's anticipated share of regional growth over the next housing element cycle, 2013 – 2020, in a manner consistent with the development pattern of the Sustainable Communities Strategy (SCS), that will help meet regional GHG targets by improving transportation and land use coordination and jobs/housing balance, creating more transit-oriented, compact and walkable communities, providing more housing capacity for all income levels, and protecting resource areas.

Goal 2 – Maintain at a high level and upgrade, where necessary, the quality, safety and livability of San Diego's housing stock, with emphasis on preservation of San Diego's affordable housing stock.

Goal 3 – Streamline the entitlement and permitting process for new residential development by minimizing governmental constraints in the development, improvement, and maintenance of housing without compromising the quality of governmental review or the City's responsibility to ensure development takes place in a sustainable manner.

Goal 4 – Provide affordable housing opportunities consistent with a land use pattern which promotes infill development and socioeconomic equity; and facilitate compliance with all applicable federal, state, and local laws and regulations.

Goal 5 – Cultivate the City as a sustainable model of development.

REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

State law requires regional councils of government throughout the state to determine "regional share goals" for each local jurisdiction within their region. These goals are the projected share of regional housing needs for all income groups for the next Housing Element cycle. The regional share goals are based on "market demand for housing, employment opportunities, the availability of suitable sites and public facilities, commuting patterns, type and tenure of housing need, the loss of low-income units eligible to convert to market-rate status, and the housing needs of farm workers."

The Regional Housing Needs Allocation (RHNA) for the SANDAG region was adopted by the SANDAG Board on October 28, 2011. The City of San Diego's regional share goal for the 11-year period, January 1, 2010 – December 31, 2020, has been determined by SANDAG to be 88,096. This goal is further broken down by income group as follows:

Income Group	Percentage of AMI (Area Median Income)	Share
Extremely Low-Income *	0 – 30% of AMI	10,988
Very Low-Income	31-50% of AMI	10,989
Low-Income	51-80% of AMI	16,703
Moderate-Income	81-120% of AMI	15,462
Above-Moderate Income	121% + of AMI	33,954

* In accordance with State Law (AB 2634), the City projected the number of extremely low income housing by assuming 50 % of the very low income units as extremely low.

The regional share goal does not mean that San Diego must provide these numbers of housing units affordable in each income category. Instead, San Diego must have sufficient vacant and potentially redevelopable land zoned for residential use in various density categories to potentially meet the goals in each income group. Under State Law, the City's responsibilities for affordable housing are to provide the opportunity for development of affordable housing, not for the City to provide the housing.

The state Department of Housing and Community Development generally utilizes a threshold of 30 units per acre as the minimum density needed to potentially provide housing units for low- and very low-income households in urban areas. For the 2013-2020 period the City of San Diego does have sufficient land available that is designated for 30 units per acre or higher.

In 2012, the City conducted a comprehensive adequate sites inventory in accordance with state law. The inventory results, which are summarized in Chapter 8, indicate that as of July 17, 2012, there was an overall inventory of land planned and zoned for residential use to accommodate approximately 126,335 additional units in the City of San Diego. It is noted that full realization of the Adequate Sites Inventory cannot be achieved unless there is significant infrastructure investment in the City's communities.

QUANTIFIED OBJECTIVES FOR HOUSING PRODUCTION

State Housing Element Law requires jurisdictions to estimate the number of housing units which may feasibly be constructed, rehabilitated, and preserved during the Housing Element Cycle. The table below provides these estimates, in summary form, for the City. The estimates are based on the objectives and program targets contained in the body of the document, as well as previous trends, and resources anticipated to be available throughout the Housing Element Cycle.

Table 1: QUANTIFIED OBJECTIVES FOR HOUSING PRODUCTION

INCOME GROUP	NEW CONSTRUCTION	REHABILITATION	PRESERVATION
Extremely Low-income *	3,000	600	250
Very Low-income	3,000	600	250
Low-income	3,600	800	400
Moderate-income	700	400	0
Above Moderate - income	34,800	0	0
Total	**45,100**	**2,400**	**900**

* In accordance with State Law (AB 2634), the City projected the number of extremely low income housing by assuming 50 % of the very low income units as extremely low.

It is the intent that the goals, policies, and programs listed throughout this document will help to reduce barriers and create opportunities for affordable housing production. While many are critical to helping to meet the housing needs of the City, they are more qualitative in nature. The quantified objectives listed above are based upon those programs which include specific targets.

IMPEDIMENTS TO HOUSING AFFORDABILITY

Chapter 4 of this Housing Element identifies a number of impediments to housing affordability. They include: high land costs; infrastructure deficiencies in older urbanized communities; permit processing, development review and CEQA processing procedures; excessive parking regulations; and community opposition to higher-density and affordable housing developments. Chapter 4 then includes numerous policies and programs aimed at removing or mitigating negative constraints and creating more certainty in the development process.

SENATE BILL 244 -ANNEXATIONS

As addressed in the Land Use Element of the General Plan, the City of San Diego has two county islands of unincorporated land: the Davis Ranch, an approximately 77-acre property, designated for industrial use, located adjacent to Interstate 15 within the Scripps Miramar Ranch Community Planning Area, and the Mount Hope Cemetery, an approximately 100-acre property, designated as a public cemetery, located within the Southeastern San Diego Community Planning Area. With the exception of these two islands, the City's sphere of influence is contiguous or less than its municipal boundaries. Neither of these islands meets the criteria for being a disadvantaged unincorporated area nor do they contain any opportunities for additional housing sites.

COUNCIL POLICY 600-19 – BALANCED COMMUNITIES

Adopted in 1972, Council Policy 600-19 remains a fundamental principal of the Housing Element, as it calls for community balance to achieve a diversity of housing available to households of all income levels. As explained under Objective I of this Housing Element, the Land Use Element (Sections H and I) of the 2008 General Plan contain updated balanced community policies.

PUBLIC PARTICIPATION PROCESS

In order to ensure the broadest range of input during the community outreach process, the City used a combination of methods, including: public workshops, task force meetings, mass emails, newsletter articles, the City's TV station, and a dedicated web page. Over 5,000 individuals and organizations were sent email invitations to each of the workshops and translation services were made available to ensure the public participation of all economic segments of the community.

AFFORDABLE HOUSING BEST PRACTICES TASK FORCE

As a response to San Diego's affordable housing shortage, in the fall of 2009, the San Diego City Council's Land Use & Housing Committee (LU& H Committee) directed the San Diego Housing Commission (Housing Commission) to conduct a best practices study of 18 economically-comparable jurisdictions in an effort to increase the affordable housing inventory. Housing Commission staff presented the results of the study to LU&H in November of 2010. Per the direction of LU&H, the Housing Commission held a public workshop in December 2010 to provide an opportunity for the general public to review, analyze and make recommendations regarding the study. At the suggestion of the public, an "orientation meeting" was held in January 2011 to bring together interested affordable housing stakeholders, including Community Planning Group Chairs, business representatives, affordable housing providers, and members of a previous "Affordable Housing Task Force" (created in 2003) to participate on a new 2011 Affordable Housing Best Practices Task Force (Task Force).

The Task Force was directed to review current and past report recommendations to increase affordable housing, in order to develop a menu of recommendations for potential policy changes, incentives and other revenue resources. Throughout 2011, the Task Force met on a frequent basis addressing topics referred to them by the City Council and LU&H, including affordable housing incentives, policies, regulations, planning and zoning, and most importantly, direction to identify potential new revenue sources. The Task Force began its difficult assignment by reviewing a long list of recommended revenue sources that have been brought forward by previous task force groups, including recommendations of the 1989 task force, the 1995 task force and the 2003 task force.

The result of these discussions was the identification of eleven potential revenue sources for affordable housing. These potential revenue sources, along with a list of other concepts labeled "Affordable Housing Tools", were presented to LU&H in November 2011. Many of the Task Force's recommendations and discussion topics regarding regulatory streamlining and incentives, as well as recommended new revenue sources and methodologies for implementation, have been included in this Housing Element. Further work is needed on the actions required to implement potential revenue sources and other "Affordable Housing Tools" and the Task Force has committed to continue to meet to develop methodologies for implementation and periodic reporting on the progress of implementation. Below is a listing of seven principles, identified by the Task Force, to work in concert together to comprehensively address San Diego's affordable and workforce housing needs.

Affordable Housing Best Practices Task Force Statement Of Principles

1. Affordable housing is a critical part of the region's infrastructure
2. A sufficient and sustainable revenue source is necessary to meet the extraordinary need
3. Regulatory reform is also a necessary component to ensure cost effective delivery of affordable housing
4. In order to be successful, affordable housing should be included in a broader, community-based discussion of the City's infrastructure needs
5. A plan to meet the need and an adequate funding source should be selected as a part of this process
6. Accountability and transparency should be a key part of the plan
7. The program should be presented to the public for a vote at the soonest appropriate election to ensure successful implementation

PUBLIC WORKSHOPS

Prior to the preparation of the first draft of the Housing Element (August 2012), two public workshops were held to better identify housing issues important to the community.

The City held its first Community Workshop on March 9, 2012 at the Mission Valley Library in Mission Valley and its second on July 26, 2012 at the Jacobs Center in Southeastern San Diego. The workshops provided an opportunity for the public to become informed about the 2013-2020 Housing Element process as well as provide valuable input in regards to current housing issues. A large number of residents and organizations attended the meetings and a wide array of topics were discussed.

Topics included: workforce housing, the dissolution of Redevelopment, the City of Villages Strategy, the RHNA process, the City's current affordable housing deficit, infrastructure, jobs/housing balance, historic properties, coordination with the Mills Act, accessory units, nimbyism, smoke-free housing, the Housing Federation's Best Practices, smart growth, greenhouse gas emissions, and the trends involving job growth within the retail and service industry that are expected to be seen throughout the coming years.

In addition, community members were also encouraged to offer input into possible solutions for the existing housing concerns. These included: following Community Land Trust models, the introduction of accessory dwelling units to single family homes, emergency transitional housing, declaring a Housing State of Emergency, increasing efficient public transit located within close proximity to existing jobs/affordable housing, and simplifying the current planning and entitlement process.

Following the release of the August 2012 Draft Housing Element, a joint workshop of the City's Planning Commission and Land Use and Housing Committee was convened on September 27, 2012. The discussion included a wide range of topics including: community plan updates, CEQA reform, rigorous parking regulations, the importance of infrastructure, stringent requirements for homeless facilities, transit villages, RHNA, sustainability, creating greater certainty in the development process, promotion of smaller units, housing San Diego's growing knowledge-based workforce, reevaluating acceptable Level of Service thresholds, and impediments to housing production.

SAN DIEGO'S AFFORDABLE HOUSING CRISIS, THE GREAT RECESSION, AND THE DISSOLUTION OF REDEVELOPMENT

San Diego has long been recognized as being at the forefront of sustainable development and has consistently demonstrated the ability to achieve broad consensus in integrating land use, transportation, housing, and economic development. When it comes to the issue of housing affordability, however, this has long been a major challenge. Lack of affordable housing is not only a problem for low-and very low-income residents and for those with special needs, it is also a major problem for a large number of moderate- income working families. Although housing prices have dropped somewhat in recent years due to the economic recession, so too have the number of building permits for housing at all levels of affordability, thus impacting the overall housing inventory. It is imperative that enough housing is produced to meet the present and future demands. Housing is a critical component to San Diego's economic rebound as it is of vital importance for employee retention, recruitment, and cost. High home prices burden the region's infrastructure and environment, making it more difficult for San Diego businesses to compete with businesses in competitor cities. To advance the continued growth of San Diego's diversifying economy, including its emerging knowledge-based workforce, the City must implement more reforms to meet its present and future housing needs.

In coming years, the difficulty of building new affordable units in San Diego will likely worsen due to the recent elimination of Redevelopment agencies. Historically, the City of San Diego's Redevelopment Agency provided the City and private development various financing and development tools, and was the source of much of the funding for affordable housing. Primary objectives of Redevelopment included expanding the supply of low- and moderate-income housing and eliminating various forms of economic, social and physical blight. Additionally, Redevelopment worked towards achieving goals of new development, reconstruction, and rehabilitation of residential, commercial, industrial, and retail districts. Within the City of San Diego, City Heights (2,062 acres), Centre City (1,450 acres), and North Bay (1,350 acres) were the 3 largest established redevelopment project areas.

As of February 1, 2012, however, Redevelopment was officially dissolved per Assembly Bill 1X 26 (AB 26). The City of San Diego now permanently serves as the Successor Agency and the Housing Successor Agency, per Resolution No. R-307238 (January 12, 2012) and has assumed the former Agency's assets, rights, powers, duties, and obligations under the California Community Redevelopment Law. In June 2012, the City of San Diego established Civic San Diego, a new City corporation, to wind down the former Redevelopment Agency's affairs and to oversee the continuation of neighborhood revitalization.

Due to the passing of AB 26, the ability of the City to achieve many of the objectives formally accomplished through Redevelopment, such as currently planned affordable housing projects and State mandated affordable housing opportunity goals within the Housing Element have been impacted to a certain extent, although definitive outcomes for the future remain unknown. As of now, the City is working towards solutions to create and maintain funding sources previously allowed by Redevelopment and continue to remain optimistic towards the fate of future housing production within San Diego.

Additionally, the recession beginning in 2008 has had a major impact on San Diego's housing production, including significant reductions in construction permit activity. Although there are numerous signs that San Diego's economy is improving, the housing sector still faces many difficulties. While the City has enacted a variety of measures to stimulate housing production, many challenges still remain. San Diego must have an adequate supply of housing to maintain its economic competitive edge and house its

workforce. With the emergence of San Diego's knowledge-based economy it is critical to ensure there is a steady supply of housing coming online to meet the needs of this diverse group of workers. In the absence of Redevelopment, the City must explore more robust reforms in order to meet its existing and future housing needs. The 2012 Affordable Housing Parking Regulation Amendments are one example of the City's commitment to create incentives to reduce the cost of housing production. Incentives such as this, as well as those included in the San Diego Regional Chamber of Commerce 2012 Housing Action Plan, the San Diego Housing Federation's Housing Element Best Practices, and the Affordable Housing Best Practices Task Force warrant strong consideration as the City must implement more reforms to fill the void left from Redevelopment. It is the intent of this Housing Element to provide tangible and concrete ways to get to implementation. Chapters 2 – 6 include numerous policy and program recommendations that focus on increasing the production and affordability of housing in the City. Upon implementation, these policies and programs could serve as a catalyst for new housing production, providing a diversity of housing and transportation choices, creating more compact, walkable, and bicycle-friendly communities that are accessible by public transportation, and to serve the growing needs of the workforce to ensure the long-term economic vitality of the San Diego region.

Chapter 1

Citywide Profile

CITYWIDE PROFILE

PURPOSE

This section of the Housing Element provides a detailed profile of the major demographic characteristics and trends which can influence demand and supply for various types of housing, as well as information regarding the condition of the existing housing stock. The information includes current conditions and trends related to population, housing and employment that influence housing in the City of San Diego. Key variables that are considered include population and housing forecasts, household characteristics and employment trends. This background information was used to ascertain housing needs and to help develop the policies and programs recommended in the Housing Element.

A. POPULATION CHARACTERISTICS

Current
The City of San Diego is the eight largest in the nation and second largest in California. In 2010, the City of San Diego had a total population at 1,307,402. This represents a seven percent increase from 2000 as shown in Table 2. The City accounts for 42.2 percent of the total population within the county.

Forecasted
By 2030, the San Diego Association of Governments (SANDAG) has forecasted that the City of San Diego could have a total population of approximately 1,689,000 people, which is a 29 percent increase from 2010 as shown in Table 2. By 2030, SANDAG has also forecasted that the County could have 3.8 million people which is an increase of 25 percent from 2010. The City could account for almost half of the total population within the County by 2030.

Table 2: Population – Current and Forecasted, City of San Diego and San Diego County (2000-2030)

	2000	2010	2020	2030	2000-2010 Change		2010-2030 Change	
					Number	Percent	Number	Percent
City of San Diego	1,223,400	1,307,402	1,542,000	1,689,000	84,002	6.9%	381,598	29.0%
San Diego County	2,813,834	2,813,834	3,535,000	3,870,000	281,479	10.0%	774,687	25.0%
City of San Diego as a % of County	43.5%	43.5%	43.6%	43.6%	29.8%		49.3%	

Sources: Census Bureau, 1990, 2000 and 2010 Censuses; SANDAG 2050 Regional Growth Forecast.

1. Age Characteristics

Age is an important demographic factor for analyzing future housing needs and preferences of different age groups. Traditional assumptions are that the younger age adult population (20 to 34 years old) and the elderly age population (65 and over) tend to favor lower to moderate cost housing options such as smaller apartments, condominiums, and single-family homes due to lower household

incomes and smaller household size. The middle age adult population (35 to 64 years old) represents the major market for higher cost condominiums and single-family homes because they have higher household incomes and larger household size. In order to create an economically balanced community, it is important to provide housing options that suit the needs of various age groups, income levels, and household sizes.

In 2000, approximately 27 percent of residents in the City of San Diego were under the age of 20 years, 27 percent were young adults between 20 and 34 years of age, 35 percent were middle age adults between 35 and 64 years and 11 percent were elderly persons 65 years of age and older as shown in Table 3.

In 2010, approximately 26 percent were under the age of 20 years, 23 percent between 20 and 34 years, 40 percent were between 35 and 64 years, and 11 percent were 65 years of age and older. Overall, the City's population is aging. Between 2000 and 2010, the median age increased from 33 to 36 years of age.

Table 3: City of San Diego Age Distribution (2000-2010)

Age Group	2000		2010	
	Number	Percent	Number	Percent
Under 5	82,509	6.7%	93,506	6.8%
5 to 9	87,357	7.1%	84,639	6.2%
10 to 14	79,480	6.5%	80,757	5.9%
15 to 19	85,682	7.0%	98,484	7.2%
20 to 24	110,625	9.0%	109,862	8.0%
25 to 29	110,813	9.1%	98,349	7.1%
30 to 34	106,235	8.7%	108,507	7.9%
35 to 39	104,498	8.5%	111,787	8.1%
40 to 44	93,963	7.7%	102,913	7.5%
45 to 49	80,042	6.5%	101,047	7.3%
50 to 54	68,072	5.6%	91,155	6.6%
55 to 59	48,027	3.9%	76,476	5.6%
60 to 64	38,075	3.1%	63,572	4.6%
65 to 69	33,621	2.7%	44,487	3.2%
70 to 74	32,311	2.6%	34,057	2.5%
75 and older	62,090	5.1%	76,575	5.6%
Total	**1,223,400**	**100.0%**	**1,376,173**	**100.0%**
Median Age	32.6		35.6	
Under 18	293,869	24.0%	311,555	22.6%
65 and older	128,022	10.5%	155,119	11.3%

Sources: Bureau of the Census, 2000 and 2010 Censuses; SANDAG 2000 and 2010 Census Profile.

2. Race/Ethnicity Characteristics

San Diego has become an increasingly ethnically diverse community. In 2010, approximately 45 percent of City residents were White, 29 percent Hispanic, 16 percent Asian or Pacific Islander, and

six percent Black. Native American and "Others" made up the remainder of the population as shown in Table 4. Between 2000 and 2010, significant changes in the racial and ethnic composition of residents had occurred. Specifically, Hispanic and Asian residents increased by 21 percent and 24 percent, respectively, while the number of White and Black residents declined by two and 11 percent over the same period.

By 2030, SANDAG forecasts that these trends continue in the region and the City. The Hispanic population is forecasted to account for 35 percent of the total population. The Asian population is forecasted to remain at 16 percent of the City's total population. The Black population also remains at six percent, while the White population decreases to 38 percent of the population.

Table 4: City of San Diego Population by Race and Hispanic Origin (2000-2030)

	2000		2010		2030	
	Number	Percent	Number	Percent	Number	Percent
Non-Hispanic of Latino Races	912,648	74.6%	931,382	71.2%	1,103,823	65.3%
White	603,892	49.4%	589,702	45.1%	637,637	37.7%
Black or African American	92,830	7.6%	82,497	6.3%	108,543	6.4%
American Indian and Alaska Native	4,267	0.3%	3,545	0.3%	7,523	0.4%
Asian	164,895	13.5%	204,347	15.6%	268,941	15.9%
Native Hawaiian and Other Pacific Islander	5,311	0.4%	5,178	0.4%	10,374	0.6%
Some Other Race	3,065	0.3%	3,293	0.3%	5,761	0.3%
Two or More Races	38,388	3.1%	42,820	3.3%	65,044	3.8%
Hispanic and Latino	310,752	25.4%	376,020	28.8%	586,409	34.7%
Total	**1,223,400**	**100.0%**	**1,307,402**	**100.0%**	**1,690,232**	**100.0%**

Sources: Bureau of the Census, 2000 and 2010 Censuses; SANDAG

3. Economic Characteristics

Employment

Employment has an important impact on housing needs. Incomes associated with different types of jobs and the number of household members employed in a household determines the type and size of housing a household can afford. In some cases, the types of jobs themselves can affect housing needs and demand (such as in communities with military installations, college campuses, and large amounts of seasonal agriculture). Employment growth typically leads to stronger housing demand, while the reverse is true when employment contracts.

Historically, San Diego's leading employment clusters have been manufacturing, defense, and tourism. However, in recent decades the San Diego region has been diversifying and transitioning into a modern, export-driven economy, with new economic clusters, including high-tech, biotech and clean-tech industries, creating new employment opportunities.

In 2008, the region's total civilian employment was estimated at 1,411,800 employees, an increase of 15 percent from 2000 as shown in table 5. Civilian employment in the San Diego region is expected to grow by 17 percent by the year 2030 to 1,648,400. The City of San Diego total civilian employment was estimated at 790,300 and is projected to grow 13 percent by 2030.

Table 5: Civilian Employment,
City of San Diego and San Diego Region (2000-2030)

	2000	2008	2030
City of San Diego	553,376	790,252	892,420
San Diego Region	1,232,739	1,411,811	1,648,361

Sources: SANDAG 2050 Regional Growth Forecast; Bureau of the Census, 2000 Census.

The decline in the proportion of jobs in manufacturing has been progressing for more than half a century nationwide. During the 1990s and continuing after 2000, San Diego County's economy continued to diversify away from manufacturing. Between 2000 and 2010, as the total industry share fell from approximately 11 percent to nine percent as shown in Table 6, the service sector has been on the rise. Between 2000 and 2010, the professional, scientific, management, and administration industry sector proportionally growing the largest, from 15 percent to 16.3 percent.

Table 6: City of San Diego Employment by Industry (2000-2010)

Industry	2000		2008-2010 ACS	
	Total	Percent	Total	Percent
Agriculture, forestry, mining	1,591	0.3%	2,527	0.4%
Construction	26,441	4.8%	28,841	4.7%
Manufacturing	58,750	10.6%	57,813	9.4%
Wholesale trade	14,780	2.7%	13,597	2.2%
Retail trade	56,857	10.3%	61,474	10.0%
Transportation and warehousing, and utilities	20,268	3.7%	22,187	3.6%
Information and communications	22,059	4.0%	17,092	2.8%
Finance, insurance, and real estate	40,476	7.3%	46,794	7.6%
Professional, scientific, management, admin.	83,191	15.0%	100,252	16.3%
Educational, social, and health services	114,100	20.6%	132,707	21.6%
Art, entertainment, rec., accommodations, food	58,251	10.5%	69,901	11.4%
Other services	27,519	5.0%	30,780	5.0%
Public administration	29,093	5.3%	30,145	4.9%
Total employed civilians age 16+	**553,376**	**100.0%**	**614,110**	**100.0%**

Sources: Bureau of the Census, 2000 Census; 2008-2010 American Community Survey (ACS); SANDAG 2000 Census Profile.

Food preparation and serving, farming, fishing and forestry, personal care and service, and building and grounds cleaning maintenance are the lowest earning occupations in the mean annual $20,000 range in the San Diego region as shown in Table 7. The highest mean wages are observed in management and legal occupations.

Table 7: San Diego Region Mean Wage by Occupation (2011)

Occupation	2010 Persons Employed (Estimates)	Mean Annual Wage
Management	69,500	$117,046
Legal	10,910	$105,882
Healthcare Practitioners and Technical	61,060	$89,872
Architecture and Engineering	34,080	$83,115
Computer and Mathematical	38,590	$82,631
Life, Physical and Social Science	24,440	$77,716
Business and Financial Operations	69,880	$71,815
Education, Training and Library	80,310	$60,992
Arts, Design, Entertainment, Sports and Media	17,050	$56,963
Construction and Extraction	47,820	$51,871
Protective Service	31,320	$50,581
Community and Social Services	16,710	$49,734
Installation, Maintenance, and Repair	41,160	$45,202
Sales and Related	126,120	$38,263
Office and Administrative Support	210,500	$37,260
Production Occupations	60,750	$34,324
Transportation and Material Moving	60,840	$32,255
Healthcare Support Occupations	31,770	$30,880
Building and Grounds Cleaning and Maintenance	44,970	$26,928
Personal Care and Service	35,630	$26,240
Farming, Fishing, and Forestry	2,450	$26,009
Food Preparation and Serving-Related Occupations	122,870	$22,133
All Occupations	**1,238,720**	**$50,800**

Sources: California Employment Development Division, Occupational Employment (2010) & Wage (2011 - 1st Quarter) Data.

Between 2000 and 2010, the City of San Diego's unemployment increased from approximately four percent to nine percent as shown in Table 8.

Table 8: City of San Diego Unemployment (2000 and 2010)

Year	Percent
2000	3.8%
2010	8.7%

Sources: Bureau of the Census, 2000 Census; 2008-2010 American Community Survey (ACS); SANDAG 2000 Census Profile

B. HOUSEHOLD CHARACTERISTICS

1. Size and Types

In 2000, the City of San Diego had 450,691 total households. By 2010, households grew by 7 percent to 483,092 as shown in Table 9. Households include all the persons who occupy a housing unit as their usual place of residence. A housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from outside the building or through a common hall. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements. (People not living in households are classified as living in group quarters). Whereas, a family is a group of two or more people who reside together and who are related by birth, marriage, or adoption.

Between 2000 and 2010, households consisting of families remained at approximately 60 percent. In 2010, 43 percent of families were married and 20 percent were married with children. Forty-one percent of the City's households were non-family households.

Table 9: Changes in Household Types, City of San Diego (2000-2010)

Household Types	2000		2010		Change 2000-2010	
	Number	Percent	Number	Percent	Number	Percent
Families	271,398	60.2%	285,221	59.0%	13,823	5.1%
Married	201,213	44.6%	207,235	42.9%	6,022	3.0%
Married with own Children	98,074	21.8%	95,197	19.7%	-2,877	-2.9%
Other Families	70,185	15.6%	77,986	16.1%	7,801	11.1%
Non-Families	179,293	39.8%	197,871	41.0%	18,578	10.4%
Single	126,210	28.0%	135,255	28.0%	9,045	7.2%
Other Non-Families	53,083	11.8%	62,616	13.0%	9,533	18.0%
Total Households	**450,691**	**100.0%**	**483,092**	**100.0%**	**32,401**	**7.2%**

Sources: Bureau of the Census, 2000 and 2010 Censuses.

Through this period, average household size and average family size remained steady at 2.6 and 3.3, respectively as shown in Table 10. Average household size also referred to as persons per household and is obtained by dividing the number of persons in households by the number of households (or householders). By 2030, the average household size is forecasted to increase to 2.70 according the SANDAG 2050 Regional Growth Forecast.

Table 10: Average Household and Family Size, City of San Diego (2000-2010)

	2000	2010	Percent Change 2000-2010
Average Household Size	2.61	2.6	0.4%
Average Family Size	3.3	3.28	0.6%

Sources: Bureau of the Census, 2010 Census

Household size influences the demand for the mix of multifamily and single-family homes, as well as the size of the units. Single-family detached houses account for the largest percent of all housing types within the City of San Diego. In 1970, single-family units composed 65 percent of all housing units. By 1991, single-family dwellings within the City had declined to 56.8 percent of the total housing stock. In

2000, single-family accounted for 56.4 percent of all housing units within the City In 2010, single family housing units were was accounted for 54.7 percent, while multifamily units comprised to 44 percent as shown in Table 11. The remaining 1.3 percent was mobile homes or other types of housing units. From 2000 to 2010, multifamily housing with 20 or more units (apartments, condominiums) grew by 24 percent.

Table 11: Housing Units by Type, City of San Diego (2000-2010)

Housing Unit Type	2000		2008-2010		2000-2010 Change	
	Number	Percent	Number	Percent	Number	Percent
Single (1 Housing Unit)	265,075	56.4%	284,808	54.7%	19,733	7.4%
Duplex (2 Housing Units)	12,758	2.7%	13,968	2.7%	1,210	9.5%
3-4 Housing Units	29,232	6.2%	30,956	5.9%	1,724	5.9%
5-19 Housing Units	81,758	17.4%	91,809	17.6%	10,051	12.3%
20 or more Housing Units	74,500	15.9%	92,111	17.7%	17,611	23.6%
Mobile Home & Other	6,433	1.4%	6,722	1.3%	289	4.5%
Total	**469,756**	**100.0%**	**520,374**	**100.0%**	**50,618**	**10.8%**

Sources: Bureau of the Census, 2000 Census; 2008-2010 American Community Survey.

In 2010, two-person households (32 percent) made up the largest proportion of households in the City as shown in Table 12. One-person households composed 28 percent of total households, while 40 percent of the City's households included three or more persons.

Table 12: Household Size, City of San Diego (2010)

Number of Persons Per Household	Number of Households	Percent
One	135,255	28.0%
Two	152,770	31.6%
Three	75,454	15.6%
Four	62,636	13.0%
Five	30,742	6.4%
Six or more	26,235	5.1%
Total	**483,092**	**100.0%**

Sources: Bureau of the Census, 2010 Census.

2. Household Income

Income directly affects the range of housing costs and influences housing affordability. Household income is also directly related to housing tenure (owner or renter occupied) and type. As household income increases, the ratio of homeownership tends to increase. State law identifies five income categories in relation to Area Median Income (AMI): Extremely Low-Income; Very Low-Income, Low-Income; Moderate-Income, and Above Moderate-Income.

Extremely Low-Income: Gross household income equal to 30 percent or less of the AMI.
Very Low-Income: Gross household income between 31 and 50 percent of the AMI.
Low-Income: Gross household income between 51 and 80 percent of the AMI.
Moderate-Income: Gross household income between 81 and 120 percent of the AMI.
Above Moderate-Income: Gross household income equal to 121 percent or more of the AMI.

In 2010, the median household income was approximately $61,000 as shown in Table 13. In 1999, the median household income for the City of San Diego was approximately $45,700. When adjusting the 2010 median income for inflation using 1999 dollars, the median income was approximately $43,600. While the household income has risen, the cost of goods and services has raised at a higher rate than household income. Due to inflation, the buying power of household income has decreased.

Table 13: Income Distribution, City of San Diego (2010)

Household Income	Income Distribution 2010
Less than $14,999	11.2%
$15,000-$24,999	8.9%
$25,000-$34,999	8.3%
$35,000-$49,999	12.8%
$50,000-$99,999	31.0%
$100,000+	27.9%
Median	**$61,282**

Sources: Bureau of the Census, 2000 Census; 2008-2010 American Community Survey.

Approximately 42 percent of households within the City of San Diego pay more than 30 percent of their income for housing and 34 percent of households pay more than 35 percent of their income for housing based on 2005-2010 ACS data. Typically, as a standard, no more than 30 percent of household income should be spent on housing. In recent years some economists have asserted that a more reasonable standard should be that no more than 35 percent of household income should be spent on housing.

Household incomes in the City of San Diego tend to be similar to the countywide average. Between 2008 and 2010, median household income in the City was $61,282.

C. HOUSING PROBLEMS

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in the City of San Diego. Housing problems considered by CHAS include:

- Housing cost burden, including utilities, exceeding 30 percent of gross income; or
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income.
- Overcrowded conditions (housing units with more than one person per room);

- Units with physical defects (lacking complete kitchen or bathroom).

The types of problems vary according to household income, type, and tenure. Some highlights include:

- In general, renter-households had a higher level of housing problems (52 percent) compared to owner-households (34 percent).
- Large renter-families had the highest level of housing problems regardless of income level (80 percent).
- Extremely low income (80 percent) and very low income households (80 percent) had the highest incidence of housing problems.

1. Overcrowding

Overcrowding is defined by the U.S. Census Bureau as a housing unit occupied by more than one person per room. A severely overcrowded household is defined as one with more than 1.5 persons per room. Overcrowding may indicate that a community does not have an adequate supply of affordable housing, especially for large families. Overcrowding typically occurs when there are not enough adequately sized units within a community, when high housing costs relative to income force too many individuals to share a housing unit than it can adequately accommodate, or when families reside in smaller units than they need to devote income to other necessities, such as food and health care. Overcrowding tends to accelerate the deterioration of housing. Therefore, maintaining a reasonable level of occupancy and alleviating overcrowding are critical to enhancing quality of life.

Table 14: Overcrowded Households, City of San Diego (2000-2010)

Overcrowding	Owner Households		Renter Households		Total Households	
	Number	% of Owners	Number	% of Renters	Number	% of Total
2000						
Total Overcrowded (>1 persons/room)	14,564	6.5%	41,767	18.4%	56,313	12.5%
Severely Overcrowded (>1.5 persons/room)	6,714	3.0%	25,501	11.2%	32,215	7.1%
2008-2010						
Total Overcrowded (>1 persons/room)	6,948	3.0%	23,312	9.5%	30,260	6.3%
Severely Overcrowded (>1.5 persons/room)	1,885	0.8%	10,555	4.7%	12,440	2.6%

Sources: Bureau of the Census, 2000 Census; 2008-2010 American Community Survey.

According to the ACS, overcrowding improved between 2000 and 2010, with only six percent overcrowding and 2.5 percent severe overcrowding between 2008 and 2010. However, the ACS estimates may include a large margin of error. The majority of overcrowding is occurring in renter-households (9.5 percent), with only three percent among owner-households.

2. Overpayment

Table 15 provides overpayment detail by income level, household type, and severity. Housholds spending more than 30 percent of their income on housing costs are generally considered to be overpaying or cost burdened. Severe overpaying occurs when households pay 50 percent or more of their gross income for housing. As Table 15 shows, a higher percentage of poorer households tend to overpay.

Table 15: Housing Assistance Needs of Lower Income Households, City of San Diego (2006-2008)

Household by Type, Income and Cost Burden	Renters					Owners					Total Households
	Elderly*	Small Families (2-4)	Large Families (5 or more)	Other	Total Renters	Elderly*	Small Families (2-4)	Large Families (5 or more)	Other	Total Owners	
Household Income <=30% MFI	10,110	13,270	4,610	19,905	47,895	7,460	2,985	745	3,425	14,615	62,510
% Cost Burden >30%	74%	85%	89%	79%	80%	72%	82%	78%	69%	74%	33,575
% Cost Burden >50%	54%	73%	77%	74%	70%	53%	76%	61%	63%	61%	42,305
Household Income >30% to <=50% MFI	5,615	13,355	4,355	12,565	35,890	8,665	3,685	1,965	2,395	16,710	52,600
% Cost Burden >30%	75%	85%	82%	93%	86%	41%	77%	85%	80%	60%	40,850
% Cost Burden >50%	45%	42%	36%	58%	47%	29%	63%	61%	61%	45%	24,520
Household Income >50% to <=80% MFI	3,580	18,535	4,610	19,070	45,795	12,000	9,430	3,835	5,075	30,340	76,135
% Cost Burden >30%	62%	61%	47%	70%	64%	33%	72%	69%	75%	57%	46,290
% Cost Burden >50%	26%	14%	6%	22%	17%	18%	46%	42%	49%	35%	18,635
Household Income >80% MFI	6,150	41,475	4,645	54,875	107,145	37,540	92,450	16,800	34,220	181,010	288,155
% Cost Burden >30%	23%	17%	12%	17%	17%	21%	32%	34%	44%	32%	76,555
% Cost Burden >50%	4%	1%	0%	2%	1%	6%	7%	6%	12%	8%	15,560
Total Households	**25,455**	**86,635**	**18,220**	**106,415**	**236,725**	**65,665**	**100,063**	**23,345**	**45,115**	**242,675**	**479,400**

*1 or 2 person household, either person 62 years or older.
Source: ACS 2008-2010; CHAS 2006-2008.

D. SPECIAL NEEDS GROUPS

1. Elderly

The population over 65 years of age is considered elderly and share four common characteristics:

- Income: People over 65 are usually retired and living on a fixed income.
- Health Care: Due to a higher rate of illness, health care is important.

- Transportation: Many seniors are reliant upon public transit.
- Housing: Many live alone.

These characteristics indicate a need for smaller, low-cost housing units with easy access to transit and healthcare facilities.

According to the 2010 Census, the City had 155,199 persons over the age of 65, representing about 11.3 percent of all residents. Between 2000 and 2010, the elderly population increased by approximately 21 percent. The elderly population in the City of San Diego is forecasted to increase to 303,851 by 2030, a 96 percent increase from 2010 based on the SANDAG 2050 Regional Growth Forecast. This increase is the result of the aging of the "baby boom" generation.

Table 16: Householders by Tenure, Elderly, City of San Diego (2008-2010)

Householder Age	Owners	Percent	Renters	Percent	Total
65-74	29,388	68.20%	11,237	26.10%	40,626
75 plus	30,321	70.40%	10,504	24.40%	40,826
Total	**59,709**	**73.30%**	**21,741**	**26.70%**	**81,450**

Sources: Bureau of the Census, 2008-2010 American Community Survey.

During the 2008 to 2010 period, approximately 73 percent of all elderly households owned their home and just 27 percent rented their home Citywide as shown in Table 16. A slightly higher proportion of elderly renter-occupied households had housing problems (55 percent) than all renter-occupied households (52 percent). Housing problems are defined as overpayment (cost burden) greater than 30 percent of income and/or overcrowding and/or without complete kitchen or plumbing facilities. Additionally, 53 percent of elderly renter-occupied households were paying more than 30 percent of their income for housing compared with 41 percent of all renter-households. Elderly owner-occupied households, on the other hand, tend to be better off than all households as a group. About 27 percent had a housing problem compared with 34 percent of all owner-occupied households. Likewise, only 26 percent were paying more than 30 percent of their income towards housing versus 30 of all owner-households. Elderly residents, however, are often less able to make improvements to their homes or to find affordable housing due to limited income and disabilities.

As the elderly population continues to increase, it is anticipated that demand for a variety of elderly housing options will also increase. In addition to traditional facilities that offer independent living units, it is likely that demand for intermediate care and assisted living will also increase, as well as demand for facilities offering a full range of living arrangements.

2. Persons with Disabilities

Several federal and state statutes affect the provision of housing for persons with disabilities, including the Fair Housing Act Amendments of 1988, the Americans with Disabilities Act of 1990, the Housing and Community Development Act of 1992, and Section 504 of the Rehabilitation Act of 1973.

The Fair Housing Act Amendments of 1988 (FHAA) define "disability" as:

- A physical or mental impairment that substantively limits one or more of such person's major life activities;
- A record of having such an impairment; or
- Being regarded as having an impairment, but not as a result of current illegal use of or addiction to a controlled substance.

The FHAA requires local jurisdictions to "make reasonable accommodations in rules, policies, practices, or services when such accommodations may be necessary to afford such person equal opportunity to use and enjoy a dwelling."[16] Additionally, the FHAA requires all multifamily housing with four or more units and an elevator, or ground floor units in non-elevator buildings built after March 1991 to comply with accessibility guidelines.

Title II of the Americans with Disabilities Act of 1990 prohibits discrimination against persons with disabilities by state and local governments. Thus, any housing development project owned, managed, or sponsored by the City is under this protection.

Title VI of the Housing and Community Development Act of 1992 allows public housing authorities and publicly assisted housing providers to designate buildings or parts of buildings as "Designated-Elderly," "Designated-Disabled," "Mixed Elderly" or "Disabled Housing."

Section 504 of the Rehabilitation Act of 1973 prohibits discrimination by any federal program that receives federal funds. This prohibition applies to public subsidized housing and publicly assisted housing providers. Section 504 also requires that persons with disabilities be allowed to modify existing housing premises with features that are necessary to accommodate their disability and requires that future multifamily dwellings be constructed with certain accessibility features. Under Section 3604(f)(3)(c), design and construction of new housing first occupied after March 1991 must incorporate several adaptability access design features.

All units on the ground floor in buildings without elevators and all units in buildings with elevators must incorporate minimum adaptability standards:

- All doors designed to allow passage must be wide enough to accommodate persons in wheelchairs.
- An accessible route into and through the dwelling must be provided.
- Light switches, electrical outlets, thermostats, and other environmental controls must be placed in accessible locations.
- Bathroom walls must be reinforced to allow installation of grab bars.
- Kitchens and bathrooms must have sufficient space to allow people in wheelchairs to move about.

In addition, public and common use areas must be "readily accessible and usable" by people with disabilities.

The 2010 Census defines six types of disabilities: sensory, physical, mental, self-care, go-outside-home, and employment. The Census defines sensory and physical disabilities as "long-lasting conditions."

Mental, self-care, go-outside-home, and employment disabilities are defined as conditions lasting six months or more that make it difficult to perform certain activities. A more detailed description of each disability is provided below:

- *Sensory disability*: Refers to blindness, deafness, or severe vision or hearing impairment.
- *Physical disability*: Refers to a condition that substantially limits one or more basic physical activity, such as walking, climbing stairs, reaching, lifting, or carrying.
- *Mental disability*: Refers to a mental condition lasting more than six months that impairs learning, remembering, or concentrating.
- *Self-care disability*: Refers to a condition that restricts ability to dress, bathe, or get around inside the home.
- *Go-outside-home*: Refers to a condition that restricts ability to go outside the home alone to shop or visit a doctor's office.
- *Employment disability*: Refers to a condition that restricts ability to work at a job or business.

From 2008-2010, approximately eight percent (105,325) of the City of San Diego civilian population had a disability as shown in Table 17. Of the total employed population, nearly three percent had a disability. Out of the total unemployed population, seven percent consisted of persons with a disability. Thirty-five percent of the elderly population has a disability. Approximately six percent of the population under 65 has a disability.

Table 17: Person with Disabilities by Employment Status, City of San Diego (2010)

	Number	Percent
Total population (Civilian Non-institutionalized)	1,259,305	8.4%
Total persons, with a disability	105,325	
Total Employed	591,174	2.8%
Employed, with a disability	16,824	
Total unemployed	56,027	7.0%
Unemployed, with a disability	3,902	
Total not in labor force	197,546	14.8%
Not in labor force, with a disability	29,178	
Persons age 65 plus	137,385	34.6%
Persons age 65 plus, with a disability	47,490	

Sources: Bureau of the Census, 2008-2010 American Community Survey.

In 2010, approximately 22 percent of the 65 and older group had a disability with an ambulatory difficulty as shown in Table 18. Approximately 18 percent of the elderly have an independent living difficulty, 13.5 percent have a hearing difficulty, 9.7 percent have a self-care difficulty, 9 percent have a cognitive difficulty, and 6.6 percent have a vision difficulty. Among population ages 5 to 64, cognitive difficulty is the largest proportion of disability type at five percent.

Table 18: Person with Disabilities by Type, City of San Diego (2010)

Total Population	**1,259,305**	
Total Disabilities	**105,325**	**8.4%**
Population under 5 years	**78,189**	
Total Disabilities Under 5 Years	**539**	**0.7%**
With a hearing difficulty	324	0.4%
With a vision difficulty	301	0.4%
Population Ages 5 - 64	**1,043,731**	
Total Disabilities for Ages 5 - 64	**57,296**	**5.5%**
With a hearing difficulty	9,441	1.6%
With a vision difficulty	9,206	1.5%
With a cognitive difficulty	26,051	5.0%
With an ambulatory difficulty	24,825	3.4%
With a self-care difficulty	11,782	2.2%
With an independent living difficulty	17,419	2.1%
Population ages 65+	**137,385**	
Total Disabilities for Ages 65+	**47,490**	**34.6%**
With a hearing difficulty	18,598	13.5%
With a vision difficulty	9,069	6.6%
With a cognitive difficulty	12,307	9.0%
With an ambulatory difficulty	30,576	22.3%
With a self-care difficulty	13,382	9.7%
With an independent living difficulty	24,582	17.9%

Sources: Bureau of the Census, 2008-2010 American Community Survey.

Four factors - affordability, design, location, and discrimination - significantly limit the supply of housing available to households of persons with disabilities. The most obvious housing need for persons with disabilities is housing that is adapted to their needs. Most single-family homes are, for example, inaccessible to people with mobility and sensory limitation and may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other features necessary for accessibility. Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation to travel to necessary services and shops. "Barrier free design" housing, accessibility modifications, proximity to services and transit, and group living opportunities are important in serving this group. Incorporating barrier-free design in all new multi-family housing is especially important to provide the widest range of choices for the disabled.

Persons with Developmental Disabilities

According to Section 4512 of the California Welfare and Institutions Code, a "Developmental Disability" is a disability that originates before an individual attains age 18 years, continues, or can be expected to

continue, indefinitely, and constitutes a substantial disability for that individual, which includes intellectual disability, cerebral palsy, epilepsy, and autism.

Many persons with developmental disabilities can live and work independently within a conventional housing environment. However, the most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The San Diego Regional Center is a private, non-profit community agency that contracts with local business to offer a wide range of services to individuals with developmental disabilities and their families and provides point of entry to services for people with developmental disabilities.

According to The San Diego Regional Center, they serve a total of 20,112 persons with developmental disabilities and publish client statistics for four area offices. As of January 2012, the Main Office, located in the City of San Diego, serves 7,342 persons or 37 percent of the region. Of the 20,112 persons being served within the San Diego region, 9,738 persons are 18 years of age and younger and 1,209 persons are 55 years of age and older.

The design of housing-accessibility modifications, the proximity to services and transit, affordability, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating 'barrier-free' design in all, new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. There are a number of housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes.

In order to assist in the housing needs for persons with Developmental Disabilities, the City shall encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities and pursue funding sources designated for persons with special needs and disabilities. Further, strong consideration should be given to setting aside a portion of State and Federal funds, including Section 8 vouchers, for housing assistance for individuals with developmental disabilities.

3. Large Households

Large families are defined by the U.S. Department of Housing and Urban Development as families with five or more members. Large households have special housing needs due to their income and lack of adequately sized, affordable housing. To save for necessities such as food, clothing and medical care, low- and moderate-income large households may reside in smaller units, often resulting in overcrowding. The 2010 Census reported that large households accounted for almost 12 percent of all households in the

City as shown in Table 19. Large households were almost evenly split between renter (51 percent) and owner households (49 percent).

Table 19: Households by Tenure, City of San Diego (2010)

	1-4 Persons		5+ Persons (Large)		Total	
	Number	Percent	Number	Percent	Number	Percent
Owner	205,297	42.5%	27,861	5.8%	233,158	48.3%
Renter	220,818	45.7%	29,116	6.0%	249,934	51.7%
Total	**426,115**	**88.2%**	**56,977**	**11.8%**	**483,092**	**100.0%**

Sources: Bureau of the Census, 2010 Census.

Meeting the housing needs of large families is particularly difficult for renters because market forces result in buildings with more one- and two-bedroom units and fewer three- and four-bedroom units. These forces include: (1) shrinking national household sizes, (2) high parking requirements, and (3) high land costs, which make it more profitable to maximize the number of units, in part by building a larger number of smaller units. These market forces act as a disincentive for both the private sector and the public sector to provide adequate housing for large families. Additionally, publicly subsidized housing must compete with a variety of other needs for limited public funds.

4. Single-Parent Households

During the 2008 to 2010 period, 16 percent of all households (76,675 households) in the City of San Diego were single-parent households. The majority (72 percent) of single parent households were households headed by women, with no husband present, comprising approximately 12 percent (55,110 households) of all households in San Diego. Of those, 55 percent included children under the age of 18. This data is displayed in Table 20. Female heads of households comprised a disproportionate number of families that are living in poverty. According to the 2008 to 2010 ACS, 10.3 percent of all families lived in poverty in the past 12 months. Approximately 26 percent of families with female householder, no husband present, lived in poverty, and 34 percent of those households included children.

Table 20: Single Parent Households, City of San Diego (2008-2010)

Total Households	**76,675**
Single Parent Households	12,268
Single Households Headed by Women	8,832
With Children Under the Age of 18	4,857

Source: 2008-2010 American Community Survey.

Low-income single-parent households often have unique travel patterns that may prevent them from obtaining work close to home. They are likely to have special needs for housing near day care and recreation facilities, and to have access to public transportation. Additionally, families headed by a single mother are more likely to experience discrimination in the housing market because of the reluctance of some managers and owners to rent to families with children. The City continues to support the enforcement of fair housing laws, which includes the protection of families with children.

E. HOUSING STOCK CHARACTERISTICS

A community's housing stock is defined as the collection of all housing units located within that jurisdiction. The characteristics of the housing stock, including growth, type, age and condition, tenure, vacancy rates, housing costs, and affordability are important in determining the housing needs for the community. This section details the housing stock characteristics of the City of San Diego to identify how well the current housing stock meets the needs of current and future residents.

1. Housing Units Growth and Projection

In 2000, the City had 469,756 total housing units and 450,691 total households. By 2010, total housing units increased by approximately 11 percent to 520,374 housing units, while total households increased by 7 percent to 483,092 households. By 2030, the City's total housing units are forecasted to increase to 629,694, a 21 percent increase from 2010. This data is shown in Table 21.

Table 21: Households and Housing Units, City of San Diego (2000-2030)

	2000	2010	2030
Housing Units	469,756	520,374	629,694
Households	450,691	483,092	602,559

Sources: SANDAG 2050 Regional Growth Forecast; Bureau of the Census, 2000 and 2010 Census.

2. Housing Type

During 2008-2010, the largest percentage (54.7 percent) of total housing units in the City of San Diego was single-family detached units as shown in Table 22. Approximately three percent were duplexes, 41 percent were multi-family developments, and 4.5 percent were mobile home or others. From 2000 to 2010, there was a large increase in multi-family development, with almost 24 percent increase for 20 or more unit developments and just over a 12 percent increase for 5-9 unit structures. Single-family units are forecasted to increase by just five percent between 2010 and 2030, while forecasting multi-family units to increase by 51 percent.

Table 22: Housing Units by Type, City of San Diego (2000-2010)

Housing Unit Type	2000		2008-2010		2000-2010 Change	
	Number	Percent	Number	Percent	Number	Percent
Single (1 Unit)	265,075	56.4%	284,808	54.7%	19,733	7.4%
Duplex (2 Units)	12,758	2.7%	13,968	2.7%	1,210	9.5%
3-4 Units	29,232	6.2%	30,956	5.9%	1,724	5.9%
5-19 Units	81,758	17.4%	91,809	17.6%	10,051	12.3%
20 or more	74,500	15.9%	92,111	17.7%	17,611	23.6%
Mobile Home or Other	6,433	1.4%	6,722	1.3%	289	4.5%
Total	**469,756**	**100.0%**	**520,374**	**100.0%**	**50,618**	**10.8%**

Sources: Bureau of the Census, 2000 Census; 2008-2010 American Community Survey.

3. Housing Tenure and Vacancy Rates

Housing tenure and vacancy rates are important indicators of the supply and cost of housing. Housing tenure refers to whether a housing unit is owned or rented. Tenure is an important market characteristic because it is directly related to housing types and turnover rates. Turnover rates represent the percentage per year of the total housings units that change owners or tenants. The tenure distribution of a community's housing stock can be an indicator of several aspects of the housing market, including the affordability of units, household stability and residential mobility among others. In most communities, tenure distribution generally correlates with household income, composition, and age of the householder.

The ratio of owner-occupied units vs. rental units is an indicator of stability. From 2008 to 2010, 48.8 percent of San Diego's housing stock was owner-occupied, while 51.2 percent was renter-occupied. Renter-occupied households are growing faster than owner occupied, with a 7.4 percent increase from 2000 compared to a 4.5 percent increase of the owner households. Historically, the rate of homeownership in San Diego has been lower than that of the state and the nation. Among the reasons for San Diego's lower homeownership rates are: (1) San Diego's high proportion of transient military personnel, (2) the wide disparity between San Diego's income levels and the high cost of local housing, and (3) the lack of land in the City and region to accommodate low-density forms of housing.

Table 23: Households by Tenure, City of San Diego (2000-2010)

	2000		2010		2000-2010 Total Change		Average Annual Change	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Owner	223,280	49.5%	233,240	48.8%	9,960	4.5%	996	0.4%
Renter	227,411	50.5%	244,278	51.2%	16,867	7.4%	1,686.70	0.7%
Total	**450,691**	**100.0%**	**477,518**	**100.0%**	**26,827**	**6.0%**	**2,682.70**	**0.6%**

Sources: Bureau of the Census, 2000 Census; 2008-2010 American Community Survey.

Vacant units include: (1) units that are readily available to prospective tenants or homebuyers, or (2) vacant seasonal and migratory units that are generally unavailable to the public. The vacancy rate is a function of the relation between housing costs, supply, and demand. It indicates what portion of the housing stock is available to prospective tenants or homebuyers for occupancy over a given time period.

In an ideal housing market, some housing units should always be vacant and available at any given time. Ideally, the vacancy rate should fall between an overbuilt market (usually considered seven percent vacancy) and an "under-built" market (below three percent vacancy). An overbuilt market implies mounting mortgage risks to lenders, investors, and developers; while an "under-built" market tends to restrict residential mobility and increase housing prices as households compete for limited available units. However, vacancy rates are not the sole indicator of market conditions. They must be viewed in the context of all the characteristics of the local and regional market.

From 2008-2009, the overall vacancy rate in the City of San Diego was 8.2 percent as shown in Table 24. Specifically, for-sale units had a vacancy rate just over one percent, while the rental vacancy was just over two percent. By 2030, the overall vacancy rate within the City is forecasted to decrease to just over four percent as shown in Table 25.

Table 24: Vacancy Rates, City of San Diego (2008-2010)

	2008-2010	
Occupied	**477,518**	**91.8%**
Vacant	**42,856**	**8.2%**
For rent	11,995	2.3%
Rented, not occupied	4,108	0.8%
For sale only	5,996	1.2%
Sold, not occupied	2,409	0.5%
For seasonal, recreational, or occasional use	8,847	1.7%
All other vacants	9,501	1.8%
Total Housing Units	**520,374**	**100.0%**

Sources: Bureau of the Census, 2008-2010 American Community Survey.

Table 25: Forecasted Vacancy Rates, City of San Diego (2020-2030)

	2020	2030
Overall Vacancy Rate	**4.8%**	**4.3%**
Single Family	4.3%	3.7%
Multiple Family	5.3%	4.8%
Mobile Homes	5.5%	4.8%

Sources: SANDAG 2050 Regional Growth Forecast.

4. Housing Age and Condition

Housing age is commonly used by state and federal programs to estimate rehabilitation needs. Typically, most homes begin to require major repairs or rehabilitation at 30 or 40 years of age. Although the Census did not include statistics on housing condition based upon observations, they did include statistics that correlate very closely with substandard housing. The three factors most commonly used to determine housing conditions are age of housing, overcrowding and lack of plumbing facilities.

Approximately, 38 percent of the housing stock is over 40 years old (built before 1970) as shown in Table 26. Approximately, 62 percent of the housing stock is over 30 years old (built before 1980). The median year that a structure was built was 1975 for this time period.

Housing that is not maintained can discourage reinvestment, depress neighboring property values, and can negatively impact the quality of life in a neighborhood. Improving housing is an important goal of the City. The age of the City's housing stock indicates a potential need for continued code enforcement, property maintenance, and housing rehabilitation programs to stem housing deterioration.

Table 26: Age of Housing Stock, City of San Diego (2008-2010)

	2008-2010	
	Housing Units	Percent
Built 2005 or later	16,050	3.1%
Built 2000 to 2004	36,846	7.1%
Built 1990 to 1999	53,997	10.4%
Built 1980 to 1989	92,325	17.7%
Built 1970 to 1979	121,287	23.3%
Built 1960 to 1969	68,947	13.2%
Built 1950 to 1959	68,651	13.2%
Built 1940 to 1949	26,124	5.0%
Built 1939 or earlier	36,147	6.9%
Total	**520,374**	**100.0%**
Median Year Structure Built	1975	

Sources: Bureau of the Census, 2010 American Community Survey (ACS);
2008-2010 American Community Survey (ACS).

Another measure of substandard units is housing units that lack complete kitchen facilities and complete plumbing facilities. Between 2008 and 2010, one percent (5,011) of occupied units in the City lacked complete kitchen facilities and 0.6 percent (2,734) lacked complete plumbing facilities, totaling 1.6 percent of total occupied units as shown in Table 27. Overall, out of the City's total of 520,374 housing units, it is estimated that only a minimal number are in need of major repair and/or rehabilitation. Based upon the first-hand observations and experiences of the planning staff and code enforcement, as well as other indicators, such as open code compliance cases, it is estimated that approximately 4,500 units would fall into the substandard category.

Table 27: Units Lacking Kitchen or Plumbing,
City of San Diego (2008-2010)

	Number	Percent
Lacking complete kitchen facilities	5,011	1.0%
Lacking complete plumbing facilities	2,734	0.6%
Total	**7,745**	**1.6%**

Sources: Bureau of the Census, 2008-2010 American Community Survey.

5. Housing Costs and Affordability

Housing affordability is dependent upon income and housing costs. By using updated income guidelines, current housing affordability in terms of homeownership can be estimated for different income groups.

According to the State Income Limits for 2012, the Area Median Income (AMI) in San Diego County for a four-person family is $75,900 as shown in Table 28. An extremely low-income family of four (0-30 percent MFI) earned a median income of up to $24,100. A very low-income family (31-50 percent MFI) earned up to $40,150, a lower-income household (51-80 percent MFI) earned up to $64,250, and moderate-income household (up to 120 percent MFI) earned up to $91,000.

Table 28: State Income Limits, San Diego County (2012)

Income	Number of Persons in Household							
Categories	1	2	3	4	5	6	7	8
Extremely	16,900	19,300	21,700	24,100	26,050	28,000	29,900	31,850
Very Low	28,150	32,150	36,150	40,150	43,400	46,600	49,800	53,000
Lower	45,000	51,400	57,850	64,250	69,400	74,550	79,700	84,850
Median	53,150	60,700	68,300	75,900	81,950	88,050	94,100	100,200
Moderate	63,750	72,900	82,000	91,100	98,400	105,700	112,950	120,250

Sources: State Income Limits (2012)

The federal standard of rental affordability is that a household should spend no more than 30 percent of its gross income for monthly housing costs and utilities. The standard for affordable homeownership is that a household should spend no more than 35 percent of gross monthly income for mortgage, insurance, and taxes. Low-income households have difficulty finding affordable housing given San Diego's housing costs. This section summarizes the cost and affordability of the housing stock to the City of San Diego residents.

Factors affecting housing affordability include interest rates, inflation rates, income, employment trends, land prices, and the availability of land zoned for residential use.

6. Owner-Occupied Housing

For the 2008-2010 period, the median home value in the City of San Diego for owner-occupied units was $439,600 as shown in Table 29. According to the 2008-2010 ACS, 40 percent of owners with a mortgage had a cost burden of 35 percent or more in the City.

Table 29: Median Value/Rent, City of San Diego (2008-2010)

Value/Rent	2008-2010
Median Home Value	$469,300
Median Gross Rent	$1,262
Median Contract Rent	$1,187

Sources: 2008-2010 American Community Survey.

7. Rental Housing

From 2008-2010, renter households accounted for slightly over 51 percent of all occupied housing units in the City of San Diego as previously shown in Table 23. In 2010, the weighted average monthly rent in the City for a one bedroom was estimated at $1,312 as shown in Table 30. For three or more bedrooms, average rent in the City of San Diego was $1,959.

Table 30: Weighted Average Rents, City of San Diego (2010)

Number of Bedrooms	Average Monthly Rent
Studio	$1,099
1 Bedroom	$1,312
2 Bedroom	$1,600
3+ Bedrooms	$1,959

Source: San Diego County Apartment Association 2010 Fall Vacancy & Rental Rate Survey.

From 2008-2010, slightly more than 55 percent of the City's renters paid at least 30 percent of their household income in gross rent in the 12 past months as shown in Table 31.

Table 31: Gross Rent as a Percentage to Household Income, City of San Diego (2008-2010)

Occupied Units Paying Rent	Number	Percent
Less than 30 Percent	103,592	44.6%
30 Percent or more	128,776	55.4%
Total	**232,368**	**100.0%**

Source: San Diego County Apartment Association 2010 Fall Vacancy & Rental Rate Survey.

F. HOMELESSNESS

The San Diego Housing Commission (SDHC) assumed responsibility for the City's homeless initiatives in July 2010, executing a Memorandum of Understanding (MOU) to document the responsibilities and funding that would be assumed by the SDHC. The SDHC plays a significant role in supporting local efforts that work toward ending homelessness by providing programs that assist non-profit agencies that provide housing and services for veterans, families, and individuals facing homelessness who are dealing with disabilities, health challenges, domestic violence, and economic instability. In addition, as a Moving to Work agency, SDHC has been able to use sponsor-based federal housing vouchers to provide housing and supportive services for homeless San Diegans. Implemented as a pilot program, this unique approach combines supportive services with a permanent residence- translating into greater success in stabilizing the lives of homeless San Diegans when they live in homes of their own.

The data presented in this section is based on statistics, much of which was obtained from the Regional Taskforce on the Homeless (RTFH). In 1985, the RTFH, with representation from local government, providers of homeless services and the business and faith communities, was created to identify needs of homeless persons. It is funded by San Diego Housing Commission, the county of San Diego, the United Way of San Diego, and other local jurisdictions. The Task Force Board meets monthly and is in charge of managing the region's Homeless Management Information System (HMIS), which is used to collect longitudinal data regarding persons and families served by programs dedicated to helping the homeless.

RTFH also collects data about the unsheltered homeless population by conducting the annual Point-in-Time (PIT) Count event, which is comprised of an enumeration of homeless persons observed on the streets on a specific night, and a follow-up survey of a certain proportion of those who were actually unsheltered that night. The data collected provides valuable information regarding the complex issues of homelessness and the region's ability to address those needs.

According to RTFH, the PIT count total of unsheltered homeless persons in the City of San Diego on the night of January 26, 2012 was 3,623. Listed below on Table 32 is a breakdown of unsheltered homeless persons into households. Note that while the total is based on the observed street count, the breakdown is an estimated proportion based on survey data. Table 33 and 34 also show, more specifically, the gender and age of those unsheltered homeless persons.

Table 32: Unsheltered Homeless Persons by Household Type City of San Diego

Household Type	Number
Unsheltered homeless persons (*total observed*)	**3,623**
Unsheltered homeless persons in households with children	414
Unsheltered homeless adults without children	3,209
Unsheltered *female* homeless adults without children	683
Unsheltered *male* homeless adults without children	2,364

Source: Regional Task Force on the Homeless

Table 33: Gender of Homeless Persons Unsheltered on Jan. 26, 2012, City of San Diego

Gender	Persons in Households with Children	Persons in Households without Children	All Unsheltered Persons
Female	77	683	760
Male	123	2,364	2,487
Transgendered M to F	0	8	8
Transgendered F to M	0	8	8
Unknown/Missing	215	146	316

Source: Regional Task Force on Homeless

Table 34: Age of Homeless Persons Unsheltered on Jan. 26, 2012, City of San Diego

Age	Persons in Households with Children	Persons in Households without Children	All Unsheltered Persons
0-17 years	183	--	184
18-39 years	76	913	990
40-69 years	100	2,057	2,156
70 years and older	0	15	15
Unknown/missing adult	31	223	253
Unknown/missing child	23	--	23

Source: Regional Task Force on Homeless

The total number of homeless persons sheltered on the night of January 26, 2012 was 2,616. This number was provided via HMIS data as well as self-reports from non-HMIS programs. The total includes counts from Emergency Shelters (including seasonal and year-round), Transitional, and Safe Havens. While data from a single night is limited, it provides a baseline measure of the extent of homelessness and as shown in Table 35, it demonstrates that in 2012 at least 6,239 persons were homeless in the City of San Diego on a single night with more than half of those being unsheltered.

Table 35: Shelter Status of Homeless Persons in the City of San Diego on January 26, 2012

Homeless…	Sheltered Persons	Unsheltered Persons	All
Persons in Households with Children	766	414	1,180
Persons in Households without Children	1,850	3,209	5,059
Total Homeless Persons	**2,616**	**3,623**	**6,239**

Source: Regional Task Force on Homeless

1. Homeless Subpopulations

During the Point-in-Time Count, homeless shelter providers submit subpopulation descriptors for each homeless person counted, while unsheltered homeless persons within each subpopulation were estimated based on survey data responses. The various categories are listed below. Table 36 also displays each subpopulation broken down by shelter status. Due to the amount of data submitted in aggregate, a breakdown of the sheltered subpopulations by household type or gender, etc. is not feasible at this time. Additionally, developmental disability data is not captured sufficiently to describe the full sheltered population and is not included here.

Chronically Homeless Individuals

Chronic homeless are considered by HUD to be an unaccompanied homeless individual with a disabling condition who has either been continuously homeless for a year or more, or has had at least four episodes of homelessness in the past three years. The chronic homeless population in the City of San Diego is estimated to be 1,687.

Chronically Homeless Households with Children

A chronically homeless household with children is a newly defined subpopulation. In order to be within this category, the homeless household must include at least one adult family member meeting the HUD chronically homeless criteria. During the Point-in-Time Count it was estimated that 70 families were chronically homeless with children.

Unaccompanied Youth

Fifty-five youth were counted living in the City of San Diego during the Point-in-Time Count. However, on any given night there may be numerous additional teenage runaways. Many of whom may return home after a few days are not considered homeless. According to RTFH, homeless youth live in vacant

buildings, on rooftops, in wooded areas, in canyons (especially Balboa Park) and in cars. They also often hang out at the beach, under bridges, and in parking garages.

Veterans

Homeless veterans are more prevalent in San Diego than in many other countries because of a large military presence. Many suffer from post-traumatic stress disorder, which causes disturbing memories, flashbacks or nightmares. An estimated 1,238 homeless veterans reside in the City.

Homeless Persons with Chronic Substance Abuse

Drugs and alcohol are often used as "self-medication" to help homeless persons cope with their mental illness, as well as their bleak circumstances. An estimated 1,872 homeless persons have a chronic substance abuse problem.

Severely Mentally Ill Homeless Persons

Mentally ill persons are defined as individuals who have a severe or persistent mental disorder and mental illness often accompanies homelessness. Not only can homelessness be a consequence of mental illness, but a homeless life may also cause and exacerbate emotional problems. Virtually all the chronically homeless have some form of mental illness or other, co-occurring disability. Two thousand and ninety two homeless persons were estimated to be severely mentally ill in the City of San Diego.

Homeless Persons with HIV/AIDS

An estimated 140 homeless persons have HIV/AIDS in the City of San Diego. However, this subpopulation is extremely difficult to estimate as not all homeless persons bother to get tested and therefore may go uncounted.

Homeless Victims of Domestic Violence

Some single women and mothers with children become homeless as the result of domestic violence. Homeless women living on the streets are particularly susceptible to rape and battery and therefore, often require additional counseling to work through psychological impairment from physical abuse to transition into mainstream. Four hundred and forty homeless persons are estimated to be victims of domestic violence. However, it is believed that there are additional homeless persons in need of services, but do not report it.

Table 36: Homeless Persons by Subpopulation, City of San Diego

Subpopulation	Sheltered	Unsheltered	Total Persons
Severely Mentally Ill	695	1,397	2,092
Chronic Substance Abuse	667	1,205	1,872
Persons with HIV/AIDS	71	69	140
Vicitims of Domestic Violence	203	238	441
Veterans	593	645	1,238
Unaccompanied Youth	40	15	55

Chronically Homeless Individuals	167	1,520	1,687
Chronically Homeless Households with Children	1*	69*	70*

Source: Regional Task Force on Homeless
*Data is displayed by number of families not individual person

2. Housing Options for Homeless Persons

San Diego's Continuum of Care programs for homeless persons consist of a network of emergency and transitional shelters. In addition, permanent supportive housing programs for previously homeless persons are also major components of the region's network of care.

Homeless Shelters

- Emergency Shelters: Provide short-term, temporary overnight sleeping accommodations to persons in immediate need. Most house persons for up to 30 days, with a maximum stay of 90 days. There are several Emergency Shelter programs in the San Diego region including year round programs, seasonal winter shelters, and hotel/motel voucher programs. During the winter months it is common for Homeless Shelters throughout San Diego to reach full capacity. In response to this, hotel/motel voucher programs were created as an over-flow solution to temporarily increase bed numbers. A typical voucher is good for up to seven days (three weeks for families) and is accepted at many Motel 6s or Super 8s.

- Transitional Housing: Provide longer-term shelter solutions, typically up to two years per stay. These programs are linked with social and educational services, including case management, to improve the clients' ability to reach self-sufficiency and move to permanent, stable, independent housing solutions.

- Safe Havens: Programs serving "hard to reach" homeless people with a severe mental illness who would otherwise be sleeping on the street primarily due to their inability or unwillingness to participate in supportive services. Safe Havens have no maximum length of stay limitations nor requirements for participation in services, but can serve as an entry point to the service system.

Tables 37 and 38 show the age groups of homeless persons residing at Emergency Shelters or Transitional Housing as of the Point-in-Time Count and whether or not they have children.

Table 37: Age of Homeless Persons in Emergency Shelters on Jan. 26, 2012, City of San Diego

Age	Persons in Households with Children	Persons in Households without Children	All Persons at Emergency Shelters
0-17 years	70	0	70
18-39 years	24	88	112
40-69 years	9	370	379
70 years and older	0	12	12
Unknown/Missing	2	24	26

Source: Regional Task Force on Homeless

Table 38: Age of Homeless Persons in Transitional Housing on Jan. 26, 2012, City of San Diego

Age	Persons in Households with Children	Persons in Households without Children	All Persons at Transitional Housing
0-17 years	403	0	401
18-39 years	172	313	485
40-69 years	72	950	1,022
70 years and older	1	17	18
Unknown/Missing	13	34	49

Source: Regional Task Force on Homeless

Permanent Supportive Housing

Permanent Supportive Housing (PSH) programs provide stable, long-term housing for previously homeless persons in need of supportive services to keep them stably housed. Many PSH programs target individuals who were previously considered chronically homeless. It is community based housing designed to enable homeless persons with disabilities to live as independently as possible in permanent setting.

Homeless Prevention and Rapid Re-housing

At the time of the 2012 Point-in-Time count, Homeless Prevention and Rapid Re-housing Programs (HPRP) were in operation to assist those newly homeless or "at-risk" persons on the verge of becoming homeless, due to the economic downturn. These programs received temporary funding for three years as part of the Recovery and Reinvestment Act of 2009 and at this point have completed their life cycle.

Table 39 shows all beds within the City of San Diego categorized by each program type, or housing option, and type of bed.

When Emergency Shelter use by families exceeds bed availability (more than 100 percent of beds are occupied), some sheltered persons are forced to sleep on floor mats, share beds, or in the case of infants, use cribs, which are not counted as beds.

Table 39: All Beds in the City of San Diego

Housing Option	Family Units	Family Beds	Adult Only Beds	Youth Only Beds	Total Year Round Beds	Seasonal Beds	Overflow/ Voucher
Emergency, Safe Haven, and Transitional Housing	263	967	1,559	56	2,582	406	38
Emergency Shelter	12	73	120	20	213	406	38
Safe Haven	0	0	47	0	47	n/a	n/a
Transitional Housing	251	894	1,392	36	2,322	n/a	n/a

Permanent Supportive Housing	106	593	1,136	0	1,729	n/a	n/a
Total	**369**	**1,560**	**2,695**	**56**	**4,311**	**406**	**38**

Source: Regional Task Force on Homeless

A more descriptive list of the Emergency Shelter, Transitional Housing, Safe Haven, and Permanent Supportive Housing programs in operation as of the 2012 Point-in-Time Count can be found below in tables 40, 41, and 42. Emergency Shelter and Safe Haven programs are listed together in the same table and Homeless Prevention and Rapid Re-housing Programs (HPRP) are not included in this data as they were part of the three-year demonstration program that ended in 2012.

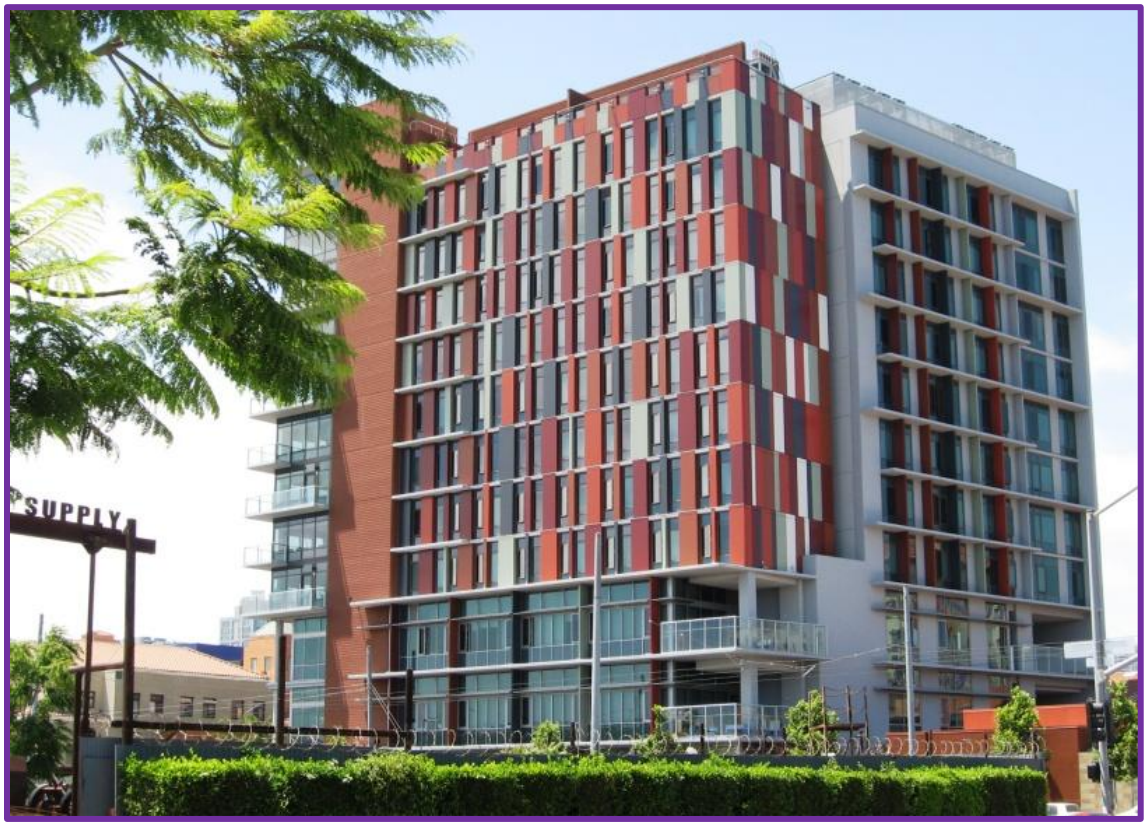


Table 40: City of San Diego Emergency Shelter Beds by Program Type and Primary Target Population

Provider Name	Program Name	Beds						Total
		Population				Duration		
		Family	Adult-Only	Youth-Only	Mixed	Year-Round	Seasonal	
Seasonal Emergency Shelter for Mixed Populations: Adult Males, Adult Females, and Households with Children								
Interfaith Shelter Network of SD	ISN Clmt/Kearny Mesa	0	0	0	12	0	12	**36**
Interfaith Shelter Network of SD	ISN SD Beaches	0	0	0	12	0	12	
Interfaith Shelter Network of SD	ISN SD Inland	0	0	0	12	0	12	
Seasonal Emergency Shelter for Adults: Males and Females								
Alpha Project	Single Adults Winter Shelter	0	220	0	0	0	220	**220**
Seasonal Emergency Shelter for Adult Male Veterans								
Veterans Village of SD	Veterans Winter Shelter	0	150	0	0	0	150	**150**
Emergency Shelter for Adult Male and Female Veterans								
Veterans Village of SD	HCHV/EH-Stabilization Prg	0	7	0	0	7	0	**7**
Emergency Shelter for Adults with HIV/AIDS								
Karibu - CSSE	Short Term Housing	0	45	0	0	45	0	**45**
Emergency Shelter for Adult Males								
SD Rescue Mission	First Step Program	0	22	0	0	22	0	**22**
Emergency Shelter for Adult Females and Households with Children								
SD Rescue Mission	Nueva Vida Haven	29	31	0	0	60	0	**60**
Emergency Shelter for Youth (<18 years)								
SD Youth Services	Storefront Night Shelter	0	0	20	0	20	0	**20**
Emergency Shelter for Victims of Domestic Violence: Adult Females Only								
Catholic Charities	Rachel's Night Shelter	0	12	0	0	12	0	**12**
Emergency Shelter for Victims of Domestic Violence: Adult Females and Female Headed Households with Children								
YWCA	Becky's House Emergency Shelter	44	3	0	0	47	0	**47**
Hotel/Motel Emergency Voucher Programs for Mixed Populations: Adult Males, Adult Females, and Households with Children								
Home Start, Salvation Army, SAY SD, Inc.	Hotel/Motel Voucher Central	44	3	0	0	47	0	**47**
Safe Haven for Adults: Males and Females								
Episcopal Community Services	Downtown Safe Haven	0	26	0	0	26	n/a	**47**
Episcopal Community Services	Downtown Safe Haven - Vet	0	2	0	0	2	n/a	
Episcopal Community Services	Uptown Safe Haven	0	19	0	0	19	n/a	
Grand Total		**117**	**540**	**20**	**36**	**307**	**406**	**713**

Table 41: City of San Diego Transitional Housing Beds by Program Type and Primary Target Population

Provider Name	Program Name	Beds					Total
		Population			Duration		
		Family	Adult-Only	Youth-Only	Year-Round	Seasonal	
Transitional Housing for Households with Children							
Salvation Army	Door of Hope Transitional Living Center	36	0	0	36	n/a	**556**
South Bay Community Services	Casa de Transicion	73	0	0	73	n/a	
St. Vincent de Paul Village	Family Living Center	109	0	0	109	n/a	
St. Vincent de Paul Village	Joan Kroc Center Families	136	0	0	136	n/a	
The Trinity House	T1 T2 T3 T4	52	0	0	52	n/a	
YWCA	Cortez Hill	150	0	0	150	n/a	
Transitional Housing for Mixed Populations: Adult Males, Adult Females, and Households with Children							
SD Youth Services	Take Wing	29	13	0	42	n/a	**95**
SD Youth Services	Transitional Housing Plus	8	21	0	29	n/a	
YMCA	Turning Point	12	12	0	24	n/a	
Transitional Housing for Mixed Populations: Adult Females and Female Headed Households with Children							
SD Rescue Mission	Women's Center	38	22	0	60	n/a	**60**
Transitional Housing for Adults: Males and Females							
Salvation Army	STEPS Solutions IV	0	42	0	42	n/a	**622**
SD Rescue Mission	Men's Center Recovery for Life	0	198	0	198	n/a	
St. Vincent de Paul Village	Men's Fresh Start Bishop Maher	0	111	1	112	n/a	
St. Vincent de Paul Village	Paul Mirabile Center - Men's	0	270	0	270	n/a	
Transitional Housing for Adult Females							
Catholic Charities	House of Rachel & Casa Maria	0	10	0	10	n/a	**251**
Catholic Charities	HR Independent Living	0	8	0	8	n/a	
Catholic Charities	Rachel's Night Shelter WCP	0	23	0	23	n/a	
St. Vincent de Paul Village	Joan Kroc Center Fresh Start	0	29	0	29	n/a	
St. Vincent de Paul Village	Paul Mirabile Center - Women's	0	80	0	80	n/a	
St. Vincent de Paul Village	S.T.E.P. Single Women	0	33	0	33	n/a	
YMCA	Mary's House	0	6	0	6	n/a	
YMCA	Passages Stabilization V	0	13	0	13	n/a	
YMCA	Passages Stabilization Independent	0	19	0	19	n/a	
YMCA	Passages Women in Transition	0	30	0	30	n/a	
Transitional Housing for Adult Seniors: Males and Females							
Senior Community Centers	Transitional Housing	0	36	0	36	n/a	**36**

Table 41: City of San Diego Transitional Housing Beds by Program Type and Primary Target Population

Provider Name	Program Name	Beds					Total
		Population			Duration		
		Family	Adult-Only	Youth-Only	Year-Round	Seasonal	
Transitional Housing for Youth (<18 years)							
St. Vincent de Paul Village	Toussaint Academy - Traditional	0	0	35	35	n/a	**35**
Transitional Housing for Veterans: in Households with Children							
St. Vincent de Paul Village	GPD - Family Living Center	3	0	0	3	n/a	**3**
Transitional Housing for Veterans: Adult Females and Households with Children							
Veterans Village of SD	GPD - Welcome Home Family Program	10	0	0	10	n/a	**25**
Veterans Village of SD	Welcome Home Family Program	15	0	0	15	n/a	
Transitional Housing for Veterans: Males and Females							
Veterans Village of SD	Mahedy House	0	14	0	14	n/a	**261**
Veterans Village of SD	Rehabilitation Center	0	185	0	185	n/a	
Veterans Village of SD	Veteran's On Point	0	62	0	62	n/a	
Transitional Housing for Veterans: Males							
St. Vincent de Paul Village	GPD - Men's Fresh Start Bishop Maher	0	39	0	39	n/a	**39**
Transitional Housing for Veterans: Females							
St. Vincent de Paul Village	GPD - Joan Kroc Fresh Start	0	1	0	1	n/a	**3**
St. Vincent de Paul Village	GPD - S.T.E.P. Single Women	0	2	0	2	n/a	
Transitional Housing for Adults with HIV/AIDS: Males and Females							
St. Vincent de Paul Village	Josue Homes	0	38	0	38	n/a	**61**
St. Vincent de Paul Village	Josue Homes VI	0	6	0	6	n/a	
Stepping Stone	Enya House	0	17	0	17	n/a	
Transitional Housing for Victims of Domestic Violence: Households with Children							
Interfaith Shelter Network of SD	El Nido Transitional Living Program	45	0	0	45	n/a	**162**
South Bay Community Services	Victorian Heights	32	0	0	32	n/a	
YWCA	Becky's House I	30	0	0	30	n/a	
YWCA	Becky's House II	55	0	0	55	n/a	
Transitional Housing for Victims of Domestic Violence: Adult Females and Female Headed Households with Children							
Catholic Charities	Leah's II	10	0	0	10	n/a	**63**
YWCA	Becky's House III	36	1	0	37	n/a	
YWCA	Becky's Transitions	15	1	0	16	n/a	
Grand Total		**894**	**1,342**	**36**	**2,272**	**n/a**	**2,272**

Table 42: City of San Diego Permanent Supportive Housing Beds by Program Type and Primary Target Population

Provider Name	Program Name	Beds					Total
		Population			Duration		
		Family	Adult-Only	Youth-Only	Year-Round	Seasonal	
Permanent Supportive Housing for Persons with a Disability: Households with Children							
Father Joe's Villages	Boulevard Apts	15	0	0	15	n/a	**15**
Permanent Supportive Housing for Persons with a Disability: Adult Males, Adult Females, and Households with Children							
Father Joe's Villages	15th and Commercial	0	10	0	10	n/a	**122**
Housing Authority for the County of SD	HOPWA Tenant Based	36	76	0	112	n/a	
Permanent Supportive Housing for Persons with a Disability: Adult Females and Female Headed Households with Children							
Catholic Charities	Ninth and F Street Apts	4	25	0	29	n/a	**29**
Permanent Supportive Housing for Adults with a Disability: Males and Females							
Alpha Project	Metro Hotel	0	193	0	193	n/a	**593**
Community Housing Works	Alabama Manor	0	23	0	23	n/a	
SD Housing Commission	CRF AB2034 Project Based Section 8	0	100	0	100	n/a	
SD Housing Commission	LGBT Community Center - Del Mar	0	22	0	22	n/a	
SD Housing Commission	Mental Health Systems Center S+C	0	10	0	10	n/a	
SD Housing Commission	Mental Health Systems Inc Section 8 Sponsor Based V.I.	0	25	0	25	n/a	
SD Housing Commission	Townspeople Gamma Grant	0	22	0	22	n/a	
SD Housing Commission	Villa Harvey Mandel S+C (SVdP)	0	39		39	n/a	
SD Housing Commission	St. Vincent de Paul Sponsor Based	0	25	0	25	n/a	
SD Housing Commission	TACHS Paseo Glenn Apts	0	12	0	12	n/a	
SD Housing Commission	TACHS Rev Glenn Allison Sponsor	0	43	0	43	n/a	
SD Housing Commission	Village Place S+C (SVdP)	0	30	0	30	n/a	
TACHS	Reese Village	0	18	0	18	n/a	
TACHS	The Cove Apts	0	19	0	19	n/a	
Townspeople	TACHS Leasing - 51st	0	9	0	9	n/a	
Townspeople	TACHS Leasing - Wilson	0	3	0	3	n/a	
Permanent Supportive Housing for Adult Males with a Disability							
SD Housing Commission	Pathfinders Delta Grant S+C	0	34	0	34	n/a	**34**
Permanent Supportive Housing for Veterans							
SD Housing Commission	HUD VASH-San Diego City	426	303	0	729	n/a	**729**
Permanent Supportive Housing for Persons with HIV/AIDS							
SD Housing Commission	CSSE Alpha Program S+C	23	22	0	45	n/a	**162**
SD Housing Commission	SBCS La Posada S+C	58	4	0	62	n/a	
Townspeople	34th Street Apts	27	21	0	48	n/a	
Townspeople	Wilson Avenue Apts	4	3	0	7	n/a	
Permanent Supportive Housing for Adults with HIV/AIDS: Males and Females							
SD Housing Commission	Townspeople 34th Street Apts S+C	0	6	0	6	n/a	**20**
Townspeople	51st Street	0	14	0	14	n/a	
Grand Total		**593**	**1,111**	**0**	**1,704**	**n/a**	**1,704**

Chapter 2
Accommodating the City's Diverse Housing Needs

GOAL 1

ENSURE THE PROVISION OF SUFFICIENT HOUSING FOR ALL INCOME GROUPS TO ACCOMMODATE SAN DIEGO'S ANTICIPATED SHARE OF REGIONAL GROWTH OVER THE NEXT HOUSING ELEMENT CYCLE, 2013 - 2020, IN A MANNER CONSISTENT WITH THE DEVELOPMENT PATTERN OF THE SUSTAINABLE COMMUNITIES STRATEGY (SCS), THAT WILL HELP MEET REGIONAL GHG TARGETS BY IMPROVING TRANSPORTATION AND LAND USE COORDINATION AND JOBS/HOUSING BALANCE, CREATING MORE TRANSIT-ORIENTED, COMPACT AND WALKABLE COMMUNITIES, PROVIDING MORE HOUSING CAPACITY FOR ALL INCOME LEVELS, AND PROTECTING RESOURCE AREAS.

OBJECTIVE A: Identify and Make Available for Development Adequate Sites to Meet the City's Diverse Housing Needs

The City of San Diego encourages the production of new housing units that offer a diversity of housing types to ensure that an adequate supply is available to meet the existing and future needs of all groups. The City is to continue to maintain an inventory of both vacant and redevelopable land which is distributed throughout the City in such a way that the City can achieve its 11 year regional share goal of 88,096 units, as allocated by SANDAG in the Regional Housing Needs Statement during the period January 1, 2010 - December 31, 2020. The inventory shall not fall below the number of sites required to accommodate 88,096 housing units by the end of this period.

POLICIES

HE-A.1. Monitor residential development to ensure there is an adequate level of remaining development capacity. Work with partners such as the San Diego Housing Federation and SANDAG to create a comprehensive citywide and regional housing inventory.

HE-A.2. Community Plans should be updated on a regular basis and provide for certainty in the development process. Through these updates the City shall continue to identify areas appropriate for increased infill residential and mixed-use development. Programmatic EIR's

should be adopted with Community Plan Updates to allow EIR tiering for individual projects consistent with the updated Plan.

HE-A.3 Through the community plan update process, designate land for a variety of residential densities sufficient to meet its housing needs for a variety of household sizes, with higher densities being focused in the vicinity of major employment centers and transit service.

HE-A.4 Through the community plan update process, encourage location and resource efficient development. The community plans should focus on policies which promote a cluster of activities and services to establish a balance of housing, jobs, shopping, schools, and recreation, providing residents and employees with the option of walking, biking or using transit rather than driving.

HE-A.5 Ensure efficient use of remaining land available for residential development and redevelopment by requiring that new development meet the density minimums, as well as maximums, of applicable zone and plan designations.

HE-A.6 Encourage affordable housing on publicly-owned sites not needed for public use. If it is determined that land designated for public use is not currently needed and will not, in the foreseeable future, be needed for public use and is located within close proximity to transit and services, it should be considered for redesignation to mixed-use designations that include housing and promote affordable housing.

HE-A.7 Work to develop a comprehensive strategy for addressing the critical need for more workforce housing, serving moderate to middle income workers in San Diego. In keeping with the goals of SB 375 and the Sustainable Communities Strategy, the City should strive to promote the location of workforce housing proximate to employment and/or multimodal transportation facilities.

PROGRAMS

1. Development Monitoring System

As part of the City's development review process, a Project Tracking System (PTS) is in place which enables the City to track the status of development permits. Long Range Planning staff then uses GIS software to adjust its community capacity estimates to take into account new units coming on line and vacant land removed from the sites inventory, as well as to determine/adjust the phasing of community facilities. The PTS system has been in existence for over 12 years now and is currently in the process of being updated with a modernized system that will enable staff and the public to more easily gather the data necessary to adjust capacity estimates and prepare annual progress reports.

2. Identification of Locations for Mixed-Use, Urban Infill Development

The City of San Diego's General Plan is principled upon a "City of Villages" strategy which focuses growth into mixed-use villages that are linked to a transit system. The City of Villages strategy promotes an intraregional synergy between jobs and housing through the expansion of regional transit networks linking subregional employment centers to residential communities. Through the community plan update process, the promotion of infill and mixed-use village-type development will provide for socioeconomic equity (allowing a variety of household incomes to collocate proximate to employment and commercial amenities), protect environmental and agricultural resources (by redirecting development patterns from suburban sprawl to urban villages), and will encourage efficient and sustainable development patterns, in line with the goals of SB375 and the Sustainable Communities Strategy.

The General Plan sets forth direction to update the City's many community plans to be consistent with current citywide goals and policies. This includes targeting new growth into village centers to fully integrate land use, circulation, and sustainable development and design principles. As part of the ongoing community plan update process, the City will work with community stakeholders to identify locations that would support compact, pedestrian-friendly mixed-use village centers linked by transit, and develop community-specific policies that support infill development. It is expected that over the eight years of this Housing Element cycle a number of locations will be identified for higher-density mixed-use development throughout the City. These are the areas where opportunities for new housing construction will be concentrated in the future. In some instances it will be necessary to adjust densities and land uses in and near the villages and other locations designated for mixed-use development. Any land use and density changes would require an update or amendment to community plans and California Environmental Quality Act (CEQA) review. When evaluating traffic conditions, other factors such as bicycle, pedestrian, and transit opportunities should be considered to determine appropriate Levels of Service.

Along with the implementation of a consistent community plan update process, the City should continue to streamline the entitlement and permitting process for infill development. This could be achieved by continuing to implement innovative measures similar to those successfully implemented as part of the Development Services Department's recent Business Process Re-engineering effort. One such measure would be to adopt CEQA exemptions for infill projects that meet or exceed minimum green building standards and are transit-oriented, and/or affordable housing projects, in accordance with SB 375.

Additionally, in 2011 the San Diego Housing Commission adopted a Three-Year Affordable Housing Transit-Oriented Development Work Plan that sets forth a series of critical strategies and accompanying action steps to link the creation of affordable housing with San Diego's transit system. This work plan formalizes a strategic approach for successful transit-oriented affordable housing development and lays out a series of best practices, tasks, measurable outcomes, financing opportunities, and a list of priority areas and sites for development consideration.

3. Enforcing Adopted Density Ranges in Community Plans

The City's General Plan includes Policy LU-C.4., which calls for the efficient use of remaining land available for residential development and redevelopment by requiring that new development meet the density minimums of applicable plan designations. Further, through the community plan update process, plans may establish density minimums where none are specified in the Commercial Employment, Retail, and Services General Plan Land Use category. In addition, internal policies have been adopted by the Development Services Department, and the Housing Commission, which require that all reports to the Planning Commission, Housing Commission, and City Council include a Housing Impact Statement that explains how a proposed project compares to the density ranges in applicable plans and zones. The Housing Impact Statement should be an explicit and detailed statement of how any proposed action to be taken by the decision-maker would impact the provision or loss of affordable housing.

OBJECTIVE B: New Construction of Affordable Units

Provide at least 700 additional units for moderate-income households, 3.600 additional units for low-income households, 3,000 additional units of housing for very low-income households and 3,000 additional units for extremely low-income households by December 31, 2020.

POLICIES

General

HE-B.1 Seek to create incentives that stimulate the production of new units, expand or implement programs and policies to increase housing production, and pursue regulatory reform to encourage housing production.

HE-B.2 Continue to utilize federal and state subsidies to the fullest in order to meet the needs of low-income residents and promote publicly and privately sponsored programs aimed at the development of affordable housing for low-income households. Such housing should offer a range of bedroom composition proportionate to the household sizes of low-income households.

HE-B.3 Utilize the City's regulatory powers (e.g., land use, fees, etc.) to promote affordable and accessible housing.

HE-B.4 Ensure that the development of low-income housing meets applicable standards of health, safety and decency.

HE-B.5 Emphasize the provision of affordable housing in proximity to emerging job opportunities throughout the City of San Diego. Jobs/housing linkages should be considered through the community plan update process. This desired linkage should be reflected through appropriate land use designations and zoning.

HE-B.6 Support research efforts of the state and other agencies to identify and adopt new construction methods and technologies to facilitate affordable housing and energy efficiency.

HE-B.7 Work with the Housing Commission and other organizations to develop an Affordable Housing Education Campaign in order to build community support for affordable housing. This could be implemented through public presentations, newspaper articles, and information posted on the City's website about the benefits of affordable housing.

HE-B.8 The Housing Commission shall maintain a comprehensive, consolidated informational resource of housing developments in the City, which have units reserved for low-income households.

HE-B.9 Encourage new construction of Single Room Occupancy hotels (SROs) in helping to meet the housing needs of the elderly, students, and low-income individuals.

HE-B.10 In order to achieve a broader dispersal of SRO hotels, the City shall promote their development within transit-oriented developments citywide. This policy is intended to assist in implementing the City's community balance objectives by facilitating a dispersal of affordable housing.

HE-B.11 Encourage and promote the use of the City's Affordable and Sustainable Expedite Programs.

HE-B.12 Encourage and promote the use of available Housing Density Bonus Programs. Future consideration should be given to further expanding density bonus incentives and provisions. One such example is the allowance of Offsite Density Bonus provisions, which the City and the Housing Commission currently implement. The Offsite Density Bonus Program should be codified and promoted, as it is anticipated this would increase developer interest in utilizing the density bonus program and result in additional affordable housing development.

HE-B.13 Utilize City lobbyists to seek legislative changes to make state and federal affordable housing programs more effective and support a state permanent funding source for affordable housing.

HE-B.14 Foster affordable development and community balance by implementing Inclusionary Affordable Housing Regulations aimed at increasing the supply of rental and for-sale units available to low- and moderate-income residents.

HE-B.15 Encourage, through the community plan update process, increased use of zones that promote townhouse and row house development that can accommodate housing that is more efficient and less costly than traditional single-family detached housing.

Elderly and People with Disabilities

HE-B.16 Foster a housing stock that meets the needs of all residents across lifecycles.

HE-B.17 Focus the City's resources for elderly housing at the low-income end of the elderly population.

HE-B.18 Encourage housing for the elderly and people with disabilities near public transportation, shopping, medical, and other essential support services and facilities.

HE-B.19 Support the integration of persons with disabilities into the private housing market as much as possible.

HE-B.20 The Housing Commission shall maintain an Affordable Housing Resources Guide that includes a list of projects that serve people with disabilities.

Military Housing

HE-B.21 Cooperate with the military and the private sector to identify opportunities for additional military family housing throughout the City such that the occupants may have the opportunity to become an integral part of those communities.

HE-B.22 Cooperate with the military through the Community Plan update process to ensure that potential future military housing sites are readily accessible to public services and facilities.

Student Housing

HE-B.23 Seek to facilitate post-secondary students being able to live as close as possible to the schools they attend or to transit lines accessible to college campuses.

HE-B.24 Local universities shall provide as much student housing as possible. The universities should consider the use of incentives to encourage maximum use of university housing.

Manufactured Housing

HE-B.25 Manufactured housing should be considered as a tool to provide less expensive units in infill situations in established single-family neighborhoods as a means of providing more affordable housing to moderate and above moderate-income households.

HE-B.26 Manufactured housing shall be compatible in design with nearby market-rate housing. This policy is intended to provide more affordable housing without compromising community design standards.

Housing for Farm Workers

HE-B.27 Monitor the number of farm worker employees in San Diego and the need for additional housing for farm workers.

HE-B.28 Seek to provide additional housing units for farm workers with mobile home or manufactured housing units on City-owned land.

HE-B.29 Encourage the City's leaseholders in the San Pasqual Valley Agricultural Preserve to provide additional farm worker housing on their leaseholds.

Housing for the Homeless

HE-B.30 Update "Comprehensive Homeless Policy" Number 000-51, which became effective July 12, 1995 and provides guidelines for the City's response to the homeless problem.

HE-B.31 Actively support providers of homeless services in establishing additional short-term and temporary housing as well as permanent supportive housing. This continuum of housing may be provided through a variety of emergency shelter, interim, transitional, safe-haven, and permanent supportive housing options including temporary shelters associated with the provision of services during periods of extreme weather conditions.

HE-B.32 Actively support providers of homeless services in establishing additional winter seasonal shelter and entry-level beds.

HE-B.33 Encourage interagency efforts to provide services and housing to specialized subgroups with disabilities. This support would include a focus on provision of permanent, supported housing space and services.

HE-B.34 Encourage the dispersal of potential shelter sites throughout the city where the need is warranted.

HE-B.35 Encourage the development of resources to help "at-risk" families and individuals with temporary assistance to avoid evictions leading to the need for more short- and long-term bed requirements.

HE-B.36 Strive to ensure sufficient short- and long-term housing is available for families including women and children.

HE-B.37 Encourage affordable housing opportunities to be given to individuals and family groups that have successfully completed case managed recovery and traditional programs.

HE-B.38 Ensure that all homeless facilities comply with all applicable accessibility standards.

HE-B.39 Support projects in which individual and collaborative efforts to fund and develop existing and innovative solutions which address the need for transitional and permanent housing for individuals and families.

HE-B.40 Preference will be given to projects which demonstrate definitive links to appropriate and progressive support services that move individuals and families through the continuum of care to self sufficiency.

HE-B.41 Cooperate with other jurisdictions and coalitions in conducting regional, goal-oriented planning and coordination that will identify gaps in service and seek methods to improve the responsiveness of existing homeless service systems.

HE-B.42 Promote interagency communications, collaborations, and partnerships to achieve an efficient and cost-effective delivery of services to the homeless and those at risk of becoming homeless.

HE-B.43 Support the concept of providing a continuum of housing for the homeless ranging from short-term beds to affordable low-cost permanent housing.

HE-B.44 The City Council shall encourage other government jurisdictions to meet their statutory obligations with regard to addressing human service needs of populations who are homeless or at risk of homelessness.

HE-B.45 Develop a method to ensure an equitable distribution of housing options and co-located support service facilities based on need, throughout the City to improve accessibility. Site selection will be focused on the needs of the neighborhood, access to public transit, and the requirements for accessibility stated in the Comprehensive Homeless Policy.

HE-B.46 Work with neighborhoods, businesses, community organizations, private sector partnerships, and service providers to facilitate the site selection and approval process for homeless facilities.

HE-B.47 Develop Site Selection Guidelines and Program Design Criteria in accordance with "Fair Housing Practices" and the "Americans with Disabilities Act" to mitigate potential impacts of homelessness on the community while ensuring access to, and the continuity of the region's Continuum of Care.

HE-B.48 Continue to support the Regional Task Force on the Homeless in their role as a central clearinghouse of homeless data.

HE-B.49 The City Council shall review its Comprehensive Homeless Policy on a periodic basis and make modifications as necessary.

Workforce Housing

HE-B.50 Encourage employers to set up programs to provide housing for employees that might not be able to otherwise afford living in San Diego. The provision of workforce housing is a key component to fuel economic growth in the region.

HE-B.51 The City and other public entities such as school districts, should identify vacant and underutilized publicly-owned land that has potential to be used for affordable housing.

Townhouse and Small Lot Development

HE-B.52 Through the community plan update process, encourage small lot, townhouse and row house development that make more efficient use of land and allow lower per unit housing costs than traditional detached single-family housing.

PROGRAMS

1. Density Bonus

Pursuant to state law, developers are provided a density bonus and up to three regulatory concessions in exchange for reserving a percentage of housing units for low- and moderate-income or senior households.

2. Tax Credits and Tax-Exempt Bonds

The Housing Commission will promote the use of federal and state tax credits and multifamily mortgage revenue bonds to assist in the development of housing for low-income households.

3. Coastal Affordable Housing Replacement Program

State law provides that conversion or demolition of existing residential units occupied by low- and moderate-income households within the Coastal Overlay Zone shall only be authorized if provision has been made for the replacement of those units. The City Council Policy to implement the state law requires that such replacement units be affordable to the occupant for a minimum of five years.

4. Single Room Occupancy (SRO) Hotel Units and Living Units

Single Room Occupancy Hotel Units provide extremely low-income housing opportunities to homeless to nearly homeless individuals. In an effort to replace the existing stock of SRO hotel rooms and provide relocation assistance to tenants displaced as a result of SRO closures, the City established an SRO hotel ordinance.

The City continues to support the development of new SRO hotels especially in locations in close proximity to transit by simplifying the permitting process and offering incentives such as reduced parking requirements.

Living Units are allowed in downtown residential and mixed-use areas. These units are smaller than most studio apartments but have more amenities than traditional SRO hotel rooms.

5. Small Lot Subdivision Ordinance

These new regulations are to provide supplemental development regulations for the development of single dwelling units in a small lot subdivision. The intent is to encourage development of fee simple housing on smaller lots in order to provide a space efficient and economical alternative to traditional single dwelling unit development. It is also the intent of these regulations to provide pedestrian friendly developments that are appropriate to neighborhood character.

6. Sections 202 and 811 Supportive Housing Programs

Funded by the Department of Housing and Urban Development (HUD), the Section 202 and Section 811 Supportive Housing Programs provide capital advances and assistance to non-profit sponsors to construct and operate housing for the very low-income elderly or extremely low-income non-elderly households with disabilities. In 2012, HUD worked to modernize both programs to ensure greater program benefits by better targeting units to communities and individuals with the greatest needs and bringing new units on line faster.

7. Military Housing Development

The military is in the process of developing approximately 1,400 new housing units for military families at Miramar MCAS, immediately north of the Tierrasanta Community.

It is anticipated that most military family housing will continue to be provided by the private sector, with financial incentives from the military. Military housing is available to enlisted personnel with a rank of E-1 and above. Families of enlisted personnel pay no rent for military housing; rather, they receive the housing in lieu of their military housing allowance.

8. Student Housing Development

San Diego State University (SDSU), the University of California San Diego (UCSD), the University of San Diego (USD), Alliant International University, and Point Loma Nazarene, all currently provide for on-campus student housing. The universities are encouraged to partner with others to provide as much student housing as possible both on and adjacent to campuses and transit.

9. Mobile Home Parks Overlay and Manufactured Housing Development

Mobile homes and manufactured housing can be an affordable housing option for low and moderate income households. Mobile home parks provide affordable housing units both for rent and for sale. The City continues to regulate mobile home parks through the Mobile Home Park Overlay Zone. Manufactured housing provides cost and efficiency advantages, primarily in infill situations in single-family neighborhoods, where on-site construction for single-family units is increasingly difficult to provide at a price affordable to moderate and even middle-income residents.

10. Provision of Farm Worker Housing

Intensive agriculture (primarily on leased lands) currently exists in several communities in the extreme northern and southern portions of the City. These include Otay Mesa, Tijuana River Valley, San Pasqual Valley and Pacific Highlands Ranch. The San Pasqual Valley Plan calls for retaining agriculture as a long term use in the San Pasqual Valley. Elsewhere, community plans call for agriculture to be phased out and replaced with urban uses and restored natural open space.

As of January 1, 2012, there were 23 units of City-owned farm worker housing and 30 units of lessee-owned farm worker housing currently being provided in the San Pasqual Valley. However, a significant number of farm workers are un-housed migrants living in canyons in the northern part of

the City. These migrants include day laborers as well as farm workers. Approximately 200 un-housed farm workers lived in San Diego in 2004. This number has been decreasing in recent years as farming is gradually being phased out in most areas of San Diego. The City will continue to work with leaseholders in San Pasqual Valley to determine whether additional farm worker housing units are needed in that area.

In 2008, the City amended the Land Development Code section 141.0303, providing for agricultural worker employee housing, in compliance with the California Health and Safety Code, Employee Housing Act.

11. Housing for the Homeless

The following is a list of current programs and projects to address homelessness in San Diego:

A. Veterans Village of San Diego

The San Diego Housing Commission (SDHC) is an investment partner with Veterans Village of San Diego (VVSD), the region's largest provider of housing and social services for homeless veterans. From 2006 to 2011, SDHC invested $8.7 million to help Veterans Village create 320 transitional beds as well as a new developing 24-bed transitional facility for veterans of the Iraq and Afghanistan wars set to be completed in 2012. The new 12,772 square foot facility will include community space that can accommodate three classrooms, meeting space, and case management offices.

B. Connections Housing Downtown

SDHC received Housing Authority approval in 2011 to provide a Connections Housing Downtown with a $2 million loan to support the $34.5 million rehabilitation and development of a one-stop homeless service center with an on-site health clinic. The facility will be housed in a historic 12-story building, located in downtown at 1250 Sixth Avenue:

- Top 10 floors reserved for housing
- 150 year-round interim beds for homeless men and women
- 16 of those beds will be designated for chronically homeless individuals
- 73 studio units of permanent supportive rental housing will be available for very low-income residents
- Full-service health clinic that will be located on the ground floor, operated by Family Health Centers of San Diego
- One-stop homeless service center featuring an array of services called PATH Depot

Additionally, SDHC will be providing 89 project-based federal housing vouchers to support the facility's permanent housing program for formerly homeless residents. It will include dining facilities, job counseling, case management, mental health screenings, and drug and alcohol counseling all under one roof.

Connections Housing Downtown is expected to be completed one year from the January 26, 2012 construction kick off.

C. City of San Diego's Winter Shelter Program

The SDHC has administered the City of San Diego's two Emergency Winter Shelter Programs for homeless adults and veterans for the second year in 2011. One shelter was located in a vacant downtown warehouse building and provided 220 beds a night for men and women in 2011. The Alpha Project operated this facility and worked with numerous social service agencies to provide health care, legal assistance, and job referrals. The second shelter is operated near Veterans Village of San Diego in the Midway District and provides shelter to 330 homeless military veterans during the four month season (December to April). The shelter's partnerships with non-profit agencies also provided health care, legal assistance, and job referrals.

D. Cortez Hill Family Shelter

Administrated by SDHC, Cortez Hill Family Shelter is the City of San Diego's year-round family shelter program located in downtown San Diego. Opened in 2001 and operated by the YWCA, the center serves homeless parents and their children and provides up to 120 days of transitional housing for up to 45 homeless families. The goal is to have families move into more permanent and stable housing.

E. Hotel/Motel Family Voucher Program

Through the County of San Diego Hotel/Motel Family Voucher Program, families can apply for emergency hotel/motel vouchers when there is no other shelter available.

F. Neil Good Day Center

At the Neil Good Day Center, homeless individuals are provided with laundry facilities, showers, mail, case management, and referral services. SDHC administers the contract for the City of San Diego and the day-to-day operations are managed by Alpha Project.

G. Domestic Violence Shelters

A growing number of single women and mothers with children become homeless as a result of domestic violence. Because traditional homeless shelters cannot function as a "safe house" with a confidential location, domestic violence shelters are created. There are approximately 87 beds for those fleeing domestic violence in the City:

- Interfaith Shelter Network El Nido is a transitional shelter for families with children with a capacity for 45 persons.
- Center for Community Solutions Project Safehouse is an emergency shelter for nine persons.
- YWCA Casa de Paz and Becky's House are emergency shelters for 40 women with children.
- Lutheran Social Services East San Diego Center is a case management agency for women with children who have been victims of domestic violence needs.

H. Transitional Housing Program (Housing Trust Fund Grants)

The programs funded by the Housing Trust Fund and operated by non-profit agencies provide temporary housing and services for over 400 households who need support to get back on their feet, obtain an income, and find housing they can afford. Most of the programs allow families up to two years to become self-sufficient.

I. Project Homeless Connect

Organized by the SDHC, Project Homeless Connect is an annual one-day resource fair that provides health and dental screenings, drug and mental health referrals, legal aid, food, clothing, and more for the homeless. The program unites caregivers and other service providers from all over San Diego. This event also allows SDHC to collect demographic information, helping service providers develop innovative programs to address homelessness.

In 2011, this report provided information from over 500 homeless San Diegans who attended the event and completed the survey:

- 84% were single
- 66% were male
- 21% were veterans
- 20% had children who are minors
- 56% had health issues
- 45% had some form of mental illness
- 10% had issues with substance abuse

J. Five-Year Work Plan Toward Goal of Ending Homelessness in Downtown San Diego

Civic San Diego along with the County of San Diego Health and Human Services Agency (HHSA), the San Diego Downtown Partnership, the San Diego Housing Commission, the U.S. Department of Veterans Affairs (VA), the United Way of San Diego County, the Corporation for Supportive Housing, and other numerous local social service providers have embraced an ambitious goal – the end of homelessness in downtown San Diego – and developed a Five-Year Work Plan that provides specific strategies and action steps. The plan recommends the implementation of five strategies:

Strategy 1: Continue to expand supply of permanent supportive housing opportunities.

Strategy 2: Sustain and expand collaborations with regional partners and systems

Strategy 3: Strengthen partnerships with housing and homelessness services agencies

Strategy 4: Advance policy reforms at Federal and State levels

Strategy 5: Provide appropriate oversight and collect and report a date to measure progress, refine strategies, and leverage additional resources

K. Regional Continuum of Care Council

Regional continuum of Care Council (RCCC) has Approximately80 members that comprise a broad spectrum of the community including providers of services, government agencies, and the private sector. In its 14 year history the RCCC has brought to the region over $162 million in resources. RCCC applies annually to the U.S. Department of Housing and Urban Development (HUD) and has been successful in the award of over $15 million in annual federal funds directed to programs and services for homeless San Diegans. SDHC has acted as the lead applicant for the City of San Diego to ensure a successful application. SDHC administers $2.8 million in HUD grants that provide rental assistance combined with services for disabled homeless individuals and families. The federal grants will continue to fund approximately 220 units of housing with supportive services for homeless individuals and families with serious disabilities.

L. Housing Opportunities for Persons with AIDS (HOPWA)

Funds authorized under this program are used to prevent low-income individuals with HIV/AIDS from becoming homeless. Programs include: independent housing, residential services coordination and information, and referral services.

M. CalWORKS

Funds are available to individuals on public assistance to prevent homelessness by providing rent and utility payment, which are funded through Temporary Assistance for Needy Families (TANF).

N. Workforce Partnership

Created under a Joint Powers Agreement by the City and County of San Diego, the Workforce Partnership coordinates job training and employment placement services including services for homeless veterans, youth, and the disabled.

O. The Plan to End Chronic Homelessness

Eradicating chronic homelessness is a high priority for the City of San Diego and permanent supportive housing is a key component to the Housing First model adopted in the region's 10- year Plan to End Chronic Homelessness. The program, created by over 100 community volunteers, was endorsed by the San Diego City Council and 16 other cities within the County to address the needs of the chronically homeless. It works by providing affordable housing integrated with supportive services to help move - and keep - the chronically homeless off the streets and into stable living and working situations.

P. Homeless Outreach Team (HOT)

The City's Homeless Outreach Team (HOT) provides street diversion for chronically homeless persons by connecting them to services and shelter. There are four police officers who team with two County social workers and two Psychiatric Emergency Response Team clinicians to reach out to people on the streets.

Q. Project 25

Project 25 is the first program collaboration of its kind in San Diego, involving partnerships between the United Way of San Diego County, City of San Diego, County of San Diego, and the local non-profit sector. Project 25 is a 3-year pilot program that provides permanent housing, supportive services, and a comprehensive discharge program to at least 25 of San Diego's chronically homeless – some of the most frequent users of public resources. In addition to significantly and positively affecting the lives of those participating in this program, the public funds saved by providing the chronically homeless with permanent housing and supportive services is substantial.

Project 25 will include the first comprehensive frequent user data collection for San Diego - determining the total cost of services used by each of these chronically homeless, both before and after entering the program. The chronically homeless represent approximately 24% of the total homeless population in San Diego County, but use 50% of the available resources such as shelters, emergency medical and law enforcement services, mental health support and detox services.

Over the past year (2011-2012), Project 25 provided supportive services to 35 chronically homeless individuals and permanently housed 30 of them. Creating the first comprehensive data collection for San Diego's frequent users, Project 25 is tracking and compiling the total cost of services used by each person, before and after entering into the program. Current data reveals the following decreases:

- 77 percent reduction in emergency room visits
- 72 percent reduction in ambulance transports
- 66 percent reduction in in-patient medical stays
- 69 percent reduction in arrests
- 43 percent reduction in number of jail days

In addition, over half of the participants have established a "medical home," regularly receiving primary medical care at the same location, which helps maintain consistent care and decrease emergency hospital expenses.

R. Homeless Management Information System

Managed by the Regional Task Force on the Homeless (RTFH), this central clearinghouse of information, the RTFH is able to publish an annual Homeless Profile which provided invaluable homeless data, allowing the community and service providers to better plan and provide necessary services. With the funding, RTFH can integrate this information into a data warehouse that can be shared locally, and can be accessed for a national Annual Homeless Assessment Report mandated by HUD and Congress. This information allows us to compare our local homeless profile with those of other large cities across the country, as well as San Diego's homeless levels as they relate to national trends.

12. Support for Regional Task Force on the Homeless

In conjunction with the County of San Diego and other local jurisdictions in the region, the Housing Commission provides funding for the Regional Task Force on the Homeless. The RTFH serves as a central repository of information on homeless needs and assistance, and serves as the Regional Continuum of Care's designated Homeless Management Information System (HMIS) lead for the region.

13. Listing of Affordable Housing Units

The Housing Commission publishes and maintains a comprehensive listing of housing developments in the City which have units reserved for low-income households.

14. Support for Research and Legislation for Affordable Housing

Through the efforts of its lobbyists, the City will support research by the state and other agencies to identify and adopt new construction methods and technologies to provide affordable housing and research by the lending industry to adopt innovative financing methods to facilitate affordable housing. Additionally, the City shall seek legislative changes at the state and federal levels to make affordable housing programs more responsive to the needs of low-income households.

15. Pursuit of State and Federal Funding for Affordable Housing

Through the efforts of its lobbyists, the City will monitor the status of all existing and potential state and federal funding resources for affordable housing and apply for all competitive state and federal housing monies which would contribute toward meeting San Diego's affordable housing goals.

16. Inclusionary Housing Programs

The City has two inclusionary housing programs. Since 1992, a requirement has been in effect in portions of the North City that are now designated for urban uses. These areas were, until the 1990s, designated as "future urbanizing" areas. In these areas 20 percent of residential units constructed must be affordable to families earning no more than 65 percent of AMI. Projects with more than ten units must build these affordable units on site or near the site of the market-rate units. Smaller projects may pay an in-lieu fee.

The Inclusionary Housing Ordinance, enacted by the City Council on May 20, 2003, applies to all new residential developments of two units or more, outside of the "future urbanizing" areas. Developers have the option of providing at least ten percent of the homes in residential developments at affordable rates for low- to moderate-income families or paying an affordable housing fee. These fees make up the Affordable Housing Fund, which has collected more than $48 million since 2004.

In October 2011, the Inclusionary Housing Ordinance was amended by the City Council. The revised ordinance requires all rental development to pay an Inclusionary Affordable Housing fee. Developers of for-sale affordable housing have an option to provide 10 percent of the total homes at affordable rates instead of paying a fee, with a similar option for developers who are converting apartments to

condominiums. Exemptions are allowed for certain types of rental housing projects. The fee schedule was also revised, with a reduction in the fees for condominium conversions, and a proration of the fees for projects with fewer than 10 units.

Incentives are offered to offset the cost to developers of providing inclusionary housing. These include expedited permit processing, reduced sewer and water connection fees, multifamily bond financing for certain projects, and density bonus. In addition, the City has allowed for on-site density bonus for projects that meet the inclusionary requirement on site.

17. Low-Interest Loans

The Housing Commission will provide low-interest loans for the development of affordable rental housing targeted to extremely low-, very low- and low-income households including families, seniors, and persons with special needs. Assuming that San Diego will continue to receive HOME and Housing Trust Fund revenues, approximately 1,840 affordable units will be created by 2020.

18. Accessibility

All units in multifamily projects with four or more units are required by state law to meet accessibility standards. Further, the City recently adopted an ordinance addressing visitability and accessibility in new single-family and duplex dwellings. This ordinance augments state regulations that mandate accessibility features including fully accessible common facilities in new multifamily housing.

19. City-Owned Land for Housing

The City will continue an ongoing effort to identify City-owned parcels that have potential to be used for affordable housing. The City Council will be periodically informed of available properties and their suitability and feasibility for housing.

20. Employer-Assisted Housing

The City will explore methods to partner with and assist area employers who are interested in providing affordable housing for their employees. An area of particular focus will be employer-developed housing opportunities.

Goal 1 Implementation Chart					
Program Number	**Program Name**	**Housing Element Policies**	**Responsible Dept./Organization**	**Financing**	**Implementation Status**
Objective A: Identify and make available for development adequate sites to meet the City's diverse housing needs					
1	Development Monitoring System	HE-A.1.	DSD	DSD	Ongoing
2	Identification of Locations for Mixed-Use, Urban Infill Development	HE-A.2. - HE-A.7.	DSD	General Fund, G.P. Maintenance Fee	Through an ongoing community plan update process locations will continue to be identified.
3	Enforcing adopted density ranges in community plans	HE-A.3	DSD	—	All new development is required to meet density minimums.
Objective B: New Construction of Affordable Units					
1	Density Bonus	HE-B.1., HE-B.3, HE-B.15.	DSD, SDHC, Private Developers	—	Ongoing
2	Tax Credits and Tax-Exempt Bonds	HE-B.1., HE-B.2., HE-B.15.	SDHC, Non-profit Corps., Private Developers	—	Ongoing
3	Coastal Zone Program	HE-B.3.,	Private Developers	Private	In effect
4	Single Room Occupancy Hotel Units and Living Units	HE-B.1., HE-B.3., HE-B.9. - HE-B.11.,	DSD, SDHC, Planning Commission	SDHC, Tax credits/tax-exempt bonds, conventional	Ongoing
5	Small Lot Subdivision Ordinance	HE-B.12., HE-B.52.	DSD	—	Ongoing

Goal 1 Implementation Chart					
Program Number	**Program Name**	**Housing Element Policies**	**Responsible Dept./Organization**	**Financing**	**Implementation Status**
6	Section 202 and 811 Supportive Housing Programs	HE-B.2., HE-B.13., HE-B.16 - HE-B.20.	HUD, SDHC, Non-profit Corps.	HUD	Ongoing
7	Military Housing Development	HE-B.21, HE-B.22.	Department of Navy	Department of Defense	In process of developing 1,400 new units for military & families
8	Student Housing Development	HE-B.23., HE-B.24.	Local Universities	Local Universities, Private sector	Ongoing
9	Mobile Home Parks Overlay and Manufactured Housing Development	HE-B.26., HE-B.27.	DSD, Private Sector	Private Sector	Ongoing
10	Provision of Farm Worker Housing	HE-B.28., HE-B.29.	City of San Diego, leaseholders	City, Leaseholders, Private	Ongoing
11	Housing for the Homeless	HE-B.30. - HE-B.49.	Various	--	Ongoing
11.A.	Veterans Village of San Diego (VVSD)	" "	SDHC, VVSD	SDHC	A 24-bed transitional facility set to be completed in 2013.
11.B.	Connections Housing Downtown	" "	SDHC, City	SDHC, HUD, City, County	One-stop homeless service center with onsite health clinic set to be completed January 2013

Goal 1 Implementation Chart					
Program Number	**Program Name**	**Housing Element Policies**	**Responsible Dept./Organization**	**Financing**	**Implementation Status**
11.C.	City of San Diego's Winter Shelter Program	" "	Alpha Project, SDHC, VVSD, various non-profit organizations	Various Funding Sources	Ongoing
11.D.	Cortez Hill Family Shelter	" "	SDHC, YMCA		Ongoing
11.E.	Hotel/Motel Family Voucher Program	" "	County of San Diego, SDHC		Ongoing
11.F.	Neil Good Day Center	" "	SDHC, Alpha Project	SDHC	Ongoing
11.G.	Domestic Violence Shelters	" "	Non-Profit Organizations	Various Sources	Ongoing
11.H.	Transitional Housing Program	" "	Non-profit organizations	Housing Trust Fund	Ongoing
11.I.	Project Homeless Connect	" "	SDHC, United Way	SDHC, United Way	Ongoing
11.J.	Five-Year Work Plan Toward Goal of Ending Homelessness in Downtown San Diego	" "	Civic San Diego, HHSA, San Diego Downtown Partnership, SDHC, VA, United Way of San Diego County, Corporation for Supportive Housing	Various Sources	5 year work plan created to end homelessness in Downtown San Diego; provides 5 specific strategies and action steps.

Goal 1 Implementation Chart					
Program Number	**Program Name**	**Housing Element Policies**	**Responsible Dept./Organization**	**Financing**	**Implementation Status**
11.K.	Regional Continuum of Care Council (RCCC)	" "	SDHC	HUD, SDHC	Federal grants will continue to fund housing with supportive services for homeless individuals.
11.L.	Housing Opportunities for Persons with AIDS (HOPWA)	" "	County/Non-profit	Grant Funds	Ongoing
11.M.	CalWORKS	" "	TANF	TANF	Ongoing
11.N.	Workforce Partnership	" "	City of San Diego, County of San Diego	--	Ongoing
11.O.	The Plan to End Chronic Homelessness	" "	United Way, City, County, SDHC	Various Sources	Ongoing
11.P.	Homeless Outreach Program (HOT)	" "	City of San Diego		Ongoing
11.Q.	Project 25	" "	United Way of San Diego, SDHC, City of San Diego, County of San Diego, non-profit organizations		Ongoing
11.R.	Homeless Management Information System	" "	RTFH		Homeless Profile is published annually
12	Support for Regional Task Force on the Homeless	HE-B.30. - HE-B.49.	City of San Diego, RTFH	SDHC	Ongoing

Goal 1 Implementation Chart					
Program Number	**Program Name**	**Housing Element Policies**	**Responsible Dept./Organization**	**Financing**	**Implementation Status**
13	Listing of Affordable Housing Units	HE-B.8.	SDHC	SDHC	Ongoing
14	Support for Research and Legislation for Affordable Housing	HE-B.1., HE-B.2., HE-B.6., HE-B.7., HE-B.13.	DSD, SDHC	General fund, SDHC	Ongoing
15	Pursuit of State and Federal Funding for Affordable Housing	HE-B.2.	DSD	HUD	Ongoing.
16	Inclusionary Housing Programs	HE-B.14.	DSD		In effect
17	Low-Interest Loans	HE-B.1.	SDHC	HOME, Housing Trust Funds	On going
18	Accessibility	HE-B.3., HE-B.4., HE-B.16, HE-B.17.	City of San Diego	Private developers	In Effect
19	City-Owned Land for Housing	HE-B.1., HE-B.3.	City of San Diego, City Council		Ongoing
20	Employer-Assisted Housing	HE-B.3., HE-B.5., HE-B.50., HE-B.51.	DSD, SDHC, local employers	Local employers	Ongoing

Chapter 3

Preservation and Conservation of At-Risk Housing

Goal 2

MAINTAIN AT A HIGH LEVEL AND UPGRADE, WHERE NECESSARY, THE QUALITY, SAFETY AND LIVABILITY OF SAN DIEGO'S HOUSING STOCK, WITH EMPHASIS ON PRESERVATION OF SAN DIEGO'S AFFORDABLE HOUSING STOCK.

REQUIREMENTS FOR THE PRESERVATION OF AFFORDABLE HOUSING STOCK

Section 65583 of the California Government Code requires local governments to include in their Housing Elements an analysis and programs for the preservation of assisted housing developments. The purpose of the analysis is to identify actions that the jurisdiction can take to preserve "at-risk" units, to adequately plan for preventing or minimizing tenant displacement and to preserve the local affordable housing stock. The analysis is required to cover a ten-year period coinciding with the planning period of the Housing Element.

TIME FRAME OF PRESERVATION AMENDMENT

For this Housing Element, the Preservation of Assisted Housing analysis will encompass all housing projects "at-risk" during a ten-year period from July 1, 2010 to June 30, 2020.

OVERVIEW - PRESERVATION OF "AT-RISK" ASSISTED HOUSING PROJECTS

There are federal, state and local programs to help create and maintain an affordable housing stock however, these programs, subsidies, and incentives are not always used in perpetuity or there are terms set in contracts which limited the duration for which a unit remains affordable. Therefore, it is important for local jurisdictions to maintain an inventory of "at-risk" units to monitor changes in the affordable housing stock and proactively seek solutions for preserving units.

The federal government provides various incentives, including low-interest loans and rent subsidies, for private developers to help preserve the local affordable house stock. The Department of Housing and Urban Development (HUD) manages these agreements and requires contracts in order for private entities to receive subsidies. The intention of the subsidies is to build or operate multifamily rental housing developments that reserved units for low-income households. However, these programs provide owners with options of prepaying their mortgages or opting out of their project-based Section 8 rental assistance

contracts placing units at risk. When an owner elects to exercise this option, the project's subsidy and the accompanying use restrictions are terminated. At this point units may be converted to market-rate units and tenants may become displaced without any assurance of securing permanently affordable housing elsewhere. Additionally, the inventory of low-income housing declines as units are taken out of the affordable housing stock and converted to market-rate rents.

Nearly 3,932 affordable housing units that have been developed in San Diego using federal, state and local programs, have expiring rent restrictions over the ten-year period (FY 2010-FY 2020). These units generally carry affordability restrictions for periods of between ten and 30 years. Many of these units have ended their affordability terms but continue to renew their Section 8 contract year to year, and are considered at-risk of converting to market-rate rents. Most of these units have been developed by private nonprofit or for-profit sponsors who have utilized subsidies or financing provided by the public sector at the local, state and/or federal levels.

The potential loss of affordable units is compounded when considering "at-risk" low-income units produced by state and local programs, such as Low-Income Housing Tax Credit Program, state Density Bonus, state-issued bonds, Multifamily Revenue Bonds. Like their federal counterparts, these programs have regulatory agreements or other use restrictions for terms of limited duration.

INVENTORY AND COST ANALYSIS OF "AT-RISK" AFFORDABLE UNITS

Table 43**,** Inventory and Cost Analysis of "At-Risk" Affordable Units, contains an inventory and comparative analysis of the costs involved in replacing units at risk of conversion from affordable housing to market rents during FY 2010 through FY 2020. The analysis calculates the cost to replace, through new construction or acquisition and rehab, the same "at-risk" units in comparable size and rent levels. Housing Commission staff used most current development, acquisition and rehabilitation costs in the analysis.

The purpose of this analysis is to compare the cost of options available to the jurisdiction when faced with a potential conversion problem, and to determine the level of local subsidies required to assist in preservation efforts. The cost analysis will enable the City to use a "bottom line" approach as programs are developed and available resources targeted to preserve units at risk of conversion.

TABLE 43
INVENTORY AND COST ANALYSIS OF "AT-RISK" AFFORDABLE UNITS
SORTED BY EXPIRATION DATE OF MORTGAGE AFFORDABILITY RESTRICTIONS (PRE-PAY), OR SECTION 8 CONTRACTS RENEWALS (OPT-OUT)

PROJECT		FED/STATE/LOCAL	EXPIRATION DATES		UNITS		CONTRACT UNITS - BEDROOMS				
NAME	ADDRESS	PROGRAMS	PRE-PAY	OPT-OUT[2]	TOTAL	ASSISTED	0	1	2	3	4
Projects: July 1, 2010 - June 30, 2020											
Euclid Avenue Apts[2]	4115 Euclid Avenue	236(j)(l)	8/1/1990	5/31/1999	12	12	0	3	5	4	0
Westminster Manor[2]	1730 Third Avenue	236(j)(l)/202 (Elderly)	2/1/1992	6/30/1999	155	121	35	62	0	0	0
Grace Tower[2]	3955 Park Blvd	202 (Elderly)	6/30/1998	6/30/1999	169	20	5	15	0	0	0
Trinity Manor[2]	3940 Park Blvd	202 (Elderly)	1/1/2000	12/9/1999	100	100	0	99	1	0	0
Cathedral Arms[2]	3911 Park Blvd	236(j)(l)/202 (Elderly)	8/1/1992	5/31/2000	206	82	79	3	0	0	0
Wesley Terrace[2]	5343 Monroe Avenue	236(j)(l)/202 (Elderly)	7/1/1993	5/31/2000	160	160	41	42	0	0	0
Cathedral Plaza[2]	1551 Third Avenue	236(j)(l)	3/1/1996	5/31/2000	222	172	54	30	0	0	0
Luther Tower[2]	1455 Second Avenue	202 (Elderly)		5/31/2000	198	32	22	10	0	0	0
Green Manor[2]	4041 Ibis Avenue	202 (Elderly)		5/31/2000	152	124	84	40	0	0	0
Lakeshore Villa	6888 Golfcrest Drive	221(d)(4) Mkt. Rate	11/1/1998	6/4/2000	126	124	0	124	0	0	0
Imperial Villa Apts	620 67th Street	236(j)(l)	6/1/1995	6/30/2000	38	37	0	12	18	7	0
Peñasquitos Village	10955 Carmel Mt Road	221(d)(3) BMIR	5/1/1990	7/31/2000	332	213	0	62	151	0	0
Delta Arms[2]	4245 Delta Street	236(j)(l)	12/1/1992	7/31/2000	22	21	0	6	10	5	0
Pres. John Adams III	3829 Marlborough Avenue	236(j)(l)	8/1/1992	9/30/2000	19	19	0	19	0	0	0
Horton House[2]	333 G Street	221(d)(3) Mkt. Rate	8/1/2001	4/26/2001	150	150	49	101	0	0	0
Lions Community Manor[2]	310 Market Street	202 (Elderly)	4/1/2002	9/30/2001	129	129	0	129	0	0	0
Cerro Pueblo	2835 Clairmont Drive	221(d)(4) Mkt. Rate	6/1/2003	11/10/2001	46	46	0	46	0	0	0
Villa Merced[2]	1148 Beyer Way	202 (Elderly)	8/1/2002	1/14/2002	100	100	0	100	0	0	0
Big Sister Residency[2]	3360 4th Avenue	811 Disabled		7/31/2002	15	15	0	15	0	0	0
Guadalupe Plaza[2]	4142 42nd Street	202 (Elderly)	9/1/2003	11/30/2002	126	126	0	126	0	0	0
Meadowbrook Apts I[2]	7844 Paradise Valley Road	224(f)221BMIR		5/31/1999	208	151			104	47	0
Meadowbrook Apts II[2]	7844 Paradise Valley Road	236(j)(1)		5/31/1999	240	215			142	73	0
Del Prado	3878 Beyer Blvd	236(j)(1)		5/1/2004	60	59		34	15	10	
Columbia Towers	904 State Street	HFDA/8 NC		1/8/2014	360	149	44	105	0	0	0
Coronado Terrace I	1183 25th Street			12/31/2015	160	126			120	6	
Coronado Terrace II	1183 25th Street			12/31/2016	152	117			97	20	
Grant Heights Park	2663 J Street	LMSA		5/31/2017	28	28		10	18		

TABLE 43
INVENTORY AND COST ANALYSIS OF "AT-RISK" AFFORDABLE UNITS (CONTINUED)
SORTED BY EXPIRATION DATE OF MORTGAGE AFFORDABILITY RESTRICTIONS (PRE-PAY), OR SECTION 8 CONTRACTS RENEWALS (OPT-OUT)

PROJECT		FED/STATE/LOCAL	EXPIRATION DATES		UNITS		CONTRACT UNITS - BEDROOMS				
NAME	ADDRESS	PROGRAMS	PRE-PAY	OPT-OUT[2]	TOTAL	ASSISTED	0	1	2	3	4
	4566-72 Oregon Street	MOD Rehab			6	6	0	6	0	0	0
	3709-15 T Street	MOD Rehab			5	5	0	0	5	0	0
	4122-26 C Street	MOD Rehab			6	6	0	2	4	0	0
	4773-89 Lantana Drive	MOD Rehab				8		2	6		
	344-348 S. Willie James Jones	MOD Rehab				20			8	13	
	331-333 S. 49th Street	MOD Rehab				2				1	1
	3038 Broadway	MOD Rehab				5		1	2	2	
President John Adams Manor Apts[1]	5471 Bayview Heights Place	Multifamily Bonds	10/1/2013	10/1/2033	300	300	0	44	208	48	0
Density Bonus	Scattered Sites	Density Bonus Program			290	47	1	5	27	9	2
Totals:					**4,292**	**3,047**	**414**	**1,253**	**941**	**245**	**3**

COST ANALYSIS

		UNITS	CONTRACT UNITS - BEDROOMS				
	COSTS	ASSISTED	0	1	2	3	4
Total New Construction Costs:	**$555,582,364**	**3,047**	**75,487,725**	**228,468,888**	**171,579,588**	**44,672,688**	**547,013**
Total Acquisition and Rehab Costs:	**$276,064,050**	**3,047**	**37,509,195**	**113,524,206**	**85,256,407**	**22,197,470**	**271,806**

Footnotes:

1. Projects owned by Non-Profit Organizations, and although eligible for conversion, are generally regarded as being at low risk for conversion to market-rate housing.
2. Contains projects which are being renewed year to year from original expiration date of Section 8 contract.
3. Limited Partnership with a Nonprofit General Partner.
4. Project owned by Public Agency.

A total of 4,292 affordable units are eligible to convert to market-rate rents during the FY 2010 through FY 2020 reporting period. Most of these units are at risk due to options available to current owners to prepay existing federal mortgages. Estimates indicate that it would cost the City almost $555.6 million to replace those units through new construction and a little over $276 million to replace those units through acquisition and rehabilitation. Estimated acquisition costs factored in possible rehab cost to bring units up to health and safety standards or to remove asbestos and lead-based paint hazards. It should be noted that 300 units are in projects owned by nonprofits, and although eligible for conversion, those projects are generally regarded as being at low-risk for conversion to market-rate housing. The City will monitor those nonprofit projects, but anticipate that any preservation opportunities will come from for-profit-owned projects.

A total of 300 affordable units are eligible to convert to market-rate rents during the FY 2010 through FY 2020 due to the expiration of Multifamily Bond financing. The City is at risk of losing a total of 1,142 affordable units from its affordable housing stock due to the prepayment of subsidized mortgages and the expiration of affordability restrictions. Most of these units are at risk due to options available to current owners to prepay existing federal mortgages, or the expiration of multifamily bonds. Owners of multifamily bond projects may agree to amend existing bond documents to extend the terms of affordability, at no cost to the jurisdiction. The projects where the affordability restriction has expired may be renewed year to year from the original expiration date of the Section 8 contract but continue to be at risk.

Localities can anticipate limited federal and state assistance in preserving the affordability of these units. Therefore, the need for local assistance is much greater in this instance. Faced with greater preservation costs, replacement of lost units through acquisition and rehabilitation appears to be the most cost effective option.

The cost analysis makes clear the need for access to all available financial resources in order to prevent the loss of “at-risk” units. Moreover, the analysis also makes clear the need to work with organizational resources to achieve preservation targets. Reliance on local or even state or federal financing programs alone is not sufficient to assure preservation, given the extensiveness of the conversion problem.

There has been such a variety of financing and subsidy programs used to build affordable housing in the past, that existing state and federal financing or incentive preservation programs do not address the possible conversion of many nonfederal financed housing projects, such as density bonus units. Finally, long-term preservation is not guaranteed without enlisting the active support and participation of tenants and local nonprofit agencies willing to acquire and maintain “at-risk” units as permanently affordable housing.

RESOURCES FOR PRESERVATION

The 1998 Appropriations Act set forth the legislation “Multifamily Assisted Housing Reform and Affordability Act (MAHRA) of 1997” that enables the HUD to move forward with a permanent program to renew contracts for subsided housing. FHA restructured HUD’s multifamily portfolio, so that market-

rate rents could support a property's debt. This plan would end over-subsidization of properties, promote resident responsibility and choice in housing, and bring marketplace competition and incentive.

In addition, the San Diego Housing Commission is the affordable housing agency for the City of San Diego and provides Section 8 certificates and vouchers for eligible households; rehabilitation of low-income owner-occupied and rental units, and financing development and management of affordable multifamily rental projects including public housing. The Housing Commission could work with any number of qualified entities to preserve "at-risk" housing developments.

IDENTIFY QUALIFIED ENTITIES

There are a number of public entities and private nonprofit corporations that have established legal and managerial capacity to acquire and manage federally subsidized housing developments. A complete and up to date list of qualified entities can be found on the California Department of Housing and Community Development's website: www.hcd.ca.gov/hpd/hrc/tech/presrv

FINANCING SOURCES AND INCENTIVES

There are a number of federal, state and local financing mechanisms and subsidies available to preserve "at-risk" units. The City has also set aside a portion of HOME, CDBG and local Housing Trust Fund dollars for preservation, and has established a priority for preservation in the allocation of such funds.

Mortgage Revenue Bonds

A key part of the City's preservation strategy has been to refinance "at risk" projects with mortgage revenue bond proceeds (bond refunding) at the end of the affordability period in exchange for extended and strengthened affordability controls. Mortgage revenue bonds can also be a resource for acquiring and preserving "at-risk" units that were not originally financed with bond proceeds. As bond issuance or refunding is an elective activity to which the owner must agree, it is difficult to project how much financing and bond authority the City would need to preserve these "at-risk" developments.

State Bond Financing – Municipal Bonds

The availability of financing at the state level, typically funded through voter-approved general obligation bond issuances is considered a source for local preservation activities. If the housing programs are similar to those assisted by past ballot measures, then funding will probably be available for preservation activities, pending voter approval. Bond proceeds for housing are typically administered by the state of California Department of Housing and Community Development and have been used to fund primarily new construction and rehabilitation housing projects.

The California Housing Finance Agency's (CalHFA) offers a Preservation Acquisition Program that provides low-cost acquisition financing. The fund is comprised of monies authorized by Proposition 46 ("Bond Funds") and funds from CalHFA. Eligible projects include Section 8 assisted, BMIR 221(d)(3), Section 236, Section 202, Section 515 and IRS Section 42 housing. In 2012, the CalHFA issued a new Portfolio Preservation Loan Program which provides acquisition/rehabilitation and permanent loans for existing CalHFA affordable housing developments in order to preserve and/or increase the affordability of CalHFA portfolio projects. The CalHFA Preservation Loan Program is intended to be used in conjunction with CalHFA's New Issue Bond Program ("NIBP").

Community Development Block Grant Funds (CDBG)

In recent years, San Diego's annual CDBG Funds allocation has dropped from approximately $13.5 million to approximately $10 million, with approximately $3 million in funding coming from the Redevelopment Agency's $78 million loan repayment. Barring any more substantial changes in HUD appropriations or the Redevelopment successor agency's repayment schedule, a similar amount of funding is expected over the next eight years, during the Group 1 analysis period. Total CDBG funding during this period would be approximately $80 million with roughly $72 million more expected from the Redevelopment Agency loan.

Approximately 20 percent of CDBG funds are typically allocated to fund affordable housing services such as single-family housing rehabilitation. It is expected that the funding priorities will remain consistent; hence, the same percentage of funds should be available for housing activities. Due to the limited nature of CDBG resources, it is unlikely that a significant amount of funds would be used for preservation activities; however, the City could decide to dedicate a greater percentage of CDBG funds for housing activities during any given year.

HOME

The HOME Investment Partnerships Program was created in 1990. This program provides federal funds for a variety of housing activities including construction of affordable housing; acquisition and rehabilitation of affordable housing; owner-occupied housing rehabilitation; homebuyer down payment assistance and counseling; and tenant based rental assistance. HOME funds allocation has decreased from over $9 million annually to approximately $4.4 million in 2012.

Housing Opportunities for Persons with HIV/AIDS (HOPWA)

HOPWA assists organizations that serve persons with HIV/AIDS with Acquisition, Rehabilitation or construction of affordable housing units; Short-term, Mortgage payment or Utility payments to prevent homelessness; Housing Information and Referral; Housing operations; Project or Tenant Based Rental Assistance; Resource Identification and related Support Services. HOPWA funds are granted to the largest jurisdiction within a County (in this case, San Diego). The city and county have agreed that the county will administer HOPWA funds.

Capacity Building for Community – Affordable Housing Grants

Thirty-five million dollars in Fiscal Year (FY) 2012 funding to carry out the eligible activities related to affordable housing and community development for the Section 4 Capacity Building program. Grant funding could be used for affordable housing activities that benefit low-income families and persons, including the acquisition, construction, or rehabilitation of housing for low-income families and persons.

Choice Neighborhoods Initiative Planning Grants

Choice Neighborhoods employs a comprehensive approach to neighborhood transformation. The program helps communities transform neighborhoods by revitalizing severely distressed public and/or assisted housing and investing and leveraging investments in well-functioning services, high quality public schools and education programs, high quality early learning programs and services, public assets, public transportation, and improved access to jobs. Choice Neighborhoods will ensure that current residents will be able to benefit from this transformation, by preserving affordable housing or providing residents with the choice to move to affordable and accessible housing in another existing neighborhood of opportunity.

Rental Housing Assistance Program (Section 8)

The housing choice voucher program, administered by the San Diego Housing Commission, is the federal government's major program for assisting very low-income families, the elderly, and the disabled to

afford decent, safe, and sanitary housing in the private market. In FY 2012, an estimated 14,000 San Diego households were provided with rent subsidies.

Without Section 8 Rental Assistance a percentage of HUD-assisted and insured projects may default, jeopardizing tenants, owners, and affordable housing stock and creating substantial losses in the FHA insurance fund. A one-year extension of these expiring Section 8 contracts is available to reduce the 'at risk' converting to market rate. Project owners with rents greater than the market may request to participate in the Mark to Market Program authorized by MAHRA. These contracts are renewed at existing rent levels temporarily while the mortgage is being restructured.

If current owners do not wish to retain these units as affordable, the City may provide assistance to private nonprofit entities interested in purchasing and managing these developments as affordable housing. The City will utilize this flexible approach to retain as many units as financially feasible in its affordable housing stock.

Market-to-Market Program (M2M)

The Mark-to-Market (M2M) Program recognizes the growing need for funds for Section 8 assistance contract renewals and the danger of FHA multifamily defaults if renewal funding is not available. It also intends to address and reform the economic, physical, and management problems to help insure and assist the 'at risk' stock. HUD has designated the California Housing Finance Agency (CHFA) as the Participating Administrative Entity (PAE) to implement the Mark-to-Market program in California. Under the M2M program, a project owner may renew Section 8 project-based subsidies by submitting a Restructuring Plan.

The City of San Diego has a number of federally insured multifamily housing projects which have rents that are at or above 100 percent of FMR and eligible for HUD's M2M program. The Housing Commission is expected to work with the CHFA in the restructuring of those projects.

Program for the Administration of Project-Based Section 8 Housing Assistance Payments (HAP) Contracts

Performance-Based Contract Administrator (PBCA) Program for the Administration of Project-Based Section 8 Housing Assistance Payments (HAP) Contracts provide funding that can be used to monitor project owners for compliance in providing decent, safe, and sanitary housing to assisted residents.

Low Income Housing Tax Credit Program

Created by the Tax Reform Act of 1986, the Low Income Housing Tax Credit Program (LIHTC) provides the private market with an incentive to invest in affordable rental housing. Federal housing tax credits are awarded to developers for the acquisition, rehabilitation, or new construction of rental housing targeted to lower-income households.

Neighborhood Stabilization Program

The Neighborhood Stabilization Program (NSP) was established for the purpose of stabilizing communities that have suffered from foreclosures and abandonment. Through the purchase and redevelopment of foreclosed and abandoned homes and residential properties, the goal of the program is being realized.

Affordable Housing Fund

In June, 2003, the San Diego City Council created an Affordable Housing Fund, comprised of two permanent, annually renewable sources of revenue to address the housing needs of the City's very low- to moderate-income households: the Inclusionary Housing Fund and the San Diego Housing Trust Fund. The Inclusionary Housing Fund is funded by fees charged to residential development. The Housing Trust Fund is funded by Housing Impact Fees charged to commercial development, also known as Linkage Fees.

Uses eligible for Affordable Housing Fund monies are rental housing development, including construction of new housing units and acquisition and rehabilitation of multifamily rental projects, first-time homebuyer assistance and related programs. The City Council Ordinance requires the Council to approve an Affordable Housing Fund Annual Plan by June 30th of each year. The Annual Plan describes the programs to be funded, the intended beneficiaries of the programs, and the allocation of anticipated revenues.

Multifamily Bond Program

This program offers below-market financing to developers of multifamily rental projects that set aside a portion of the units in their projects as affordable housing. Activities eligible for financing include new construction, acquisition, and rehabilitation of projects located in the City of San Diego. Specifically, a project is eligible if one of the following conditions is met: (1) a minimum of 20 percent of the units must be set aside for occupancy by households earning up to 50 percent of the area median income (AMI) or (2) a minimum of 40 percent of the units must be set aside for occupancy by households earning up to 60 percent of AMI.

In addition, state law requires that a minimum of 10 percent of the units be set aside for occupancy of households earning up to 50 percent of AMI. As a result, projects financed with tax-exempt bonds must be set aside at least 20 percent of the units at 50 percent of AMI or 10 percent of the units at 50 percent of AMI and 30 percent of the units at 60 percent of AMI.

Multifamily Rental Development Program

Loans serve as gap financing to supplement private equity and debt for multifamily housing developments either through new construction, acquisition, or rehabilitation. Rents remain restricted for 55 years or longer.

OBJECTIVE C: Maintenance and Preservation

Develop and maintain programs that identify substandard housing and provide a wide spectrum of options to correct housing code violations.

POLICIES

HE-C.1. Encourage the maintenance and repair of existing renter- and owner- occupied housing to prevent deterioration by promoting educational and training programs on basic housing maintenance procedures and techniques

HE-C.2 Promote the replacement of substandard housing units which cannot feasibly be rehabilitated.

HE-C.3. Support neighborhood cleanup programs.

HE-C.4. Coordinate code enforcement efforts with housing rehabilitation programs.

HE-C.5 Implement inspection programs for unique housing types such as farm worker housing and mobile homes to assure compliance with minimum health and safety standards.

PROGRAMS

1. Housing Code Enforcement

The City shall continue to support and, where possible, expand its code enforcement activities. Such activities shall emphasize amelioration of defects which threaten the basic health and safety of the occupants and community.

2. Mobile Home Inspection Program

There are 43 mobile home parks within the City with a total of 4,902 units. Continue to inspect mobile home parks for compliance with minimum health and safety standards. Inspect 5% of Mobile Home Parks, approximately 980 mobile home park spaces, annually to ensure compliance with CA Code of Regulations, Title 25, and Health and Safety Codes.

3. Housing Maintenance Educational and Training Programs

Self-help training workshops and classes are offered by a variety of organizations and institutions including the San Diego County Apartment Association (SDCAA), San Diego Board of Realtors, community colleges and other entities. The City will encourage new and existing property owners to participate in the programs through a variety of outreach efforts. The SDCAA has incorporated a series of distance learning options that include a variety of topical maintenance issues through online

seminars and webinars. The Housing Commission has a Universal Design Awareness program to provide all affordable housing developers with guidelines for incorporating universal design features. Attendance is mandatory for developers seeking rental housing financial assistance. The intent is to increase use of universal design features in affordable housing projects.

4. Code Enforcement/Rehabilitation Coordination

The Neighborhood Code Compliance Division shall refer owners of multifamily housing with multiple code violations to the Housing Commission for possible amelioration with the assistance of Housing Commission rehabilitation programs.

5. Neighborhood Cleanup Programs

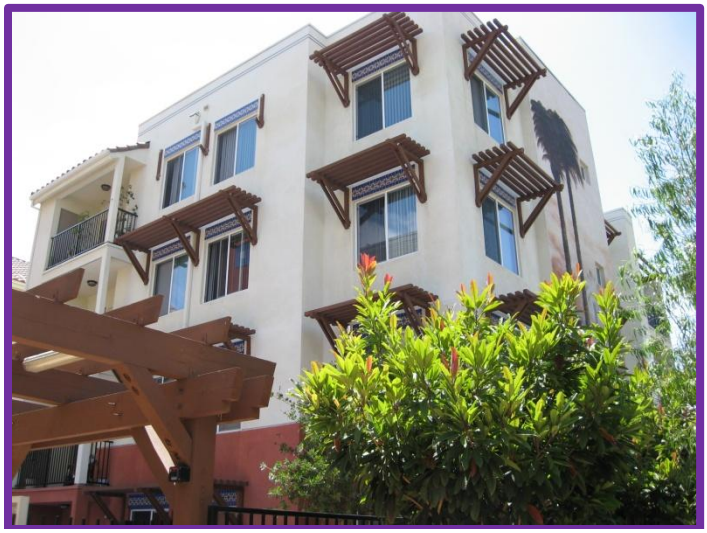
The Housing and Code Enforcement Division of the Development Services Department and Environmental Services Department, Waste Reduction & Enforcement Division will cooperate with neighborhood and trade associations in neighborhood cleanup campaigns. Such campaigns will be coordinated with systematic code enforcement and rehabilitation programs.

6. HUD Lead Hazard Control Grant

This grant to reduce lead hazards in residences occupied or frequently visited by children under six year of age in available for owner-occupied or rental properties with occupants under 80 percent of the AMI and located within the City of San Diego. Financial assistance up to $10,000 is offered for single family residences and up to $5,000 per multifamily unit.

7. HUD Healthy Homes Demonstration Grant

Property owners in the City of San Diego are eligible for a complete risk assessment of their property and up to $5,000 per unit to remedy health and safety issues discovered during the assessment.



OBJECTIVE D: Preservation of Existing Low-Income Housing

The City of San Diego will continue or undertake the following programs and activities during the eight-year period of the Housing Element. The San Diego Housing Commission will implement these efforts, except where another division or agency of the City of San Diego is identified. Funding sources to support the implementation of these efforts is specified where appropriate. The efforts listed below represent a varied strategy to mitigate potential loss of "at-risk" units due to conversion to market-rate units. These local efforts utilize existing City and local resources. They include efforts to secure additional resources from the public and private sector should they become available.

POLICIES

HE-D.1. **Preservation of "At-Risk" Units**

a. Administer an Acquisition and Rehabilitation Program to assist for-profit and nonprofit developers in acquiring and rehabilitating housing units that preserve affordability in rental projects that are at-risk of converting to market rents.

b. Monitor owners of "at-risk" projects on an ongoing basis, in coordination with other public and private entities to determine their interest in selling, prepaying, terminating or continuing participation in a subsidy program.

c. Maintain an updated inventory of "at-risk" projects through the use of existing databases (e.g., HUD, state of California Department of Housing and Community Development and California Tax Credit Allocation Committee).

d. Take all necessary steps to ensure that a project remains in or is transferred to an organization capable of maintaining affordability restrictions for the life of the project.

e. Coordinate with HUD to monitor projects approved to convert to ensure that any required assistance (or assistance that the owner has agreed to provide) to displaced tenants is carried out in a timely manner. Projects will be monitored to see if they are subject to other state or local requirements regarding the provision of assistance to displaced tenants.

f. Monitor local investment in projects that have been acquired by nonprofit or for-profit entities to ensure that properties are well managed and well maintained and are being operated in accordance with the City's property rehabilitation standards.

g. Work with owners, tenants and nonprofit organizations to assist in the nonprofit acquisition of "at-risk" projects to ensure long-term affordability of the development.

h. Monitor and participate in federal, state or local initiatives that address affordable housing preservation (e.g., support state or national legislation that addresses "at-risk" projects, support full funding of programs that provide resources for preservation activities).

i. Use available financial resources to restructure federally assisted preservation projects, where feasible, in order to preserve and/or extend affordability.

j. Pursue funding sources at the federal, state or local levels that may become available for the preservation of "at-risk" projects.

k. Continue to assist owners or purchasers of existing Mortgage Revenue Bond (MRB) projects to refund their bonds in exchange for augmented and/or extended affordability controls.

l. Work with HUD to obtain Section 8 certificates or vouchers for displaced tenants of non-federal "at-risk" projects.

m. Monitor the demolition of existing dwelling units and explore replacement provisions for the loss of affordable housing units.

n. Promote the use of project-based Section 8 funding. This system assigns Section 8 vouchers to a specific affordable housing development, rather than a specific tenant seeking housing. The project-based voucher can be a source of operational income for a housing development.

HE-D.2. HUD will take the following steps to protect the low- and very low-income resident families:

a. Provide Section 8 certificates or vouchers to eligible unassisted low- and very low-income families residing in the project subject to availability of funds.

b. Allow residents to continue living in Section 8 project based assisted units under an existing Housing Assistance Payments (HAP) Contract until the contract expires.

c. Provide residents with a Section 8 certificate or voucher when the HAP contract expires, subject to the availability of funds.

d. The San Diego HUD Office will work with the property owners and the San Diego Housing Commission to ensure that the above steps for protecting the residents are implemented.

PROGRAMS

1. Financing

A list of these programs that provide financing, incentives and grant funding can be located in FINANCING SOURCES AND INCENTIVE PROGRAMS section of this chapter and includes:

- Mortgage Revenue Bonds
- State Bond Financing – Municipal Bonds
- Community Development Block Grant Funds (CDBG)
- HOME
- Housing Opportunities for Persons with HIV/AIDS (HOPWA)
- Capacity Building for Community – Affordable Housing Grants
- Choice Neighborhoods Initiative Planning Grants
- Housing Choice Voucher Program (Section 8)
- Market-to-Market Program (M2M)
- Program for the Administration of Project-Based Section 8 Housing Assistance Payments (HAP) Contracts
- Low Income Housing Tax Credit Program
- Neighborhood Stabilization Program
- Housing Trust Fund
- Inclusionary Housing Fund

Federal Housing Administration (FHA) insured loans and federal incentives and grant funding provide communities with resources to address a wide range of unique community development needs. The city expects to receive approximately $26 million in combined HUD block grant funding to address its housing and community development needs. Dollar amounts for specific activities are provided where they are known. The city participates in and promotes HUD programs that preserves and maintains affordable housing. The city also aggressively seeks grant funding when available to benefit 'at risk' housing and create new affordable housing opportunities.

Affected units include those acquired, constructed, or rehabilitated through issuance of Multifamily Bonds, the Section 8 Moderate Rehabilitation Program, or gap financing provided by the San Diego Housing Commission.

Given the level of local and federal financing anticipated to be available during this Housing Element Cycle, as well as past trends, the preservation objective during this period is 900 units.

2. Preservation of "At-Risk" Units- Compliance, Monitoring, and Education

The Housing Commission will continue to monitor owners of "at-risk projects on an ongoing basis. This includes maintaining an updated inventory of "at-risk" projects. This also includes monitoring owners to ensure compliance with tenant noticing. Further, the Commission will provide support for tenant education and work to ensure that tenant relocation plans are in place.

3. Single Room Occupancy (SRO) Hotel Regulations

SRO Relocation and Displacement Ordinances - Strengthen SRO relocation and displacement ordinances through appropriate amendments to ensure the continued preservation and expansion of SROs as a viable housing resource.

OBJECTIVE E: Housing Rehabilitation

Rehabilitate at least 2,400 housing units during the eight-year plan period. Of these, 1,200 housing units would be affordable to extremely low-income households, 800 housing units would be affordable to very low-income households and 400 housing units would be affordable to low-income households at 65 percent of AMI, the standard established under the HOME program.

POLICIES

HE-E.1 Provide funding support to assist in the rehabilitation of both renter- and owner-occupied housing.

HE-E.2 To the extent practically possible, City-sponsored rehabilitation programs shall be coordinated with code enforcement and preservation programs described previously targeted to designated neighborhoods in order to maximize impact as an integral part of comprehensive neighborhood revitalization and reinvestment programs. However, in some instances, it may be appropriate for City rehabilitation funds to be broadly targeted to all neighborhoods eligible under federal and state regulations.

HE-E.3 Seek to leverage its funds for rehabilitation with other non-local public and private sources.

HE-E.4 Consider a policy which establishes one standard for the extent to which units funded with local funds need to be repaired.

HE-E.5 To the extent practical, the use of Housing Commission funds shall be leveraged with other affordable housing funds in order to maximize impact.

HE-E.6 To the extent legally and practically possible, public sector rehabilitation funds shall generally be utilized first to correct health and safety code violations with non-code related improvements given lower priority.

HE-E.7 Promote the availability of programs to make housing units occupied by people with disabilities accessible.

HE-E.8 Continue to support the maintenance and rehabilitation of the 23 City-owned farm worker housing units in San Pasqual Valley.

PROGRAMS

1. Homeowner Rehabilitation

The City shall continue to support and, where possible, expand a code enforcement program. Such a program shall emphasize Homeowners Rehabilitation Program administered by the Housing Commission.

2. Mobile Home Repair Grants

The Housing Commission administers a mobile home grant program which makes one-time only mobile home repair grants up to $5,500 available to very low-income mobile home owners for health and safety repairs.

3. Acquisition and Rehabilitation

The Housing Commission administers a program to assist for-profit and not-for-profit developers in acquiring and rehabilitating housing units with a portion of these units to be affordable to low-income households.

4. Farm Worker Housing

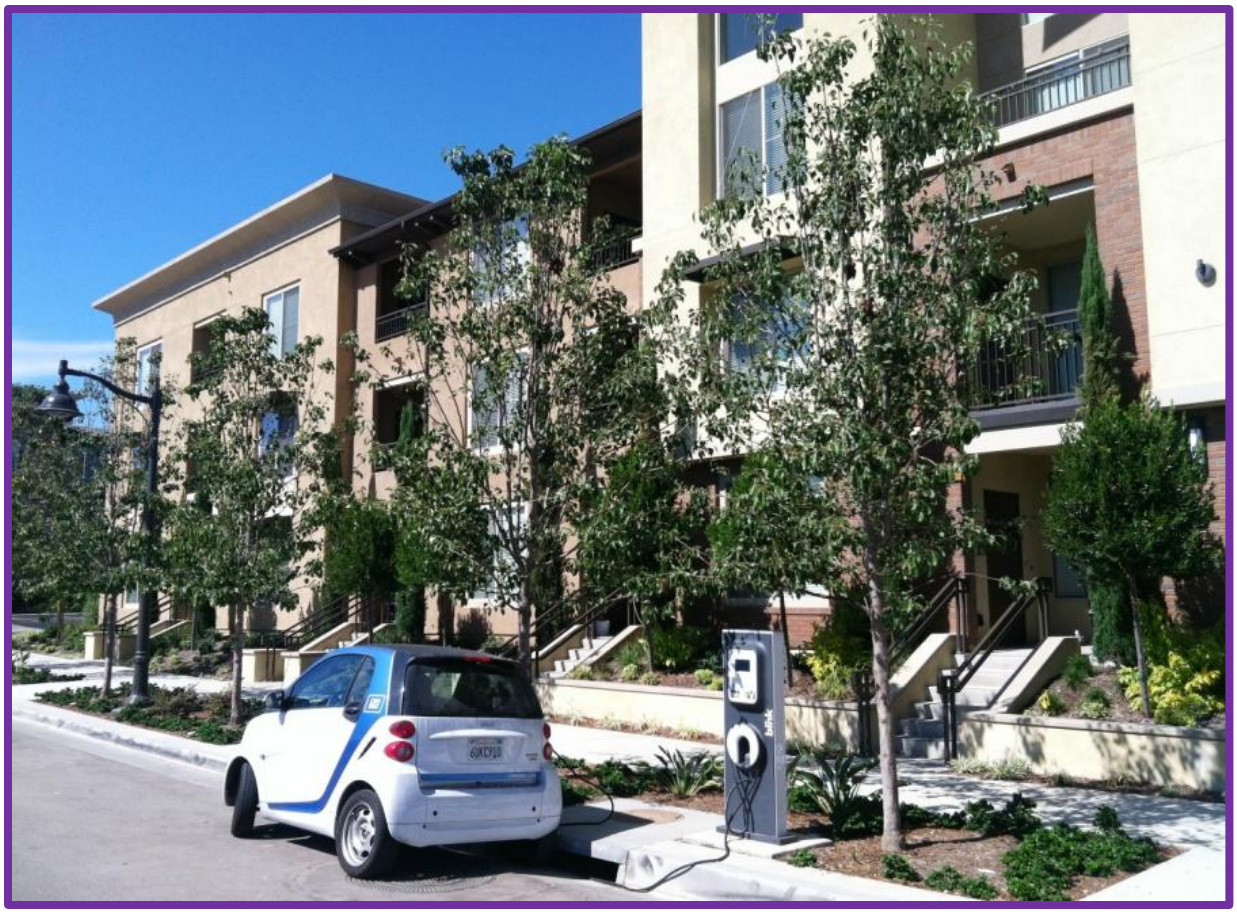
The City of San Diego owns 23 housing units in San Pasqual Valley. The units are occupied by full-time agricultural employees and their families who are of very low-income. The lessees are responsible for maintenance of the units. However, the City, through the Water Utilities Department, provides funds for rehabilitation where needed. Most of the units are in good condition. In addition to the City-owned farm worker housing units, an additional 30 lessee-owned farm worker housing units currently exist in the San Pasqual Valley. Therefore, as of January 1, 2012, a total of 53 farm worker housing units are present in the San Pasqual Valley.

5. No Interest (0%) Deferred Payment Loans

In order to eliminate health and safety hazards and implement neighborhood improvements, very low-income (under 60 percent of the area median income) owner-occupants of one unit properties within the City of San Diego are offered home repair loans of up to $25,000. Full repayment of principal is required upon future sale, further encumbrance, non-owner occupancy, or 30 years from the date of the loan, whichever occurs first.

Goal 2 Implementation Chart					
Program Number	**Program Name**	**Housing Element Policies**	**Responsible Dept./Organization**	**Financing**	**Implementation Status**
Objective C: Maintenance and Preservation					
1	Housing Code Enforcement	HE-C.4.	Neighborhood Code Compliance	General Fund	Ongoing
2	Mobile Home Inspection Program	HE-C.5.	Neighborhood Code Compliance	Mobile Home Inspection Fee	Ongoing
3	Housing Maintenance Educational and Training Program	HE-C.1.	SDCAA, San Diego Board of Realtors, local community colleges	Private	Ongoing
4	Code Enforcement/Rehabilitation Coordination	HE-C.4.	Neighborhood Code Compliance	General Fund	Ongoing
5	Neighborhood Cleanup Programs	HE-C.3.	Neighborhood Code Compliance, Environmental Services Dept., Economic Development Division	Various Funding Sources	Ongoing
6	HUD Lead Hazard Control Grant	HE-C.1., HE-C.4.	HUD	HUD	Ongoing
7	HUD Healthy Homes Demonstration Grant	HE-C.1., HE-C.4.	HUD	HUD	Ongoing

Goal 2 Implementation Chart					
Program Number	**Program Name**	**Housing Element Policies**	**Responsible Dept./Organization**	**Financing**	**Implementation Status**
Objective D: Preservation of Existing Low-Income Housing					
1	Financing	HE-D.2.	City of San Diego, SDHC	Federal, State, and Local housing funds	Ongoing
2	Preservation of "At Risk" Units – Compliance, Monitoring, Education	HE-D.1.	DSD, SDHC	__	Ongoing
3	Single Room Occupancy	HE-D.1.	DSD, SDHC	__	Ongoing
Objective E: Housing Rehabilitation					
1	Homeowner Rehabilitation	HE-E.1., HE-E.2.	City of San Diego, SDHC	SDHC	Ongoing
2	Mobile Home Repair Grants	HE-E.1.,	SDHC	SDHC	Ongoing
3	Acquisition and Rehabilitation	HE-E.1.	SDHC	multiple sources	Ongoing
4	Farm Worker Housing	HE-E.8.	City of San Diego – Real Estate Assets and Public Utilities Depts.	Through City of San Diego's Public Utilities Department	Ongoing
5	No Interest (0%) Deferred Payment Loans	HE-E.1., HE-E.3., HE-E.5., HE-E.6.	SDHC, City of San Diego, Civic San Diego	SDHC, City of San Diego, Civic San Diego	Ongoing



Chapter 4

Facilitate Residential Development

Goal 3

STREAMLINE THE ENTITLEMENT AND PERMITTING PROCESS FOR NEW RESIDENTIAL DEVELOPMENT BY MINIMIZING GOVERNMENTAL CONSTRAINTS IN THE DEVELOPMENT, IMPROVEMENT, AND MAINTENANCE OF HOUSING WITHOUT COMPROMISING THE QUALITY OF GOVERNMENTAL REVIEW OR THE CITY'S RESPONSIBILITY TO ENSURE DEVELOPMENT TAKES PLACE IN A SUSTAINABLE MANNER.

CONSTRAINTS TO DEVELOPMENT

State law requires each jurisdiction to create a listing of governmental and non-governmental conditions and factors that constrain the ability to construct more housing and more affordable housing in that jurisdiction. This section begins by discussing the impact of both governmental and non-governmental constraints on housing development. It then follows with Objectives F and G, containing policies and programs intended to address those constraints considered negative and create greater certainty in the development process.

Policies and requirements imposed by local government can affect the cost and availability of housing. In addition, numerous non-governmental factors such as land cost and financing can impact housing supply and cost. As the 2011 Affordable Housing Best Management Practices Task Force engaged in serious discussions over the complexities of housing affordability, it became clear that in addition to the identification of new revenue sources, a comprehensive solution must also include regulatory reforms that address constraints to development in order to facilitate project streamlining.

Residential development in San Diego is constrained by many restrictions contained in the Municipal Code, community plans, and other regulatory documents. Citizen initiatives have also caused some of these restrictions. In some communities, height is restricted. Some community plans contain a residential unit cap. Others have building limitations related to traffic expressed in terms of estimated number of trips produced. While many of these limitations are based on health and safety concerns, others are based on community preferences. Efforts to allow greater residential development and increased density in parts of San Diego have, in some cases, been met by opposition in part due to existing infrastructure deficiencies and experiences with older housing stock that would not meet current standards.

Not all constraints to development should be considered as negative or undesirable factors. Some constraints reflect equally important goals competing with housing for scarce land resources. One example of such a significant and desirable constraint is the laudable and popular goal to preserve a system of natural open spaces that protects the area's plant and animal resources and provides relief from urbanization.

A. GOVERNMENTAL CONSTRAINTS

1. Land Use Controls/Plans

General Plan

The City's General Plan, adopted in 2008, is the blueprint for how the City of San Diego will grow and develop over the next 20 to 30 years. It is comprised of ten elements that provide a comprehensive slate of citywide policies and further the City of Villages smart growth strategy for growth and development. The General Plan does not include land use designations, which is the purview of the City's community plans.

Community plans work together with the General Plan to provide location-based policies and recommendations in each of the City's 42 community planning areas. Community plans are written to refine the General Plan's citywide policies, designate land uses and housing densities, and include additional site-specific recommendations as needed.

As San Diego continues to become a more mature city, it is facing new issues including: (1) a lack of vacant developable land for future growth, (2) unmet public facilities standards, (3) a changing economic base, and (4) major environmental challenges. Less than four percent of the City's land remains vacant and available for development. In the future, most additional residential development will occur as a result of redevelopment and more efficient use of existing residential land. In addition some commercial areas may be re-designated for mixed-use development including housing. The area's most suitable for higher-density infill housing is primarily those that are located near transit stations, major commercial corridors and in "village" locations that may be designated in future community plans.

The General Plan also identifies opportunities in employment areas where residential development can be introduced into previously-designated industrial areas with proper health, safety, and business protections.

Community Plans

San Diego is divided into 42 community plan areas, each with their own community plan, reflecting the rich diversity of San Diego's communities and their different planning contexts and issues. The community plans in aggregate comprise the Land Use Element of the General Plan. They specify the location and intensity of proposed residential development and the spatial relationship to other land uses and supporting facilities and services. To the extent that community plan land use designations limit potential future residential development, they could be considered a constraint to development.

While the General Plan is updated once every few decades, community plans are updated on independent schedules, based on such factors as the validity of existing policies, development pressure, and the availability of funding to process an update. Currently, the City is in the process of updating ten community plans: Otay Mesa, San Ysidro, Barrio Logan, Uptown, North Park, Greater Golden Hill, Midway, Old San Diego, Ocean Beach, and Southeastern San Diego. The updates are intended to implement General Plan smart growth strategies at the neighborhood level and identify housing opportunities for a variety of household sizes. Compact, walkable districts are to be focused in the vicinity of major employment centers and transit services. One of the challenges in updating Community Plans in some of the older, urbanized communities has been to maintain a balance between higher density urban infill developments with other community goals such as historic preservation.

Multiple-Species Conservation Program (MSCP) Open Space

San Diego's many canyons, valleys, mesas, hillsides, beaches, and other natural landforms create a unique setting that fosters biodiversity and a sense of place. San Diego is the most bio-diverse county in the continental United States and therefore many unique and endangered species are found in the region. Ensuring their survival is essential to maintaining a healthy local ecosystem. Over half of these species inhabit the Multiple Species Conservation Program (MSCP) study area. The MSCP is a comprehensive habitat conservation planning program that was adopted in 1997 to preserve and manage sensitive species at an ecosystem level. It protects habitat for more than 1,000 native and non-native plant species and more than 380 species of fish, amphibians, reptiles, birds and mammals. The City's total conservation goal is 52,727 acres and to date, 49,505 acres (94% of total) are conserved. While this has constrained the potential future housing supply, the City of Villages Strategy supports preserving natural open space areas and targeting growth and increasing densities in mixed-use activity areas served by transit.

Airport Land Use Compatibility Plans

The San Diego County Regional Airport Authority serves as the state-mandated Airport Land Use Commission (ALUC) for public use and military airports in San Diego. The purpose of the ALUC is to protect public health, safety, and welfare by adopting Airport Land Use Compatibility Plans. The purpose of these compatibility plans is to minimize the public's exposure to excessive noise and safety hazards in Airport Influence Areas (AIAs) near public airports to the extent that these areas are not already devoted to incompatible uses. The compatibility plans do not require changes to existing land uses.

Compatibility plans contain policies addressing land use compatibility in terms of noise, over flight, safety, and airspace protection for properties located in adopted AIAs. The AIA for each airport serves as the boundaries for the adopted compatibility plan. The ALUC adopted compatibility plans in San Diego for the following airports: San Diego International Airport (SDIA) (2004), Marine Corps Air Station (MCAS) Miramar (2008) Brown Field, Montgomery Field, and Gillespie Field (2010).

Within an AIA, state law requires the local jurisdictions to modify their general plans and specific plans to be consistent with the compatibility plans or to take special steps to overrule the ALUC with a two-thirds vote. The intent is to ensure that future land use developments within an adopted AIA are consistent with compatibility criteria included in the compatibility plans. State law requires the City to submit the

Housing Element and any future amendments and updates to the General Plan, community plans, and specific plans to the ALUC for a determination of consistency with the adopted compatibility plans.

Consistency with Adopted Airport Land Use Compatibility Plan

The City has adopted an Airport Land Use Compatibility Overlay Zone to implement the ALUCP policies and criteria and will use the Overlay Zone to review all proposed residential development projects located within an AIA prior to granting project approval to ensure project consistency with adopted compatibility plans. Based on an analysis of the identified housing sites and the adopted compatibility plans, the adopted compatibility plans will not preclude the development of housing units on any of the identified sites contained in the inventory. Consistent with adopted compatibility plan policies, there are no proposed future housing sites located in areas above the 65-decibel noise contour line in the vicinity of Brown Field, Montgomery Field, Gillespie Field, and MCAS Miramar, and none located in areas above the 75-decibel noise contour line in the vicinity of SDIA. Consistent with the adopted ALUCP policies and federal regulations, no housing sites are identified in the Runway Protection Zones for Brown Field, Montgomery Field, and SDIA, and none are identified in the Accident Potential Zones near MCAS Miramar.

Where applicable, residential projects located in the AIA are required, as a condition of approval from the City, to provide noise mitigation measures to ensure consistency with the adopted compatibility plans. The Overlay Zone also provides notification that property may be subjected to the over flight of aircraft.

The compatibility plans do not allow development projects to exceed the Federal Aviation Administration (FAA) established height limits for airspace protection. The City has adopted the Airport Approach Overlay Zones (AAOZ) to provide supplemental regulations for property surrounding the airport approach path for SDIA. Within the approach area east of SDIA, structures are not permitted to vertically encroach within 50 feet of the FAA established approach path. The areas west of SDIA are within the Coastal Height Limit Overlay Zone, which already limits structures to 30 feet.

It is difficult and speculative to determine whether the FAA or AAOZ height limits would limit the number of units for a future development project since allowable structure height for any specific development site in an AIA is dependent on the adopted zone regulations, ground elevation and distance from an airport. Although it may be technically feasible for a project with small unit sizes to meet the density maximums, it may not be economically feasible to build smaller units. Therefore, residential densities for future projects close to an airport could be affected by the FAA or the AAOZ height limits.

Within the approach path area for SDIA, the adopted compatibility plan places conditions on intensity for residential uses to ensure that a proposed development does not exceed 110 percent of the average intensity of existing uses within a one-quarter (1/4) mile radius of the proposed development.

Consistency with Draft Airport Land Use Compatibility Plan

State law requires the City to submit the General Plan, including the Housing Element, community plans, and specific plans to the ALUC for a determination of consistency with the adoption of updated compatibility plans.

With the draft compatibility plan for SDIA still being revised and not yet adopted at the present time (2012), it is premature to accurately estimate the number of potential housing units designated in adopted community plans that may not be able to be built near SDIA. The City will continue to provide constructive input to the ALUC regarding the draft compatibility plan for SDIA and will work to reduce potential impacts to future housing opportunities by developing criteria for infill development. If a significant number of potential housing units cannot be built due to the need to maintain consistency with future compatibility plans, the City will, as part of the general/community plan amendment or update process, attempt to replace these unbuildable units in other areas of the affected community or other communities within the City.

2. Land Use Controls/Zoning - The Land Development Code

The City's Land Development Code contains the city's planning, zoning, subdivision, and building regulations. Zoning regulations are the City's primary tool to regulate the location, intensity, site planning and design of urban land uses including housing. Programs are in place to reduce the costs of development review for certain housing projects (e.g., the Affordable Housing Expedite Program) and allow provisions for alternative housing types such as townhouse units and small lot developments.

The regulations also codify adopted policies or clarify regulations that provide mechanisms for encouraging higher-density mixed-use development through the use of zones, overlays, and transit corridors that offer other forms of housing. Provisions in the Land Development Code are designed to allow and encourage residential developments to achieve the maximum number of units permitted by the underlying zone. The following table displays the various citywide residential zones and what density is allowed within them:

Table 44: Citywide Residential Zones

Zone	Allowable Density
AR (agricultural-residential)	1 dwelling unit/1 or 10-acre lot
RE (residential-estate)	1 dwelling unit/1, 5, or 10-acre lot
RS (residential-single unit)	1 dwelling unit/lot size of 40,000, 20,000, 15,000, 10,000, 8,000, 6,000 & 5,000 sq. ft.
RX (residential-small lot) & RT (residential-townhouse)	1 dwelling unit/lot size of 4,000 & 3,000 sq. ft. (RX), & 1 dwelling unit/lot size of 3,500, 3,000, 2,500 & 2,200 sq. ft. (RT)
RM-1 (multi-family residential)	1 dwelling unit/3,000, 2,500 & 2,000 sq. ft. of lot area
RM-2 (multifamily residential)	1 dwelling unit/1,750, 1,500 & 1,250 sq. ft. of lot area
RM-3 (multifamily residential)	1 dwelling unit/1,000, 800 & 600 sq. ft. of lot area
RM-4 (multifamily residential)	1 dwelling unit/400 & 200 sq. ft. of lot area
RM-5 (multifamily residential)	1 dwelling unit/ 1,000 sq. ft. of lot area

Residential uses are also allowed in a variety of commercial zones. The General Plan City of Villages Strategy promotes mixed-use residential, commercial, and public uses in close proximity to each other. There are a number of citywide zones which accomplish this purpose and that can be applied when mixes of land use are identified in a community plan. The table below displays the various citywide commercial zones that allow residential or mixed-use development:

Table 45: Citywide Commercial Zones Allowing Residential Development

Zone	Allowable Residential Density
CR (commercial-regional)	1 dwelling unit/1,500 sq. ft. of lot area
CO (commercial-office)	1 dwelling unit/1,000 or 1,500 sq. ft. of lot area
CV (commercial-visitor)	1 dwelling unit/1,500 sq. ft. of lot area
CC (commercial-community)	1 dwelling unit/1,500 sq. ft. of lot area
CN (commercial-neighborhood)	1 dwelling unit/1,500 sq. ft. of lot area

In addition to the citywide zoning in the Land Development Code, San Diego has a number of individual tailored zones known as Planned District Ordinances (PDO's). The PDO's were devised to address community-specific issues such as neighborhood character. While there will be a continuing long-term role for PDO's in certain communities with very unique characteristics, most PDO's will be replaced with citywide zoning, as they go through the community plan update process. The table below displays current PDO's and their corresponding allowable residential densities:

Table 46: Planned District Ordinances Allowing Multifamily Residential Development

PDO	Allowable Residential Density
Barrio Logan	29-44 units/acre in mixed-use zones
Central Urbanized	15-109 units/acre in multifamily & mixed-use zones
Centre City	multifamily density based on floor area ratio allocations
Carmel Valley	15-60 units/acre in multifamily & mixed-use zones
Greater Golden Hill	15-73 units/acre in multifamily & mixed-use zones
La Jolla	29 units/acre in multifamily & mixed-use zones
La Jolla Shores	20-44 units/acre in multifamily & mixed-use zones
Mid-City Communities	15-109 units/acre in multifamily & mixed-use zones
Mission Beach	36 units/acre in multifamily & mixed-use zones
Mission Valley	18-70 units/acre in multifamily & mixed-use zones
Mount Hope	29 units/acre in multifamily zones
Old Town	25 units/acre in multifamily & mixed-use zones
Southeastern San Diego	15-29 units/acre in multifamily zones

3. Parking Requirements

The basic parking requirements for multifamily housing are: 1.25 spaces for studio apartments, 1.5 spaces for one bedroom apartments, 2 spaces per two bedroom apartment and 2.25 spaces for apartments with three or more bedrooms. The parking requirement for single family houses is 2 spaces. Parking required for senior housing projects is 1 space per unit. However, based on the findings of an extensive parking study of affordable housing, the City has recently developed new regulations that more accurately determine the parking requirements for regulated affordable housing units, thus reducing this constraint.

The type of parking that makes economic sense to build for residential projects and mixed-use projects with a residential component is dependent on allowable density and prevailing land costs. Surface parking is typically used in low- and low-moderate density areas and where land values are lowest. Structured parking is typically used in medium to medium-high density areas and where land values are high enough to support construction of structured parking. Underground parking is primarily used in high-density mid- to high-rise projects and in areas where land values and allowed densities are highest.

4. Height Regulations

Limitations on structure height in the City are from several sources: limitations in base zones and overlay zone restrictions. In general, the density limitations that accompany specific residential and mixed-use zones, rather than height limits, are the primary limiting factor regarding how many units per acre can be built in San Diego. When zones are developed with height limits, consideration is given to how the allowable density and the height will work together to fulfill the zone and community plan intent. In most instances, it would not be possible to exceed the height limits that accompany specific zones, given the density limitations for those zones.

Height overlay zones affect approximately 38,567 acres of the City. The one that most significantly constrains residential development went into effect in December 1972, following a public referendum. This voter-adopted rule ("Proposition D" – incorporated into the Land Development Code as the Coastal Height Limit Overlay Zone) sets a 30-foot height limit on all buildings within the area of the City west of Interstate 5, except for Downtown and Barrio Logan. Only a subsequent vote of the people can grant exceptions to this limit. This limit significantly restricts the potential to build densities above 43 dwelling units per acre in this part of the City. The ordinance is unlikely to be repealed at any point in the foreseeable future, although specific projects could request a public vote. Despite the height limitation, much multifamily housing is being built in this area at densities of 15-43 dwelling units per acre.

A special height limit was also adopted in 1997 for the Clairemont Mesa community. This overlay zone limits most multifamily residential heights in that community to 30 or 35 feet although the City Council can allow deviations from these limits.

Additionally, in 2008 the City Council approved an Interim Height Ordinance (IHO), consisting of amendments to the Mid-City Communities Planned District Ordinance that limits building heights in the Mission Hills and Hillcrest neighborhoods, and established a discretionary process for buildings exceeding 65-feet in the Bankers Hill/Park West neighborhood. Since the passing of the IHO, the Uptown community has been working with City staff to address issues regarding building height and

community character as part of the ongoing Uptown Community plan update process, which is anticipated to conclude in late 2013.

In communities with and without height overlay zones or with height restrictions in the base zones themselves, there has been opposition to structures that are being proposed within the regulatory allowances.

5. Permit and Project Processing Procedures

A lengthy review process is often cited as a significant constraint in developing housing, particularly affordable housing. The determination of which process a residential or mixed-use project must go through depends on the size and complexity of the proposal and the degree to which discretionary actions, deviations and variances from adopted codes are requested. Larger and more complex projects often need to go through a discretionary review process due to their need for design flexibility, community desire to review and provide input on development projects, and the environmental issues associated with development including traffic, open space protection and protecting historical character. Before approval is made to all discretionary permits, certain findings must be made. These findings include a determination that approval of the permit will not adversely impact the applicable adopted land use plan (meeting density range and design guidelines), will not be detrimental to public health, safety and welfare, and will comply with Land Development Code requirements.

The City has five types of review processes for residential development projects. These are shown on the diagram below.

Process 1: All construction permits, including building permits, are processed ministerially. Approvals granted must comply with zoning regulations, including design-oriented regulations of the base zone. Such projects involve a staff-level decision.

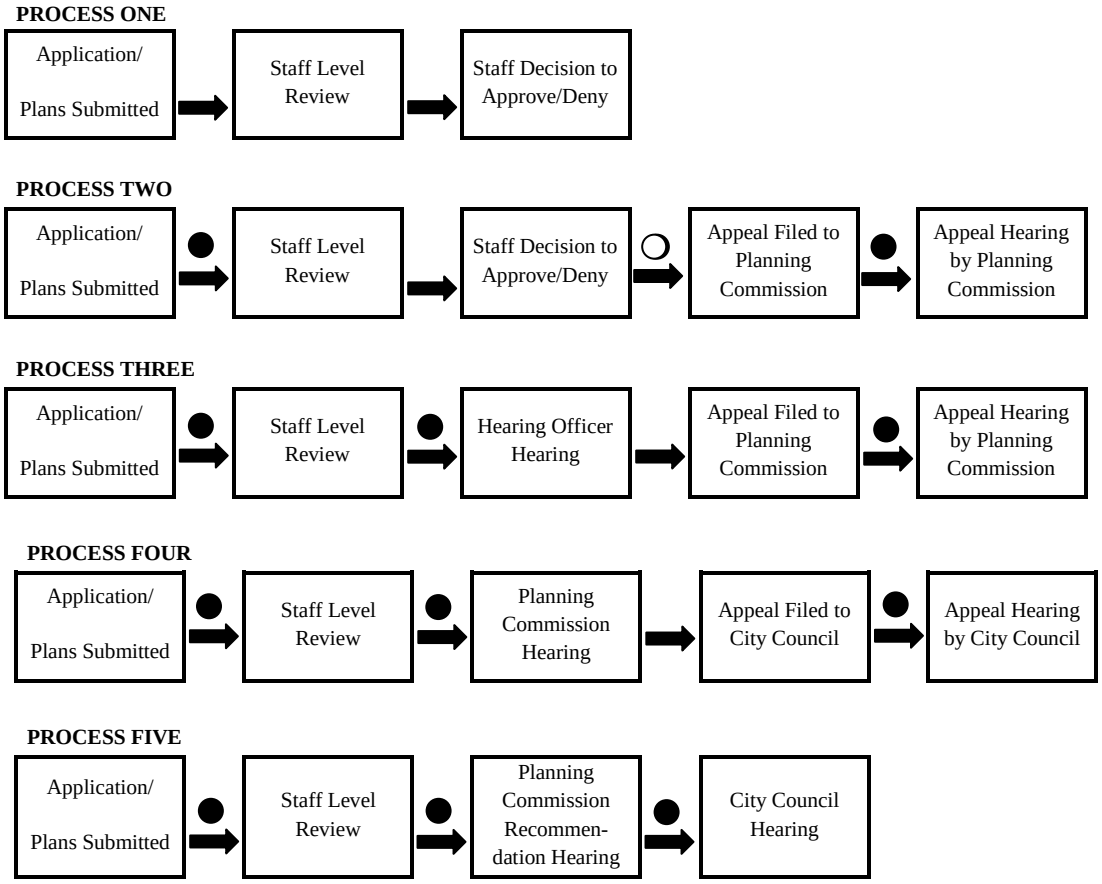
Process 2: Discretionary actions that apply to residential development include coastal development permits and neighborhood development permits. Coastal development permits are required for residential uses that could impact coastal resources. Such projects involve a staff-level decision.

Process 3: Discretionary actions that apply to residential development include subdivision maps, site development permits and certain conditional use permits. Site development permits are required when development is proposed on environmentally sensitive lands. Large multifamily developments on consolidated lots are required to obtain a site development permit. Conditional use permits are required when development is proposed that is not allowed by right in certain zones. Such projects require a Hearing Officer decision.

Process 4: Discretionary actions that could apply to residential development include certain conditional use permits and planned development permits. Planned development permits are not required for residential development but are an option available for some larger residential developments that allow greater flexibility than standard zoning. Such projects require a Planning Commission decision.

Process 5: Discretionary action is limited to development that requires legislative action such as rezoning or land use plan amendments. Such projects require a Planning Commission recommendation and a City Council decision.

Overview of Decisions Processes



Key

● Public Notice to Property Owners and Tenants within 300 Feet and to Community Planning Groups

○ "Limited" Notice to Applicant and Anyone Requesting Notice

4. Regulations Applying to Persons with Disabilities and Special Needs

The San Diego Municipal Code defines family as being "two or more persons related through blood, marriage, or legal adoption or joined through a judicial or administrative order of placement or guardianship; or unrelated persons who jointly occupy and have equal access to all areas of a dwelling unit and who function together as an integrated economic unit." This definition is very liberal and does

not constrain or limit development of residential care facilities or other types of specialized housing for unrelated individuals. There are many special types of dwelling units permitted in San Diego to serve the families composed of unrelated individuals. These include facilities for Boarders and Lodgers, Companion Units, Employee Housing, Dormitories and Student Housing, Guest Quarters, Senior Housing, Watch Keepers Quarters, Live/Work Quarters, Emergency Shelters, Transitional Housing, and Residential Care Facilities.

San Diego has adopted an application procedure and deviation process to allow consideration of reasonable accommodation in instances where existing zoning regulations preclude residential development for persons with disabilities. The intent is to remove barriers to reasonable accommodation and to evaluate individual requests for reasonable accommodation on a case-by-case basis. Deviations from setback, parking, floor area ratio, building envelope, and accessory structure requirements can be sought through this process. This process was designed to be consistent with the Federal Fair Housing Act and the California Fair Employment and Housing Act. The regulations were developed with extensive input from advocates for the disabled regarding the deviations that are most commonly required to provide reasonable accommodation to improve accessibility and visitability. To date, the most commonly requested deviation has been setback variances to allow placement of elevators or ramps.

In 2009, the Land Development Code was amended to allow ministerial review for all Reasonable Accommodations Requests. Therefore, this is no longer considered a constraint.

The list above includes diverse special housing categories. There are regulations for where each of these types of uses can be allowed. For example, housing specifically designed for seniors is required to be located in areas proximate to services that seniors, who often have limited mobility, need such as medical facilities and grocery stores. Some locational restrictions also apply to Residential Care Facilities and Companion Units. For the most part, the regulations do not significantly constrain the ability to locate these facilities.

Residential Care Facilities in San Diego are defined as facilities that provide in-house treatment or rehabilitation programs on a 24-hour basis. These include drug and alcohol rehabilitation and recovery facilities. These facilities are permitted in a number of different commercial and residential zones. The most significant constraint in locating larger residential care facilities is community opposition, which is often intense when these types of facilities are proposed.

5. Companion Unit Regulations

Companion Units (sometimes known as Second Units) are permitted in single-family zones through a ministerial review process. In 2011, the City Council amended the regulations to remove the strict lot size restrictions that were previously a significant factor in limiting the areas where companion units could be located ministerially.

6. Building Code Requirements

Model Codes are adopted by the City of San Diego to safeguard life, health, property and public welfare. The provisions of these codes apply to the construction, alteration, moving, removal, demolition, repair,

conversion, maintenance and use of all buildings or structures in the City of San Diego. The model codes used by the City of San Diego are: the California Building Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Electrical Code and the State of California Energy Conservation requirements (Title 24). While individual building code requirements can impede development of affordable housing, early identification of the requirements during the conceptual design state may save delays during final construction permit stages.

7. Site Improvements

"On-site" improvements include facilities such as streets, sidewalks, stormwater and sanitary sewers, water lines, and other utilities which directly serve the site being developed. "Off-site" improvements include facilities to accommodate traffic, recreation, public safety, and other demands generated by a development. The City of San Diego requires developers to provide necessary on-site improvements as part of the total project development. Similarly, the City also requires developers to provide necessary off-site improvements either directly or indirectly through the payment of Development Impact Fees (DIFs) or Facilities Benefit Assessments (FBAs). The DIFs and FBAs are discussed in the "Fees and Exactions" section.

8. Fees and Exactions

During the post-Proposition 13 era, residential developers have been required to pay an increasing share of the actual cost to process development projects and more significantly, to pay for infrastructure and services required by new development. The City's fee structure reflects a philosophy of requiring new development to pay for itself and to allow the City to recover its costs for processing development proposals. All costs to the City to process a proposed development are paid for by the developer.

The most significant fees associated with new residential development are the fees to pay for infrastructure and public facilities required by new development. Facilities Benefit Assessment (FBA) or Development Impact Fees (DIF) are charged for development in all planned urbanizing and urbanized communities within the City of San Diego. A developer usually pays one or the other (FBA or DIF), not both.

In the City's designated Planned Urbanizing Areas, in order to finance the public facilities which will be needed for new development, builders of residential housing are required to pay a FBA fees. The FBAs are calculated based on the number of units constructed and the estimated cost of the needed facilities. In a city of San Diego's size and complexity, there is a significant difference in fee amounts depending upon the community in which the development is taking place. The FBA fees currently range anywhere from $3,378 per single family unit on the low end to $128,753 per single family unit on the high end, and from $2,364 per multi-family unit on the low end to $90,130 per multi-family unit on the high end. This covers a diverse range of neighborhoods from those consisting of more traditional single and multi-family development patterns to those containing mainly large-lot, estate-type developments.

In the older urbanized areas of the City, builders are required to pay DIFs, which are to mitigate the impact of the development on existing public facilities. Similar to FBA fees, there are significant differences in fee amounts by community, although not nearly as extreme on the high end. The DIF fees

currently range from $1,674 per single family unit on the low end to $30,590 per single family unit on the high end, and from $1,674 per multi-family unit on the low end to $21,413 per multi-family unit on the high end. In addition to DIFs/FBAs, builders of new housing are required to pay a per-unit fee to be used for the acquisition and maintenance of park and recreational facilities. Additionally, school fees, County Water Authority fees, water and sewer capacity and installation fees, vary by community and are assessed at the time of permit issuance based on project size and complexity.

In order to facilitate new residential development, an FBA and DIF Deferral program is currently in effect. Developers of eligible projects are required to sign a Fee Deferral Agreement and pay an administrative fee of $500 to cover the costs of processing and recording. Once that step has been completed, the FBA or DIF can then be deferred for a maximum period of two years, but must be paid in full before a Final Inspection can be scheduled. The property cannot be occupied until it receives an approved Final Inspection and a Certificate of Occupancy. Affordable housing projects are also eligible to participate in the FBA and DIF fee deferral programs. While the DIF fee deferral program will continue indefinitely, the FBA program is expected to terminate on December 31, 2014. Consideration should be given to make all of the fee deferral programs permanent.

Additionally, as described on page HE-58, the City has an inclusionary affordable housing requirement on nearly all new residential development. For most of the City (except in portions of the North City Future Urbanizing Area) the ordinance requires payment of an Inclusionary Affordable Housing fee. In the North City Future Urbanizing Area, developers are required to set aside no less than 20 percent of their units for families earning no more than 65 percent of the AMI, or they may donate to the City developable land of equivalent value.

In addition to the infrastructure and facilities fees, all costs associated with the processing of a proposed development's approvals and permits must be paid by the project applicant. Although simple small-scale projects that require minimal staff review can be processed for just a few thousand dollars, larger and more complex or controversial projects can expend hundreds of thousands of dollars. On average, discretionary approval costs are around $30,000 per project. Over time, the Development Services Department has tracked average processing costs for certain project types as follows: Single-Family Residential - $19,000; Dupley-4-plex projects - $12,000; 5-10 unit residential projects - $18,500; 11-25 unit residential projects - $37,000; 26-100 unit projects - $69,500; Large residential projects exceeding 100 units - $110,000.

9. Flood Legislation

Flood risk management legislation enacted in 2007 (Government Code Section 65302), requires cities to conduct a review of flood maps and the General Plan Land Use Element and to address specified topics in the Conservation and Safety Elements. The intent of the legislation is to address flood risks through planning. Staff has reviewed the most recent changes in the floodplain mapping prepared by the Federal Management Agency (FEMA) and overlaid it with the community plans land use maps. The FEMA maps are incorporated by reference into the City's Municipal Code and added into the City's Geographic Information Systems maps that are used for project review. Any project that is located within a special flood hazard area would be flagged for more in-depth review in accordance with the City's

Environmentally Sensitive Lands regulations. In addition, floodplain areas will be examined during community plan updates with intent to minimize flood hazards. The Housing Element has been reviewed in regards to flood risk data in order to ensure internal consistency within the General Plan and that upon any revision to the Safety, Conservation or Housing Elements, all will be reviewed in order to maintain internal consistency within the document.

B. NONGOVERNMENTAL CONSTRAINTS

1. Price of Land

Despite the recent recession, the price of land in San Diego remains high and is the leading contributor to the very high housing prices in the area. Land prices make it very difficult for developers to build housing for the lower and middle portions of the market. Based upon review of recent MLS sales of vacant single-family parcels in the City of San Diego, there is an extremely wide range from $70,000 on the low end all the way to $595,000 on the high end, depending upon parcel size and location. Also, in regards to vacant multi-family parcels, the cost ranged from $175,000 for a 2-unit lot to $9.2 million for a multi-family lot approved for 92 luxury apartment units on 5.22 acres. The City has examined the possibility of utilizing City-owned land as one way to facilitate the development of low-income housing. However, there are very few suitable City-owned parcels available for this purpose.

2. Construction Costs

The cost of many construction materials has gone up much more rapidly than the overall inflation rate during the past decade. This has particularly been a problem for the higher-density types of residential development occurring in the City. Typical construction costs for multi-family residential runs between $125 - $200 per square foot depending upon type of construction.

3. Availability of Financing

The Home Mortgage Disclosure Act (HMDA) requires lending institutions to disclose information on the disposition of loan applications by the income, gender, and race of applicants. According to the Federal Financial Institutions Examination Council (FFIEC) 2011 HMDA data, a total of 10,648 households applied for government-backed loans in San Diego County in 2011. Not accounting for those 2,892 applications which were either withdrawn, not accepted, or closed for incompleteness, a total of 5,940 or 76.6% were approved and 1,816 were denied. In regards to conventional loans, a total of 15,156 households applied in 2011. Not accounting for those 4,890 which were withdrawn, not accepted, or closed for incompleteness, a total of 7,211 or 70.2% were approved and 3,055 were denied.

4. Opposition from the Community

San Diego has approximately 50 planning areas. Most of these areas have a City Council-recognized community planning group which represents land use positions of the community in most planning-

related matters. The City works closely with these groups in preparing and updating community plans and in reviewing and making recommendations on individual projects. Planning groups serve in an advisory role to City staff and decision-makers. Planning group review occurs as a part of the discretionary review process.

Community planning groups offer their support or opposition to projects primarily based on conformance with community plans and implementing ordinances, and environmental impacts. However, many community plans are in need of being updated.

Community opposition to housing projects comes from both neighbors who live adjacent or proximate to proposed new development and from community interest groups. There is often opposition to higher-density projects that are occurring as infill development.

The City is attempting to address community concerns about multifamily development through the following strategies:

- Consult early with recognized community planning groups to discuss and resolve issues earlier in the discretionary project review process;
- Update community plans to clearly identify areas appropriate for higher-density housing;
- Update community plans to include design recommendations that implement citywide and community goals;
- Ensure that zoning applied to implement community-specific design goals is the appropriate implementing regulation;
- Increase infrastructure investments in underserved communities;
- Encourage renters and other under-represented segments of the population to join community planning groups;
- Encourage affordable housing advocates to establish education campaigns to build support for affordable housing throughout San Diego's communities. These campaigns should include public presentations about the benefits of affordable housing to community planning groups.

5. Infrastructure Deficiencies

In the years since Proposition 13 passed in 1977, funding for infrastructure necessary to support residential development has been significantly reduced. The traditional City source – the Capital Improvements Budget – has been severely underfunded in comparison to the facilities needs generated by new development. The burden of paying for population-based facilities has also shifted from the government to the developer, thus adding to the cost of development and to the price of housing. In recent years, lack of new infrastructure has further inhibited or slowed development. Community opposition is voiced when additional density is proposed, but there are no new public facilities concurrently provided.

In some newly developing communities, voter-approved phasing plans preclude proceeding with residential development until certain roadways and freeway connections are completed. In most newer communities, traffic and limited roadway capacity is the most significant constraint to developing additional housing. In many Pre World War II communities south of Interstate 8, a lack of parks, schools, and recreation areas are the most significant constraints.

6. Road Connection Limitations

One of the more important constraints to increased residential construction is that roads are already at, or near capacity. Increased traffic congestion, regardless of its source, is frequently cited by those in opposition to mid-range and high-density residential projects. A contributing reason for this is that a number of key road segments have not been built due to environmental impacts and community opposition. As a result, traffic has had to be diverted onto freeways and arterials. Some of the missing road and bridge connections are within individual communities and others connect neighboring communities.

7. Macroeconomic Constraints

One of the factors most frequently cited by economists and developers as impeding the construction of more housing is the large gap between family incomes in San Diego (which are similar to national averages and below the level found in other coastal California cities) and land and housing costs (which are among the highest in the United States).

C. ENVIRONMENTAL CONSTRAINTS TO HOUSING

San Diego's ability to grow outward is increasingly constrained by a lack of vacant and developable land. As a result, the City of Villages strategy, which encourages compact infill development, plays an important role in achieving both housing goals and environmental conservation. Implementation of this strategy will help reduce pressure for development in environmentally sensitive areas by preserving open spaces, watershed, and habitat areas.

Consistent with the City of Villages strategy, a majority of the potential housing sites identified in the Housing Element are infill sites located in existing urban areas of the City. The sites identified as having been completed, under construction, or having received development permits have already addressed environmental issues as required by the City's development regulations. Most of the vacant sites and potentially redevelopable sites where residential development is permitted that have not yet received permits are located in areas with minimal environmental constraints.

The City's environmentally sensitive lands regulations are designed to protect, preserve, and restore lands containing steep hillsides, sensitive biological resources, coastal beaches, sensitive costal bluffs, and special flood hazard areas. The Land Development Manual Guidelines are designed to ensure that development occurs in a manner that: (1) protects sensitive resources, (2) is in keeping with topography,

(3) encourages a sensitive form of development, (4) retains biodiversity and interconnected habitats, (5) maximizes physical and visual public access to and along the shoreline, and (6) reduces hazards due to flooding in specific areas while minimizing the need for construction of flood control facilities.

Physical constraints to residential development within the City typically relate to the presence of one or more of the following factors, which affect the development of housing: (1) multiple habitat planning areas (MHPA), (2) steep slopes, (3) 100-year floodplains, (4) wetlands, (5) coastal beaches and bluffs, and (6) geological hazards. These types of constraints vary in different portions of the City.

The development regulations and guidelines for Environmentally Sensitive Lands implements the City's Multiple Species Conservation Program (MSCP) by placing priority on the preservation of biological resources within the Multi-Habitat Planning Area (MHPA), as identified in the City of San Diego Subarea Plan. The MSCP is a regional conservation plan in which the City of San Diego is a participating member. The MHPA is the planned habitat preserve and the City of San Diego MSCP Subarea Plan is the policy document through which the MSCP is implemented in the City.

San Diego's semi-arid climate makes it susceptible to flooding because of local soil and vegetation characteristics. Flood control has been addressed in the City both through engineered flood control channels and flood plain zoning to significantly restrict building.

San Diego supports a unique assemblage of wetlands, including tidal and freshwater marshes, riparian wetlands, and vernal pools. Wetlands, coastal beaches, and bluffs are also protected by the California Coastal Act and the California Environmental Quality Act. City regulations reflect the requirements of these state-level regulations to protect these resources from encroaching development.

Canyons, valleys, and hills characterize San Diego's natural topography. Generally, the steep hillsides are defined as those with a natural gradient of at least 25 percent (25 feet of vertical distance for every 100 feet of horizontal distance) and a vertical elevation of at least 50 feet. The grading and alterations of steep hillsides for development is limited to minimize erosion and landform impacts.

San Diego is located approximately 100 miles west of the San Andreas Fault, the predominate earthquake hazard in the state, and is close to several large active faults capable of producing intense ground shaking. Being situated in such proximity to large faults creates a significant seismic risk in the City of San Diego. The City uses the San Diego Seismic Safety Study, a set of geologic hazard maps and associated tables, as a guideline to correlate acceptable risk of various land uses with seismic (and geologic) conditions identified for the site. Geotechnical investigations are required to be performed prior to site development.

D. COASTAL ZONE ANALYSIS

There are approximately 11,395 residentially zoned acres in the City that are within the Coastal Zone, subject to regulations adopted pursuant to the California Coastal Act. Of these, 8,551 acres are zoned single family and 2,844 acres are zoned multifamily. While some of the area is "non-appealable,"

meaning the City's decision on a development project is not appealable to the Coastal Commission for a hearing, a number of acres in the coastal communities are.

The Coastal Zone includes portions of several community planning areas. Most of the housing completed in the Coastal Zone consists of high-cost market-rate units due to coastal desirability. In many cases, the new construction is replacement for smaller, previously existing dwellings.

In accordance with California Code 65590 (San Diego Municipal Code Chapter 14, Article 3, Division 8), the Housing Commission conducts tenant surveys when a condominium conversion or demolition of residential units is proposed within the City's Coastal Zone. The purpose of the surveys is to determine how many units occupied by low- and moderate-income households exist within the projects proposing demolition and replacement or conversion to condominiums. Between January 1, 1982 and June 30, 2012, 188 projects have been surveyed comprising approximately 2,500 units. The surveys are voluntary and may understate the number of low- and moderate-income residents actually displaced. In some projects only five percent of residents responded to the surveys. During the past few years, low- and moderate-income coastal residents displaced by condominium development have received a relocation payment equivalent to three months rent at the project from which they were being displaced.

Since 1982, the City has authorized the demolition or conversion of 228 units occupied by low- and moderate-income residents. To replace these units, 43 low- and moderate-income units have been provided by developers within the Coastal Zone and 187 have been provided by the Housing Commission using funds collected through the payment of coastal affordable housing in-lieu fees.

There are currently approximately 62 acres of vacant developable land remaining in the Coastal Zone. The shortage and extremely high price of land in this zone make it very difficult to provide new affordable units in this area without large subsidies. In addition, transit service to the coast, needed by low-income residents, is limited. Therefore, the City has found it to be much more cost effective to provide affordable housing away from the immediate coast. There are currently approximately 361 acres of vacant developable land located within three miles of the Coastal Zone. Further, as part of the Otay Mesa Community Plan Update currently underway, approximately 700 acres of additional vacant land within three miles of the Coastal Zone are proposed to be redesignated and rezoned to allow for residential use.

The City of San Diego's primary strategy to obtain more affordable units in and near the Coastal Zone is the inclusionary housing program discussed elsewhere in this element.

OBJECTIVE F: Reduction of Governmental Constraints

The City shall ensure a streamlined, yet thorough, and transparent decision-making process. This includes implementing planning process improvements to both reduce undue project delays and provide clear information to support community review. The City shall reduce permit processing times and create certainty in the development entitlement process by providing clear parameters for development and consistent application of these regulations.

POLICIES

HE-F.1 Continue to propose zoning and permit processing changes (including CEQA processing changes) to further reduce average permit processing times, while improving the quality of design and development.

HE-F.2 Continue to develop and maintain policies and programs that identify obstacles to affordable housing, infill, and smart growth development and provide regulatory relief strategies and tools that will streamline the implementation process.

HE-F.3 The Development Services Department shall annually monitor average processing times for discretionary development permits.

HE-F.4 Continue to look for ways to substantially reduce permit processing times and create more certainty for permit applicants. This includes the consideration of electronic submittals and the use of E-Permits for certain types of reviews.

HE-F.5 Equitably and reasonably apply and interpret regulations for building and housing permits to protect public health and safety, implement community and General Plan goals, and strive for achieving the best approaches to providing affordable housing in a timely manner.

HE-F.6 Use the increased General Plan Maintenance Fee, as a revenue source to fund community plan updates, in order to provide more certainty in the development review process through "by-right" ministerial project approvals. This should include the use of Program EIR's.

HE-F.7 Continue to implement provisions of state law which exempt certain affordable housing projects from CEQA if specified criteria are met and adopt new CEQA exemptions for infill projects that meet or exceed minimum green building standards and are transit-oriented, and/or affordable housing projects in accordance with SB 375.

HE-F.8 Use best practices to reduce excessive time or redundancy in the local application of CEQA.

HE-F.9 Continue to seek stakeholder input to pursue mutually beneficial ways to implement citywide affordable housing objectives, policies and programs, and implement SB 375 as well as community-specific goals.

HE-F.10 Continue to implement a policy to encourage reasonable accommodation requests for persons with disabilities.

HE-F.11 Consider allowing for "self-certification" to simplify the building inspection process for certain projects. This would allow state-certified contractors, architects, and engineers to inspect and sign-off on minor residential work.

PROGRAMS

1. Project Management

The City's permit processing system consolidates review functions as to streamline project reviews. An assigned project manager serves as a single point of contact for an applicant and coordinates processing for all permits related to that applicant's project. A Project Tracking System (PTS), as described below, is designed to track and manage projects across all disciplines through the entire developmental review and permitting process.

2. Project Tracking System (PTS)

The Development Services Department's computerized PTS has been in operation since May 2003. The PTS is used to organize customer flow, display project geographic mapping information, and support development review, project management, fee invoicing and payment, permitting, and inspection activities. Periodic reports are prepared to measure performance such as time needed for particular review activities, number of resubmittals required prior to project approval and completion rates for individual project reviewers and managers. As technology improves, an updated, more comprehensive system will allow for more efficient tracking to further streamline project reviews and provide tracking data.

3. Affordable/Infill Housing and Sustainable Buildings Expedite Program

This program, adopted by Council on May 20, 2003, reduces processing times by approximately 50 percent for projects that meet established criteria as affordable/infill projects or sustainable projects.

4. Voluntary Accessibility Expedite Program

The Voluntary Accessibility Program is a new incentive program available citywide to residential projects as of April 11, 2012. The program is most applicable to single dwelling units and duplex development, but other residential projects with units exempt from the California Building Code Chapter 11A accessibility requirements would also be eligible. Projects may participate in this new program at no additional application cost. In exchange for voluntarily meeting a specified level of

accessible design, projects will be granted incentives to help streamline project processing and/or to provide relief from development regulations to facilitate accessible design.

5. Land Development Code Changes for Housing Affordability

The following changes have been identified by housing advocates and the development community as measures which could facilitate housing production and affordability. Any amendments to the Land Development Code would follow an inclusive procedure for noticed public discussion involving community planning groups and technical advisory groups followed by Planning Commission and City Council hearings.

a. Modify discretionary review unit thresholds in planned district ordinances to allow "by-right" development of the residential density provided by the underlying zone. Assure that development regulations in the planned district ordinance are complied with.

b. Use on-street parking to count toward overall parking standards where appropriate conditions exist, such as through site plans that create a fine-grained residential street pattern or where residential parking permits are issued. On-street parking can currently be counted through the discretionary review process under specified conditions. This change would define prescribed circumstances, taking into account localized conditions, under which on-street parking could be counted toward parking standards through the ministerial review process.

c. Implement innovative and up-to-date parking regulations that address the vehicular parking needs generated by development. Parking regulations should also reflect documentation of reduced parking demand due to mix of uses and availability of high quality transit services and conformance with City of Villages land use concepts described in the Land Use Element.

d. Modify setback requirements and allowable floor area ratio in small lot and townhouse zones in order to facilitate the zones' application.

e. Work with community planning groups to develop detailed community plan recommendations for mixed-use development, then translate those recommendations into clearly understood zoning regulations that could be implemented in part through a ministerial zoning process.

f. Expand the use of citywide multifamily zones in Planned District Ordinance areas, incorporating modifications where necessary to fit unique circumstances. As individual planned districts are updated, the citywide multiple unit zones should be incorporated into them where community plan recommendations could be implemented with citywide zones. Strive for the application of regulations that permit ministerial processing of multiple unit developments with appropriate design standards built in that are consistent with community plans and zoning.

6. Companion Unit Ordinance

In 2011, the City Council amended the regulations to promote ministerial approval of companion units consistent with State Law. The amendment removed the requirement for double the minimum

lot size and the restriction that limited concurrent development of a primary dwelling unit and companion unit.

7. Master Environmental Impact Reports

Utilize Master EIRs as authorized under CEQA for Specific Plans with appropriate mitigation measures clearly spelled out in the EIR. The expanded use of Master EIRs could enable environmental reviews on individual projects pursuant to the Specific Plan to be completed more expeditiously.

8. Exemptions of Affordable Housing from Environmental Review

The Development Services Department shall implement the provisions of SB 375 streamlining the CEQA process for Transit Priority Projects and projects which conform to the Sustainable Communities Strategy and meet specific criteria set forth in SB 375.

9. Affordable Housing Parking Regulations

In 2007, the City of San Diego commissioned a scientific study to determine the parking requirements for regulated affordable housing units. Generally, the Study found a correlation between transit availability (amount of transit lines and frequency) amount, the availability of walkable destinations (retail, schools, entertainment), and the likelihood of car ownership (parking demand) in affordable housing units. Based on the Study, Affordable Housing Parking Regulations were then developed and adopted by the City Council in 2012. The results of implementation should be monitored and, based on the results, additional parking reductions should be considered at a future time.

10. Reasonable Accommodations Requirement

In accordance with federal and state laws, in 2009 the City revised its procedures for addressing Reasonable Accommodations requests for disabled persons by eliminating any requirements for discretionary review of these requests. All requests are now processed through a ministerial process.

OBJECTIVE G: INFRASTRUCTURE STRATEGY

The City shall improve infrastructure systems throughout its communities as to support infill development and promote new affordable housing. A comprehensive funding strategy should be developed in order to address existing deficiencies and future needs. A key element of this strategy should be a wide-ranging infrastructure initiative, which includes affordable housing as a crucial component of San Diego's infrastructure. Further, in order to achieve a more compact, walkable, healthy, and socially equitable development pattern, the initiative should include a strong concentration on transit, bicycle, and pedestrian infrastructure to prime existing urban areas for infill development and reinvestment.

POLICIES

HE-G.1 Establish objective, performance-based criteria for prioritizing and funding infrastructure projects in support of residential development.

HE-G.2 Create CEQA significance thresholds appropriate for infrastructure projects in urban settings.

HE-G.3 Seek to improve coordination with other agencies planning and constructing infrastructure projects in order to reduce the cost of projects and increase the speed of delivering projects.

HE-G.4 Identify the various existing and potential funding sources for infrastructure/public facility needs, including local, state, and federal money, as well as potential ballot measures.

HE-G.5 Pursue grant funding for infrastructure that supports infill development for mixed income projects located in regionally designated priority "smart growth opportunity" development areas.

HE-G.6 Advocate for state legislation authorizing tax-increment financing for Smart Growth Districts which have "transit priority" opportunities as defined by SB 375. Use tax increment revenue for infrastructure needed to support infill development.

HE-G.7 Explore use of other financing tools such as Community Financing Districts (CFD's) to provide infrastructure needed to support TOP and mixed-use infill development.

PROGRAMS

1. Needs Assessment

The City's ongoing Community Plan Update process is being utilized to identify the existing infrastructure and public facility deficits/unmet needs and future needs throughout the various Community Planning Areas of the City. Additionally, as of 2012, the Community Planners

Committee (CPC) and the City's 42 Community Planning Groups are each undertaking an extensive annual review of the Capital Improvements Project (CIP) budget process. This systematic approach will provide the public an opportunity to prioritize infrastructure projects within their community. Further, as a key component of a comprehensive infrastructure initiative, outside of the Community Plan Update and CIP processes, an extensive neighborhood outreach effort should be conducted for every Community Planning Area in the City of San Diego.

2. Facilities Financing Plan Updates

As part of the Community Plan Update process, Facility Finance Plans are being updated concurrently, in order to provide for implementation of public facilities.

3. Public Facility Standards

The City's General Plan provides policy direction for the establishment of realistic and flexible standards that can provide equivalent service levels within all communities of San Diego. This approach recognizes that it is frequently infeasible for existing communities to meet all the current facility standards in the same way they are met in developing communities. This approach should reduce the cost burden on infill development.

Goal 3 Implementation Chart					
Program Number	**Program Name**	**Housing Element Policies**	**Responsible Dept./Organization**	**Financing**	**Implementation Status**
Objective F: Reduction of Governmental Constraints					
1	Project Management	HE-F.3.	DSD	__	Ongoing
2	Project Tracking System	HE-F.3.	DSD	__	Ongoing
3	Affordable/Infill Housing and Sustainable Buildings Expedite Program	HE-F.1., HE-F.2., HE-F.4., HE-F.5., HE-F.9.	DSD	__	In effect
4	Voluntary Accessibility Expedite Program	HE-F.1., HE-F.2., HE-F.4.	DSD	__	In effect as of April 11, 2012
5	Land Development Code Changes for Housing Affordability	HE-F.2., HE-F.5., HE-F.9.	DSD	__	Ongoing
6	Companion Unit Ordinance	HE-F.1., HE-F.2., HE-F.4., HE-F.6., HE-F.9.	DSD	__	In Effect
7	Master Environmental Impact Reports	HE-F.1., HE-F.4., HE-F.6., HE-F.8.	DSD, State of California	__	Ongoing

Goal 3 Implementation Chart					
Program Number	**Program Name**	**Housing Element Policies**	**Responsible Dept./Organization**	**Financing**	**Implementation Status**
8	Exemptions of Affordable Housing from Environmental Review	HE-F.1., HE-F.2., HE-F.4., HE-F.7.-HE-F.9.	DSD	__	Ongoing
9	Affordable Housing Parking Regulations	HE-F.2., HE-F.5., HE-F.9.	City of San Diego	__	Adopted by Council in October 2012
10	Reasonable Accommodations Requirement	HE-F.1., HE-F.2., HE-F.4., HE-F.10.	DSD	__	In Effect
Objective G: Infrastructure Strategy					
1	Needs Assessment	HE-G.1, HE-G.3.	DSD	Various Sources	Ongoing
2	Facilities Financing Plan Updates	HE-G.1., HE-G.4.	DSD	Various Sources	Ongoing
3	Public Facility Standards	HE-G.1., HE-G.2.	DSD	Various Sources	Ongoing

Chapter 5
Affordable Housing Opportunities

GOAL 4

PROVIDE AFFORDABLE HOUSING OPPORTUNITIES CONSISTENT WITH A LAND USE PATTERN WHICH PROMOTES INFILL DEVELOPMENT AND SOCIOECONOMIC EQUITY; AND FACILITATE COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS.

OBJECTIVE H: Affordable Rental and Homeownership Opportunities

Provide assistance in the form of rental subsidies to low-income households; provide homebuyer education, counseling, and workshops to low- or moderate-income households; provide financial assistance to low- and moderate-income families; offer homeownership opportunities through land use incentive programs such as inclusionary housing and density bonus to low- and moderate-income households.

POLICIES

HE-H.1 Aggressively pursue all federal, state and local resources available to provide financial assistance, education, and related services to low-income renters and first-time homebuyers.

HE-H.2 Promote alternative forms of housing which offer opportunities for economies of scale and shared facilities and services.

HE-H.3 Recognize the benefits of emphasizing affordable housing for people with disabilities and special needs.

HE-H.4 Consider the impact on housing affordability of all proposed regulatory changes, fee changes and policy changes, and shall consider means of mitigating adverse impacts which are identified.

HE-H.5 To the extent feasible, preserve the affordability of existing mobile home parks for low-income owners of mobile homes.

HE-H.6 Provide support to not-for-profit development corporations for development of affordable housing. Such support shall include technical training and assistance to develop capacity for housing development and financial assistance for housing development directly.

HE-H.7 Encourage the use of community land trusts for first-time homebuyers.

HE-H.8 Encourage lenders to meet their Community Reinvestment Act obligations through participation in public and not-for-profit affordable housing projects and programs to encourage home ownership opportunities for low- and moderate-income families.

HE-H.9 To the extent consistent with yield and security considerations, encourage public agencies to deposit public funds in lending institutions which make a higher than average proportion of their loans to mortgage-deficient residential areas.

HE-H.10 Promote non-traditional development projects to the lending community. Examples of such projects may include mixed-use or mixed-income developments, housing with reduced parking requirements, higher-density developments, live-work housing and transit-oriented developments, and developments with enhanced accessibility beyond that which is required.

HE-H.11 Consider alternative strategies for leveraging public dollars allocated for affordable housing to generate maximum external revenues in order to expand the Housing Trust Fund and other public affordable housing resources.

HE-H.12 Enforce all federal, state, and local ordinances or regulations pertaining to land use incentives which promote affordable housing opportunities for low- and moderate-income homebuyers, such as inclusionary housing and density bonus.

HE-H.13 Seek a balance between allowing condominium conversions, which increase relatively affordable home buying opportunities, and protecting the low-income renters who could be displaced by condominium conversions.

PROGRAMS

1. Rental Housing Assistance Program (Section 8)

The San Diego Housing Commission's (SDHC) Rental Assistance Department administers a variety of federally supported affordable housing programs and services, including the Housing Choice Voucher program which provides rent subsidies to over 14,154 low-income families in the City of San Diego. The department is dedicated to breaking the cycle of poverty by assisting families with paying rent and providing supportive services and individualized case management to encourage economic independence. Utilizing the flexibilities authorized under the agency's unique "Moving to Work" (MTW) designation, the department has created innovative programs and strategic partnerships with external agencies aimed at encouraging rental assistance families towards greater self-sufficiency and providing expanded opportunities for housing. Examples of MTW activities implemented by SDHC include: The Choice Communities program, which is the department's poverty deconcentration effort that incentivizes families to select units in low-poverty areas; The

Sponsor-Based Voucher Program for the Homeless which provides housing subsidies to homeless individuals in partnership with non-profit agencies who deliver an array of supportive services to program participants; the Graduation Incentive Program, encouraging and incentivizing families to pursue and complete higher education and, the "Path to Success" initiative which is a reinvention of the Housing Choice Voucher program designed to provide incentives for families to increase family income and utilizing resources available at the SDHC Achievement Academy, a state-of-the-art learning and job readiness skills center available at no charge to families receiving federal Housing Choice Vouchers.

Other voucher programs administered by SDHC include the Veterans Administration Supportive Housing program which provides 410 formerly homeless veterans with permanent housing coupled with case management support provided by the San Diego Veterans Administration and the Family Unification Program which provides housing for 100 local families for whom the lack of adequate housing is a primary factor in either the imminent placement of a child in out-of-home care, or would cause delay in the reunification of children to the family from out-of-home care.

2. Supportive Housing Program

This program is funded by HUD and is designed to promote the development and operation of supportive housing and supportive services to assist homeless people, including people with disabilities and other special needs, transition from homelessness to independent living. Supportive housing includes transitional beds, individual housing units, and community living environments. Supportive services include case management, therapy, child care, education, and job training. In FY 2011, $6.9 million was awarded to organizations in the City of San Diego and 1,271 beds for homeless individuals and families were provided.

3. Housing Opportunities for People with AIDS (HOPWA)

Funded by HUD, HOPWA provides homeless and non-homeless persons with rental and group home living assistance, permanent housing opportunities through acquisition/rehabilitation of housing units, and supportive services.

4. Shelter Plus Care (S+C) Program

Funded by HUD, SDHC receives funding for rental assistance and contracts with nonprofit agencies to provide permanent supportive housing for homeless and disabled individuals and their families. More specifically, the program seeks to help participants gain housing stability, increase their income, and achieve greater self-sufficiency. In 2011, SDHC was awarded $2.4 million in grant funds to provide 191 units of supportive housing.

5. **Existing Public Housing**

The Housing Commission will maintain occupancy of the public housing units in which they own and manage. No more than 30 percent of household income can be spent for rent plus utilities. Therefore, these units will continue to be affordable and will be occupied primarily by low-income households.

6. **First-Time Homebuyers Education, Counseling, Training and Workshops**

These services will be offered by Community Housing Works, a nonprofit consumer credit counselor. The target group will be existing tenants of rental properties that are being converted to condominiums. The City of San Diego has approximately ten HUD approved nonprofit housing counseling agencies. These agencies provide homebuyer classes that educate people regarding budgeting, credit, mortgage loans, home maintenance, and other steps in the homeownership process.

7. **Financial Assistance to First-Time Homebuyers**

Assistance to first-time homebuyers will be provided through a variety of local, state, and federal resources including the Housing Trust Fund, Proposition 46 CalHome funds, local Housing Commission funds, Mortgage Credit Certificates, HOME funds, and conventional loans. These resources will be utilized to assist approximately 700 low-income and 400 moderate-income first-time homebuyers. The assistance includes deferred second mortgages, down payment/closing cost assistance grants, tax credits, and conventional loans.

8. **Housing Opportunities Collaborative**

The Housing Opportunities Collaborative (HOC) is a "one-stop" housing resource center for low income individuals and families seeking a wide range of housing assistance. The HOC, located within the San Diego Housing Commission's downtown Smart Corner complex, first opened in June 2011 and served a total of 2,136 San Diegans in its first six months.

9. **Shared Housing for the Elderly**

On a year-to-year basis, the Housing Commission will seek to continue to provide financial support to ElderHelp of San Diego to provide shared housing for the elderly. This non-profit organization matches elderly residents with low-income persons to share a housing unit in order to reduce living expenses and to facilitate assistance to the elderly resident. The goal is to provide 40 matches per year.

10. **Housing Affordability Impact Statements**

All Development Services Department and Housing Commission reports to the Planning Commission, City Council, and Housing Authority pertaining to development proposals shall include an Affordable Housing Impact Statement. This statement is intended to convey to decision-makers the effect of a proposal on achieving or maintaining affordable housing, including the identification of

any loss of affordable units. Larger, more complex projects requiring City Council approval should include a more detailed, greater level of analysis.

11. Mobile Home Tenant Relocation Regulations

The City of San Diego's Municipal Code includes procedures to minimize the adverse impact on the housing supply and on displaced persons by providing certain rights and benefits to tenants. The San Diego Housing Commission will work with the City of San Diego to ensure that the tenant relocation provisions of San Diego Municipal Code Chapter 14, Article 3, Division 6 are met.

12. Mobile Home Mediation/Communication Program

A mobile home mediation and communication program, funded by the Housing Commission, provides mediation services to mobile home and mobile home park owners. The Housing Commission hires an agency to provide conflict resolution and mediation services and to facilitate a Mobile Home Community Issues Committee (MHCIC). This Committee, which meets quarterly discusses issues of interest to the mobile home park community and hears issues which cannot be resolved through mediation, or where one or both parties choose not to use mediation.

13. Community Land Trusts

Community land trusts can serve as stewards for an expanding stock of permanently affordable, owner-occupied housing in San Diego. A community land trust is a nonprofit organization formed to hold title to land to preserve its long-term availability for affordable housing and other community uses. A land trust typically receives public or private donations of land or uses government subsidies to purchase land on which housing can be built. The homes are sold to lower-income families, but the community land trust retains ownership of the land and provides long-term ground leases to homebuyers. The City shall support community land trusts through such actions as: (1) offering city-owned properties; (2) directing local, state and federal funds designated for first-time homebuyer subsidies; (3) encouraging partnerships with market-rate developers; (4) providing grant funds; and (5) consideration of developing a partnership to monitor compliance of outstanding City first-time homebuyer loans and other agreements with long term affordability requirements that are enforceable by the City.

14. Community Reinvestment Act

The Housing Commission shall work in concert with the County of San Diego to continue to fund the City-County Reinvestment Task Force. The Reinvestment Task Force is responsible for: (1) monitoring banking practices in the San Diego region, and (2) developing strategies for reinvestment in partnership with public, community, and private lending institutions.

15. Housing Trust Fund/Affordable Housing Best Practices Task Force Recommendations

The Housing Commission shall maximize leverage of public dollars to maximize the generation of private dollars. A leveraging ratio of 2:1 for public dollars is required in accordance with the San

Diego Municipal Code. Currently, the Housing Trust Fund's primary source of funding is a linkage fee levied on nonresidential development. The fee varies from $0.27 - $1.06 per square foot, depending on the type of nonresidential development involved. This level represents a 50 percent reduction from the original level in 1991. The average annual revenue generated is $11,111,885. Pursuant to direction from the City Council, the 2011 Best Practices Task Force is working to identify new revenue sources. The Task Force will develop and present to Council a "Master Plan" recommending the creation of a broad-based sustainable revenue stream dedicated to affordable housing, as well as additional regulatory strategies and tools that will streamline and incentivize the delivery of new affordable housing units.

16. Shared Risk Loan Pool

The City-County Reinvestment Task Force shall encourage banks and Savings and Loan institutions to utilize existing loan pools operated through the California Community Reinvestment Corporation (CCRC) and the Savings Association Mortgage Company (SAMCO) to provide loans for affordable housing and nontraditional development projects. Possible examples of such projects could include mixed-use or mixed-income developments, projects with reduced parking requirements, higher-density developments, housing for people with disabilities or other special needs which lenders may perceive as having a higher risk than more traditional types of developments.

17. Down Payment/Closing Cost Assistance Grants

City of San Diego first-time home buyers purchasing market-rate and affordability-restricted homes earning 80 to 100 percent of the area median income are eligible for grant amounts between four and six percent of the purchase price, not to exceed $15,000. If the home is sold, refinanced, or not owner-occupied within the first six years of ownership, the grant must be repaid.

18. Mortgage Credit Certificate Program (MCC)

Qualified first-time home buyers are allowed a credit each year on their federal income tax in an amount equal to 15 to 20 percent of the mortgage interest paid that year. The borrower's federal income tax liability is reduced through a direct credit, thus increasing the income available to qualify for a mortgage loan. An MCC can raise the loan amount, by up to 20 percent, for which a buyer can qualify.

19. Deferred Payment 3% Interest Loan Program

First-time home buyers purchasing market-rate and affordable homes in the City of San Diego earning 80 to 100 percent of the area median income (AMI) are able to defer payment of three percent interest loans for a term of 30 years. During this time, no monthly payment of principle or interest is required. The loan amount for market-rate homes (80 to 100 percent AMI) and affordable homes (100 percent of AMI) is 17 percent of the purchase price. The loan amount for buyers of affordable units earning 80 percent or less of AMI is 25 percent of the purchase price.

20. Transitioning Out of the Public Housing Program

In September 2007, the San Diego Housing Commission received HUD approval to transition out of the Public Housing Program and to own and operate 1,366 former Public Housing units. The approval included the allocation of Housing Choice Vouchers to each residence. The 1,366 units located on 150 sites, must continue to be rented to low income households for at least 55 years. The Housing Commission leveraged equity from these properties and raised $95 million to create additional affordable housing. As of October 2012, this landmark federal agreement has resulted in the creation of 810 additional rental housing units in the City of San Diego through public-private partnerships.

OBJECTIVE I: Community Balance and Fair Housing

COMMUNITY BALANCE

The intent of community balance is to achieve a diversity of housing available to households of all income levels. The General Plan's *Land Use and Community Planning Element* addresses balanced communities issues in Section H – *Balanced Communities and Equitable Development*, and Section I – *Environmental Justice*.

A minimum of ten percent of all new units built in communities throughout the City should be affordable to low- and very low-income residents or for moderate-income homebuyers. A minimum of 20 percent of all units built in those portions of the North City, where a 20 percent inclusionary housing requirement has been adopted, should be affordable to low- and very low-income residents or for moderate-income homebuyers.

Homeownership activities, preservation of "at-risk" affordable housing, rehabilitation of owner-occupied and rental housing, and mixed-income rental housing acquisition and development will occur in all areas exhibiting need (subject to program guidelines). Achievement of better community balance with respect to income has potential benefits for reduction of trips and traffic congestion and improvement of air quality if there is an opportunity for all income groups to live in proximity to employment and transit.

The City will pursue development or acquisition of affordable multifamily rental housing in areas with a low to moderate concentration of low-income households (0-60.9 percent of the population are low-income) as a priority. Development in those areas with a concentration of 61 percent or more low-income households will be supported under limited circumstances such as community support, elimination of blight, or as part of the developer's inclusionary housing requirement.

FAIR HOUSING

In accordance with the Consolidated Plan submittal regulations of HUD, in 2011, the City participated in a regional effort involving all 19 county jurisdictions to update the 2000 Analysis of Impediments to Fair Housing Choice (AI). This analysis identified constraints to reducing discrimination based on: race, color, national origin, ancestry, religion, gender, familial status (presence of children), physical or mental disability, age, sexual orientation, source of income, marital status or any other arbitrary factor. The City will work to address each of the impediments identified in AI.

The City shall actively participate in an ongoing region-wide collaborative effort to improve fair housing choice and affirmatively further fair housing. The objective of this effort is to reduce impediments to addressing and eliminating discrimination identified in the recently updated (2011) AI.

Fair Housing Choice

11. Fair Housing Choice should be understood as…

"The ability of persons of similar incomes, who are searching similar housing units, in the same housing or related markets, to have available to them the same housing choices, regardless of age, race, color, ancestry, national origin, religion, sex, disability, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor."

Impediments to Fair Housing Choice

12. An impediment to fair housing choice is . . .

"An action, omission or decision taken because of age, race, color, ancestry, national origin, religion, sex, disability, medical condition, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor, that restricts housing choice or the housing choices or the availability of housing choice."

An impediment is also . . .

"Any action, omission or decision which have the effect of restricting housing choices or the availability of housing choices on the basis of age, race, color, ancestry, national origin, religion, sex, disability, medical condition, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor. Policies, practices or procedures that appear neutral on their face, but which operate to deny or adversely affect the provision of housing to persons (in any particular protected class) may constitute such impediments."

POLICIES

HE-I.1 Seek attainment of community balance with respect to utilization of affordable housing resources. Available tools include new construction, acquisition, first-time homebuyer assistance, rehabilitation, maintenance, and rental subsidies. Different tools will be emphasized in different communities depending on their needs and the objectives and policies specified in the applicable community plan.

HE-I.2 An inclusionary housing requirement shall be in effect throughout the City to help ensure that affordable housing opportunities are spread throughout the City.

HE-I.3 Based on the Housing Element and General Plan policies, each community plan should include a section addressing affordable housing which addresses the community's affordable housing needs and identifies appropriate policies and programs to achieve the goal. Community Plan updates should also include policies promoting the location of affordable and workforce housing in close proximity to employment and transit.

HE-I.4 The City's highest housing priority shall be to provide housing for very low- and low-income families and special needs populations.

HE-I.5 Encourage new housing that relies on transit use and environmentally sustainable patterns of movement.

HE-I.6 Encourage location of affordable housing opportunities throughout all sections of the City by encouraging mixed-income developments through a variety of programs and by encouraging the dispersal of rental subsidies.

HE-I.7 Provide a range of regulatory tools to adequately implement the goals of adopted community plans.

HE-I.8 Ensure that new housing fosters a sense of community through architectural design using features that promote community interaction. This will enable growth to be accommodated throughout the City without adversely impacting existing neighborhood character.

HE-I.9 The City will work with its fair housing service providers (the Housing Opportunities Collaborative and Legal Aid Society of San Diego, Inc.), as well as the Fair Housing Resource Board (formerly the Community Housing Resource Board), to address the impediments to fair housing identified below:

- Lack of availability of outreach and educational materials throughout portions of the San Diego region.
- Many small property owners lack knowledge of fair housing laws and landlord rights and responsibilities.

- There is an underrepresentation among certain minority groups in the homebuyer market and observed disparity in loan approval rates.
- There are recurring rental/home market application denials due to credit history and financial management factors.
- Discrimination against persons with disabilities and based upon national origin or familial status is persistent and increasing.
- There are significant patterns of racial and ethnic concentration within all jurisdictions of the County of San Diego.
- There is an overconcentration of Section 8 Voucher use in specific geographic areas.
- The availability of accessible housing for persons with disabilities is limited.
- There is no Universal Design Ordinance.
- Lead-based paint hazards often disproportionately affect minorities and families with children.
- Collaboration among jurisdictions and fair housing service providers in addressing service gaps needs improvement.
- Inconsistent tracking of fair housing data makes comparison and trend analysis difficult.
- There are disparities in providing high-quality fair housing services across the region.
- There is a need for proactive testing audits for discrimination in the housing market, rather than relying on complaint driven testing.
- There is a disconnected between tenant/landlord disputes and fair housing discrimination prevention.
- Substandard housing conditions tend to impact minority households disproportionately.
- Additional funds for fair housing service providers to conduct fair housing testing services are needed.
- There is a high concentration of Section 8 Housing Choice Voucher use in various zip codes throughout the City.

All fair housing activities will support the City's ongoing fair housing planning process and the implementation of recommendations as outlined in the current AI.

HE-I.10 The Housing Opportunities Collaborative offers services in the component areas of general community outreach and education to historically underrepresented communities; technical training opportunities for housing provider, lender and insurance industries; maintenance of a fair housing discrimination intake process and collaborations and/or linkages with other entities which further strengthen fair housing activities in the City.

HE-I.11 The Legal Aid Society of San Diego, Inc. offers services in the component areas of technical training opportunities for fair housing testers; complaint-based and random testing; education for homebuyers and tenants on fair housing rights; maintenance of a fair housing discrimination investigation and enforcement process and collaborations and/or linkages with other entities which further strengthen fair housing activities in the City.

PROGRAMS

1. Inclusionary Housing Programs

As described on page HE-48, the City has two inclusionary housing programs. One in what was referred to as the "future urbanizing" areas of the North City, and one for the remainder of the City.

2. Reduce Impediments to Fair Housing

The City will take actions that it can to reduce the impediments to fair housing identified in the 2011 update of the Analysis of Impediments to Fair Housing Choice. To further address these impediments, in 2012, the City engaged two Fair Housing services providers for a multi-year contract: the Housing Opportunities Collaborative and Legal Aid Society of San Diego, Inc.

3. Support of Fair Housing Organizations

The City shall continue to support the Fair Housing Resource Board which disseminates information about fair housing rights and responsibilities or offer related services. Support should also include cooperation with outreach programs conducted by such groups.

4. Implementation of an Affirmative Marketing Program

Submission of an affirmative marketing program is a condition of approval attached to all tentative maps for proposed residential development. The City shall review affirmative marketing programs for adequacy prior to recordation of the final maps. Voluntary signatories to the HUD/BIA master affirmative marketing agreement are exempt from this program. Tentative maps involving less than 20 units also are exempt. With the affirmative marketing program now codified, Council Policy 600-20 has been fulfilled.

5. Compliance with Cedillo Bill (Senate Bill 2) and Fair Housing Laws

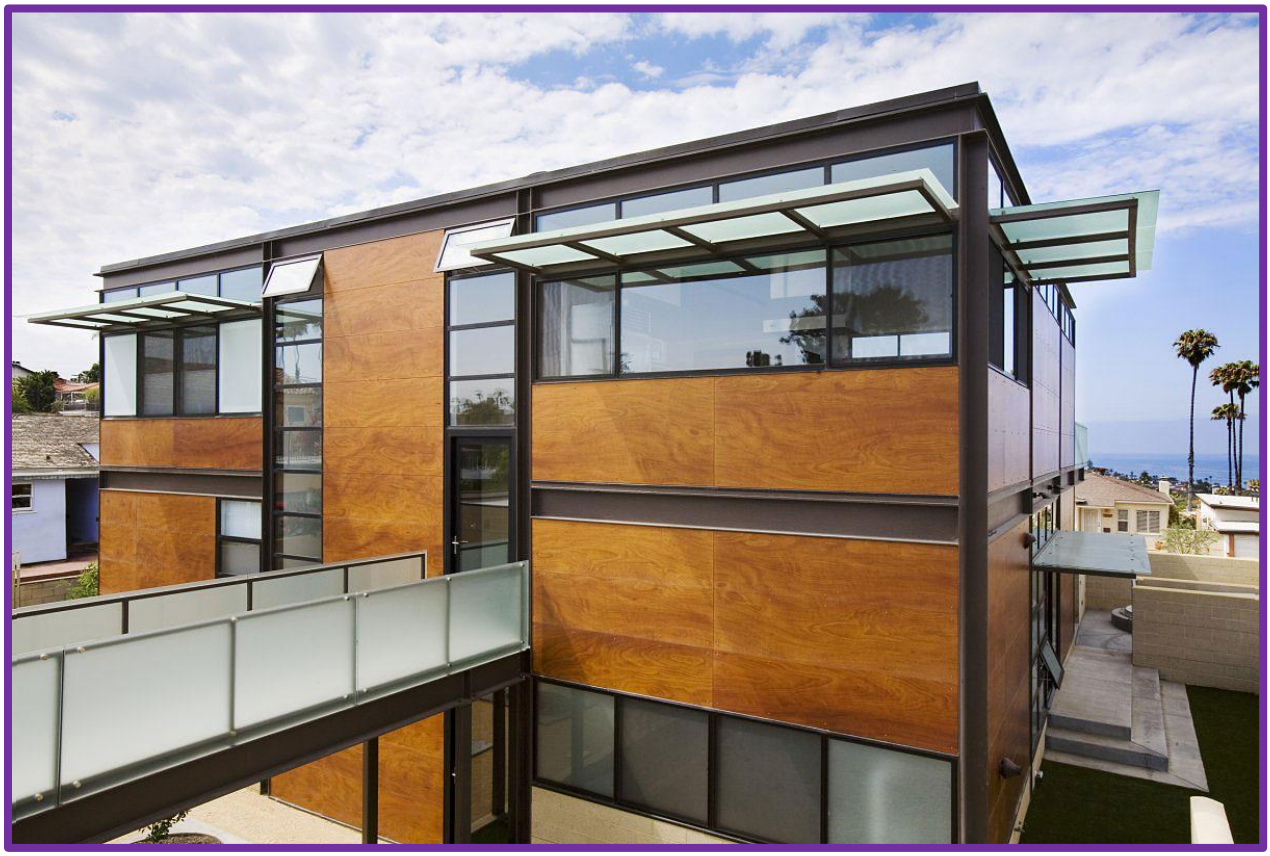
California Senate Bill 2 (SB2), known as the Cedillo Bill, enacted in October 2007, clarifies that local governments must analyze constraints to the development of emergency shelters, transitional, and supportive housing. It requires local governments to identify one or more zoning categories that allow emergency shelters (year-round shelters for the homeless) without discretionary review. The statute permits the City to apply limited conditions to the approval of ministerial permits for emergency shelters. The City must have sufficient capacity to accommodate at least one year-round shelter and accommodate the City's share of the regional unsheltered homeless population. Currently, the City's Land Development Code does not include any limitations or special permit requirements that would apply specifically to permanent emergency shelters for the homeless. Permanent emergency shelters can be approved through ministerial review—in any zone citywide, pursuant to the same conditions that would apply to other residential use. Therefore, the City is in compliance with SB2 as a permanent emergency shelter can be approved in any zone citywide without a discretionary permit.

Additionally, SB2 provides that Transitional Housing and Supportive Housing must be treated the same as any other residential use within the same zone. Transitional Housing is defined in the California Health and Safety Code as buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Supportive Housing is defined in the California Health and Safety Code as housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community (i.e. Residential Care Facilities, Intermediate Care Facilities). In accordance with SB2, the City of San Diego regulates transitional housing and other supportive housing types as residential uses. However, the City has been made aware of certain provisions in the City's Land Development Code that should be addressed for compliance with the federal Fair Housing Amendments Act (FHAA) and the California Fair Employment and Housing Act (FEHA). As a result, the City of San Diego will continue to provide reasonable accommodations to waive or modify the application of any potentially discriminatory provisions, and will amend the Land Development Code accordingly to ensure that any development that provides transitional or supportive housing is not singled out from similar single dwelling unit or multiple dwelling unit housing for differential treatment.

Goal 4 Implementation Chart					
Program Number	**Program Name**	**Housing Element Policies**	**Responsible Dept./Organization**	**Financing**	**Implementation Status**
Objective H: Affordable Rental and Homeownership Opportunities					
1	Section 8 Housing Choice Voucher Program	HE-H.1.	SDHC	HUD	Ongoing
2	Supportive Housing Program	HE-H.2.	City of San Diego, SDHC	HUD, State and Local Funds	Ongoing
3	Housing Opportunities for People with AIDS (HOPWA)	HE-H.1. - HE-H.3.	San Diego County	HUD	Ongoing
4	Shelter Plus Care (SPC)	HE-H.3.	SDHC	HUD	Ongoing
5	Existing Public Housing	HE-H.2.	SDHC	HUD	Ongoing
6	First-Time Homebuyers Education, Counseling, Training and Workshops	HE-H.1.	Community Housing Works, HUD, City of San Diego	Private	Ongoing
7	Financial Assistance to First-Time Homebuyers	HE-H.1.	SDHC	Housing Trust Fund, Proposition 46 CalHOME funds, SDHC, Mortgage Credit Certificates, HOME funds, conventional loans	Ongoing
8	Housing Opportunities Collaborative	HE-H.1.	San Diego County	Private, State and Local Funds	Opened in 2011

Goal 4 Implementation Chart					
Program Number	**Program Name**	**Housing Element Policies**	**Responsible Dept./Organization**	**Financing**	**Implementation Status**
9	Shared Housing for the Elderly	HE-H.2., HE-H.3.	ElderHelp	SDHC	Ongoing
10	Housing Affordability Impact Statements	HE-H.13.	DSD	__	Ongoing
11	Mobile Home Relocation Policy	HE-H.4.	SDHC, City of San Diego	SDHC	Ongoing
12	Mobile Home Mediation/Communication Program	HE-H.5.	SDHC	SDHC	Ongoing
13	Community Land Trusts	HE-H.6., HE-H.7., HE-H.12.	Community Land Trust Non-profit org.	Various Funding Sources	Ongoing
14	Community Reinvestment Act	HE-H.8., HE-H.11.	SDHC, San Diego County, City-County Reinvestment Task Force	SDHC, General Fund	Ongoing
15	Housing Trust Fund/ Affordable Housing Best Practices Task Force Recommendations	HE-H.9., HE-H.11.	SDHC, City of San Diego, Council	Linkage fee levied on nonresidential development	Ongoing. Best Practices Task Force Recommendations and "Master Plan" Forthcoming.
16	Shared Risk Loan Pool	HE-H.3., HE-H.9. - HE-H.12.	SAMCO, CCRC, Lending institutions	Conventional Pooled Funds	Ongoing
17	Down Payment/Closing Cost Assistance Grants	HE-H,1, HE-H.12	SDHC	Leveraging State & Federal loans and grants	Ongoing

Goal 4 Implementation Chart					
Program Number	**Program Name**	**Housing Element Policies**	**Responsible Dept./Organization**	**Financing**	**Implementation Status**
18	Mortgage Credit Certificate Program	HE-H,1, HE-H.12	SDHC	Leveraging State & Federal loans and grants	Ongoing
19	Deferred Payment 3% Interest Loan Program	HE-H,1, HE-H.12	SDHC	Leveraging State & Federal loans and grants	Ongoing
20	Transitioning Out of the Public Housing Program	HE-H.11	SDHC	SDHC	Ongoing
Objective I: Affordable Housing Goals and Community Balance					
1	Inclusionary Housing Program	HE-I.1., HE-I.2., HE-I.4., HE-I.6.	DSD, SDHC	SDHC	Ongoing
2	Reduce Impediments to Fair Housing	HE-I.9. – HE-I.11.	City of San Diego	__	Ongoing
3	Support of Fair Housing Organizations	HE-I.9.	City of San Diego, Fair Housing Resource Board		Ongoing
4	Implementation of an Affirmative Marketing Program	HE-I.-1, HE-I.-6, HE-I.-9.	City of San Diego	City of San Diego	Ongoing
5	Compliance with Cedillo Bill (Senate Bill 2) and Fair Housing Laws	HE-I.9. – HE.I.11.	DSD	__	Ongoing



Chapter 6
A Model of Sustainability

GOAL 5

CULTIVATE THE CITY AS A SUSTAINABLE MODEL OF DEVELOPMENT.

OBJECTIVE J: Promote the Reduction of Greenhouse Gas (GHG) Emissions in Accordance with SB 375 and the California Long-Term Energy Efficiency Strategic Plan; and Promote Consistency with the General Plan's City of Villages Strategy and Other Citywide Planning Efforts

There are a variety of federal, state, and local policies and programs that are directly applicable to the design and construction of sustainable housing. The City of San Diego has developed, adopted, and implemented programs to increase energy efficiency and promote conservation all while mitigating the effects of a changing climate.

Senate Bill 375 (SB 375), which went into effect in 2009, added statutes to the California Government Code to encourage planning practices that create sustainable communities. On September 23, 2010, the California Air Resources Board (CARB) set targets for lowering greenhouse gas emissions in the San Diego region. They call for a seven percent reduction, per capita, in greenhouse gas emissions from passenger vehicles by 2020 (compared with 2005); and a 13 percent reduction by 2035 through land use and transportation planning. The City's General Plan, including this Housing Element, promote a land use pattern that is anticipated to reduce Vehicle Miles Traveled (VMT's) and result in our region meeting or exceeding the targets established by CARB. The key component of the City's General Plan, the City of Villages strategy, promotes the integration of land use planning and transit. By providing opportunities for people to live near their place of work or in close proximity to high-frequency transit services, General Plan policies aim to guide the City toward a more sustainable future.

In the growing effort to design and construct energy efficient housing across the state of California, the California Public Utilities Commission (CPUC) adopted the California Long Term Energy Efficiency Strategic Plan. Updated in January 2011, this Plan sets forth a statewide roadmap to maximize achievement of cost-effective energy efficiency in California's electricity and natural gas sectors. In order to guide long-term changes in the market by reducing barriers to the adoption of energy efficiency measures, the Plan embraces specific programmatic goals, known as the Big Bold Energy Efficiency Strategies or —BBEES. The primary objective of BBEES is that: *All new residential construction in California will be zero net energy by 2020.* In recognition of this important State objective, the City of San Diego will continue to stay current with the State's Building Code cycles as well as other programs that support increasing energy efficiency.

The City's Climate Mitigation and Adaptation Plan (CMAP) identifies strategies and measures to meet greenhouse gas reduction targets, and lists general approaches to adapt to a changing climate that meet the goals established in Objective J. The average home actually contributes more to climate change than the average car. This is because much of the energy we use in our homes comes from power plants, which burn fossil fuel to power our electric products. Recognizing this, CMAP outlines four specific strategies with related actions that the City will be undertaking in the coming years to effectively reduce the amount of greenhouse gas emissions. The applicable strategies are: Improve Building Efficiency, Increase Water Conservation, Increase the Use of Renewable Energy, and Switch to Alternative Fuels.

The City's General Plan promotes economically viable, environmentally sound, and socially equitable development in both new construction and reconstruction. The City will continue its commitment to sustainable development projects by offering significant incentives for projects that achieve the established goals. The City promotes increased energy conservation in housing developments by encouraging developers to employ resource efficiency including energy, water, and building materials. Incentive programs are in place to expedite project processing for sustainable housing developments including Council Policy 900-14- the Sustainable Buildings Policy and Council Policy 600-27- the Sustainable Development Incentive Policy, which is currently being expanded in order to further increase the expedite process.

POLICIES

HE-J.1 Utilize the planning and review processes to promote economically viable, environmentally sound, and socially equitable land use designations and development patterns which conserve non-renewable energy sources such as fossil fuels, water, and natural gas.

HE-J.2 Provide incentives for mixed-use development which include housing, retail, and office uses at transit nodes and other high-intensity locations as appropriate.

HE-J.3 Seek to locate higher-density housing principally along transit corridors, near employment opportunities, and in proximity to village areas identified elsewhere in community plans.

HE-J.4 Improve infrastructure systems throughout the City's communities as to support infill development and promote new affordable housing. A comprehensive funding strategy should be developed in order to address existing deficiencies and future needs.

HE-J.5 Support car-sharing programs and the installation of electric vehicle charging stations as to promote carbon reduction and reduce resident's reliance upon car ownership.

HE-J.6 Complete the City's work program related to Council Policy 600-27 to offer additional incentives that encourage new development and redevelopment of existing structures and sites to exceed the new Mandatory CALGreen Building Standards.

HE-J.7 Support SDG&E programs to promote energy conservation and the Public Utilities Department's programs to promote water and energy conservation.

HE-J.8 Require net-zero energy for new residential buildings by the year 2020 to meet the State's goal outlined in the Long-Term Energy Efficiency Strategic Plan.

HE-J.9 Support and implement its Urban Water Management Plan and Conservation Program to develop a sound water storage program and promote voluntary water conservation and retrofitting.

HE-J.10 Encourage and support cost-effective energy technologies with both positive economic and environmental impacts, e.g., passive solar space heating and cooling and water conservation.

HE-J.11 Promote the conservation of nonrenewable energy resources such as solar and water reclamation.

HE-J.12 Support and encourage high performance design standards in new construction and redevelopment to promote increased energy conservation.

HE-J.13 Encourage the implementation of healthy housing programs, including the encouragement of private owners of federally assisted multifamily housing and the Housing Commission to adopt smoke-free policies to protect residents from the dangers of second-hand smoke and to reduce property maintenance costs.

HE-J.14 Continue to develop street tree plans as part of the Community Plan update process.

HE-J.15 Support implementation of the California Solar Initiative thermal program for installation of 2,000 solar water heating retrofits by 2020.

HE-J.16 Support a voluntary Energy Consumption Disclosure Policy with the intent of providing homebuyers with energy consumption data at the point of sale.

HE-J.17 Continue to support Energy Upgrade California and similar programs that focus on assistance with retrofitting existing residential homes.

HE-J.18 In support of the California Solar Electric Incentive program, ensure that new photovoltaic (PV) systems meet minimum energy efficiency levels and that PV system components and installations meet rating standards and specific performance requirements.

HE-J.19 Support the designation of preferred parking spaces for electric vehicle charging and carpooling for multi-family housing.

HE-J.20 Provide targeted outreach and incentives for energy audits (Home Energy Rating System certification or equivalent) and retrofits.

HE-J.21 Encourage and support the design of cooling-load-avoidance measures into residential buildings. This includes the use of building geometries to limit solar gain on east and west façades; limit the area of east- and west-facing glazing; exterior shading devices above glazing; glazing tuned to the orientation; high insulation levels to reduce conductive heat gain; reflective roofing; and optimized day lighting to minimize the use of electric lighting.

HE-J.22 Promote landscaping to minimize cooling requirements. Trees, vines, annuals, and green roofs can all help control heat gain and minimize cooling demands on a building.

HE-J.23 Encourage and support the design and use of passive design techniques where the property is conducive.

PROGRAMS

1. Implementation of Community Plan Density Ranges

City will utilize the discretionary review process to ensure that the density of proposed housing corresponds with the density ranges in adopted community plans to produce expected housing yields. Higher-density housing should be located primarily along transit corridors, in and near villages identified in community plans, and near employment opportunities.

2. Transit Oriented Affordable Housing Development

In 2011, the San Diego Housing Commission launched its Three-Year Work Plan to Facilitate Transit-Oriented Affordable Housing Development. This program is intended to attract new funding for affordable housing by aligning the Commission's direction with state and national funding priorities by focusing on housing activities that achieve a development pattern which reduces dependence on the automobile and promotes a more transit- and pedestrian-oriented environment. A primary objective of the strategy is to achieve community affordable housing goals by facilitating higher-density development in concert with supporting infrastructure and amenities located at strategic points along the existing and planned transit system. The five key components of the Work Plan are to: (1) pursue sites and priority areas of Transit-Oriented Development; (2) strengthen resource coordination; (3) form and enhance creative partnerships; (4) increase workforce linkages and economic opportunities; and (5) provide appropriate oversight and collect data to inform practice and measure success.

In addition to existing programs, the City should also consider the development of an Equitable Urban Reinvestment Program, centered around Transit Village Development Districts. In accordance with CA Government Code section 65460, the City could prepare a Transit Village Plan for all land located within one-half mile of a transit station. These plans would support implementation of the City of Villages concept around transit stations, focusing on intensifying appropriate land uses, promoting connections between jobs and housing, and addressing infrastructure needs. A Transit Village Plan would be developed in a similar manner to Community Plan Updates, however, the

focus would be limited to the areas around transit stations and would include a series of short- and long-term implementation actions. Transit Village adoption could include such components as: concurrent adoption of a Master EIR; parking reductions; the use of form-based codes; and focused and leveraged funding sources. The San Francisco Bay Area's program entitled the Bay Area Transit-Oriented Affordable Housing Fund (TOAH) serves as an example of a successful model for which San Diego's Equitable Urban Reinvestment Program could follow.

3. Housing-Related Parks Program

The Housing Related Parks (HRP) Program, funded through the passage of Proposition 1C, creates incentives to reward local governments for approving the construction of affordable housing by providing grant money for parks in their communities. The HRP Program is administered by the California Department of Housing and Community Development and consists of $200 million in total program funds, anticipated to be available in 6 to 8 annual funding rounds. The grant funds may be used for the creation, development, or rehabilitation of park and recreation facilities, including, but not limited to sport play fields, informal play areas, non-motorized recreational trails, play structures, outdoor recreation, community gardens, and landscaping. The City of San Diego has actively participated in the first two rounds of the HRP Program (2010 and 2011), resulting in the development of new park facilities at the Village at Market Creek and Chicano Park, and will continue to participate in all future rounds.

4. Car Sharing

In November 2011, the City of San Diego demonstrated its commitment to being a leader in sustainability and clean technology by supporting the installation of electric vehicle charging stations across the City and launching the world's largest all-electric car-share program. Within the first 100 days of operation, the Car2Go program reported over 6,000 members having signed-up and over 25,000 trips already taken.

5. Bicycle Sharing

In 2012 the City of San Diego announced a new bike share program to begin implementation in 2013. The goals of the program include: to provide an affordable alternative to driving, facilitate an increase in transit use, reduce vehicle trips and traffic, encourage new bike commuters, and make biking a viable option for people without bikes or with no place to store them.

6. Transportation Demand Management Program

SANDAG coordinates a number of programs that are increasing the number of people who carpool, vanpool, take transit, bike, walk to work, and telework. These activities are facilitated through the I-Commute program. SANDAG works with the City of San Diego, Caltrans, transit providers, and dozens of employers within the City to provide numerous services, including free online ride matching, a vanpool subsidy program, transit solutions, bicycle encouragement programs, SchoolPool, and others.

7. **Residential Water Survey Program**

City of San Diego Public Utilities Department offers single family and multifamily (up to eight units) residential customers free on-site indoor and landscape water conservation audits. A Water Conservation Representative will tour the property and identify leaks and water saving opportunities as well as evaluate existing landscape and irrigation systems. The audit also includes provision of low-flow devices when needed and customized landscape irrigation schedules.

8. **High Efficiency Clothes Washers**

The Metropolitan Water District of Southern California provides cash rebates (up to $85) to City residents who replace existing clothes washer with a High Efficiency Clothes Washer.

9. **Weather Based Irrigation Controllers**

The Metropolitan Water District of Southern California provides cash rebates ($25/station) to City residents with properties >= 1 acre, who replace existing non-weather based controller with Smart Controller (also known as a weather based irrigation controller or WBIC).

10. **Rotating Nozzles**

The Metropolitan Water District of Southern California provides cash rebates ($4/per nozzle with a 15 nozzle minimum) to City residents who replace existing spray nozzles with efficient rotating nozzles.

11. **Residential Rainwater Harvesting (Rain Barrel) Rebate Pilot Program**

City of San Diego Public Utilities residential customers served by an individual water meter can receive a cash back rebate when purchasing and installing a rain barrel to the home's rain gutter downspout. For every gallon of rainwater collected, a $.50 (up to $200) rebate will be given.

12. **Smart Controller Rebates**

City of San Diego Public Utilities Department customers residing in a single family home, duplex, townhome, or condominium that is served by an individual water meter can receive rebates up to $400 and save money on their water bill for upgrading a non-weather based irrigation controller to a Smart Controller (also known as a weather based irrigation controller or WBIC). A well-maintained Smart Controller used to irrigate the average home landscape can reduce overwatering by an estimated 40 gallons per day or 13,500 gallons annually.

13. **Micro-Irrigation Rebates**

City of San Diego Public Utilities Department customers residing in a single family home, duplex, townhome, or condominium that is served by an individual water meter can receive a rebate of $.20

per square foot (up to 2,400 square feet and $480 per customer) for converting an overhead spray sprinkler system to a low application rate micro-irrigation system (i.e. micro-spray, drip, in-line emitters, etc.). Potential annual water savings for a typical single family home is estimated at nine gallons per square foot of irrigated area.

14. Sustainable Landscape-Turf Replacement Rebates

City of San Diego Public Utilities Department customers residing in a single family home, duplex, townhome, or condominium that is served by an individual meter can receive rebates of $1.25 or $1.50 per square foot (up to $3,000 per customer) for replacing living front yard lawn with sustainable and water-wise landscaping. Typically, cool season lawns (turf grass) use between 14 and 40 gallons of water per square foot annually, whereas water-wise landscaping can require less than half of that.

15. San Diego Home Energy Upgrade Loan Program

The City of San Diego partnered with San Diego Metropolitan Credit Union to offer attractive home energy upgrade loans at relatively low interest rates (4.99 to 9.99%) and long term payback terms (8 to 15 years depending on loan size). The program funds upgrade projects that meet the qualifications for a rebate from either Energy Upgrade California or CSI Thermal programs.

16. Energy Upgrade California

The California Center for Sustainable Energy is collaborating with San Diego Gas and Electric (SDG&E) to allow City of San Diego homeowners the chance to have qualified contractors perform home energy assessments and specific energy-saving improvements in return for up to $4,000 in SDG&E incentives as well as additional local municipality rebates and federal tax credits.

17. California Solar Initiative

SDG&E and the California Public Utilities Commission is providing $2.1 billion to businesses, nonprofit organizations, public agencies, and homeowners to help lower their energy costs, reduce their reliance on fossil fuel-fed power plants, and create a sustainable energy future through the use of solar technology. With the installation of a residential photovoltaic system, the California Solar Initiative will cover approximately 13 percent of the cost.

18. Multifamily Solar Affordable Housing (MASH)

SDG&E and the California Solar Initiative are providing higher incentives ($1.90 to $2.80 per watt) to offset the project costs of installing photovoltaic systems on multifamily affordable housing buildings in California.

19. CSI Thermal-Solar Water Heating

The CSI-Thermal Program offers cash rebates to San Diego Gas and Electric customers of up to $1,875 for installing solar water heating systems on single-family homes and up to $500,000 on multi-family homes. Solar water heating (SWH) systems reduce greenhouse gas emissions and conserve fossil fuel resources, while reducing energy use and saving money on utility bills. Systems can offset up to 75 percent of the natural gas, electricity or propane used by most current water heaters.

20. Public Outreach Campaign

The City's "No Time to Waste, No Water to Waste" public outreach campaign was undertaken to convey the urgency of the need to conserve water and to inform the public of mandatory water use restrictions. With the end of drought response measures, the campaign transitioned to "San Diegans Waste No Water", to acknowledge conservation achievements, encourage continued conservation, and to keep the public informed on permanent water use restrictions. Through this campaign the City was able to achieve its 8 percent water usage reduction goals for FY 2010 and FY 2011.

21. Residential H-axis Washing Machine Rebate Program

The Metropolitan Water District of Southern California supports an SDG&E rebate program that issues rebates for installation of H-axis washing machines. On average residential H-axis washers save approximately 5,100 gallons of water per year.

22. Residential Graywater

Graywater is untreated household wastewater which has not come into contact with toilet waste. It is used water from showers and baths, bathroom sinks and washing machines. Graywater can provide a constant source of recycled water for irrigation. A system must be installed at the home to collect and redirect the graywater to landscaping. In 2010 the City updated its permitting processes for residential graywater systems. The City should consider ways to incentivize this practice and encourage its use. Consideration should be made to require these systems in new developments.

23. Citywide Water Efficient Landscape Ordinance

The City will continue to implement the citywide landscape design ordinance, which encourages the use of plant materials to reduce heat island effects and requires drought tolerant plants and low-flow irrigation systems.

24. SDG&E Energy Innovation Center

In 2012, SDG&E opened the Energy Innovation Center to help the San Diego region achieve its energy efficiency potential by educating San Diego residents about new energy technologies and cost-

effective energy efficient practices. The Center includes a "Smart Home," resource library, and interactive kiosk displays.

25. Community Energy Partnership Program

The San Diego Regional Energy Office (SDREO) will partner with SDG&E to provide assistance to the City of San Diego to develop energy efficiency policies to encourage energy conservation through high performance standards in residential construction. SDREO will support the City following policy adoption to maintain program participation and success.

26. Home Energy Partnership Program

SDG&E offers design assistance and free training courses to enhance energy savings in loans as well as provides cash incentives to builders and energy support teams for exceeding Title 24 or meeting Energy Star building standards.

27. Renewable Buy Down Program

The California Energy Commission will provide cash rebates on eligible renewable energy electric generating systems of up to $3,500 per kilowatt or 50 percent of the eligible purchase price, whichever is less.

28. Solar System Tax Credits

Solar consumers are eligible for federal tax incentives with the purchase and installation of eligible solar systems, including solar photovoltaic and solar hot water systems, as well as other renewable energy investments. Solar tax credits were enacted in 2008 as part of the Emergency Economic Stabilization Act and run through the end of 2016.

29. Property Assessed Clean Energy Program (PACE)

City of San Diego assists single-family homeowners in the City of San Diego by financing the installation of renewable energy, energy efficiency improvements, and water conservation measures through loans that will be repaid by special assessments on the property owner's tax bill.

30. Sustainable Expedite Program

The Sustainable Development Incentive Program offers multiple incentives that encourage new development and redevelopment of existing structures and sites to exceed the new Mandatory CALGreen Building Standards. The program is also a critical component of the City's sustainable efforts to reach goals and mandates as prescribed in both State Law and the City's General Plan.

31. Clean Generation Program

The City of San Diego is committed to helping residents find cost effective ways to invest in solar energy. Therefore, the City has developed a solar-financing program that offers low-interest, 20-year loans for solar installations. The program removes a major barrier to investing in a residential solar-power system by allowing the loan obligation to transfer to the new owner upon sale of the home.

32. Climate Mitigation and Adaptation Plan

The City of San Diego's 2012 Climate Mitigation and Adaptation Plan (CMAP) identifies strategies to meet GHG reduction targets, and lists general approaches to adapt to a changing climate. The CMAP establishes a planning horizon of 2013-2035 and quantifies GHG emissions from the community-at-large, including retrofitting existing single- and multi-family homes to achieve targeted energy savings, improving energy efficiency of new homes, and improving water use efficiency.

33. California Catalyst Communities

In August 2010, the California Department of Housing and Community Development announced that two San Diego communities were named Catalyst Projects as part of the Catalyst Projects for California Sustainable Strategies Pilot Program. The Program provides a living laboratory to evaluate and identify effective housing and land use strategies to promote Sustainable Communities Strategies required by SB 375. The Village at Market Creek and Civita (formerly known as Quarry Falls), were selected as models of sustainability and are now eligible for priority consideration for a number of state grants relating to housing and infrastructure.

The Village at Market Creek is a community-owned development model, consisting of 52-acres of existing and planned mixed-use redevelopment centered around an existing transit hub (light rail station and 12 bus lines), linked by pedestrian paths along a restored creek employing energy efficient technology, water conservation, green building materials, and public art. In partnership with the City of San Diego, the Village recently received several major grants, including a grant to acquire and convert newly-constructed housing units for affordable housing, and a Housing-Related Parks Grant to develop a public park onsite to serve future residents of a planned large-scale affordable housing project.

Civita is a prime example of a modern eco-friendly community, consisting of 230-acres of existing and planned mixed-use infill development which will transform a 70-year old sand and gravel quarry near the geographical center of the City of San Diego. The initial phases of residential development include numerous electric vehicle charging stations, LED street lights and smart grid infrastructure designed into the community. The solar panels charge the streetlights and amenities in common areas, as well as generate electricity which goes back into the grid. The partnership between the Civita development and San Diego Gas & Electric serves as an example of a smart energy community for future developments to follow.

Goal 5 Implementation Chart					
Program Number	**Program Name**	**Housing Element Policies**	**Responsible Dept./Organization**	**Financing**	**Implementation Status**
Objective J: Promote the Reduction of GHG Emissions in Accordance with SB 375 and the California Long-Term Energy Efficiency Strategic Plan; and Promote Consistency with the General Plan's City of Villages Strategy and Other Citywide Planning Efforts					
1	Implementation of Community Plan Density Ranges	HE-J.1., HE-J.3.	DSD	—	Ongoing
2	Transit Oriented Affordable Housing Development	HE-J.1.	SDHC/City of San Diego	Various Funding Sources	Three-year Work Plan to Facilitate Transit-Oriented Affordable Housing Development was launched in 2011.
3	Housing Related Parks Program (HRP)	HE-J.4	California Dept. of Housing & Community Development	Proposition 1C	City of SD has participated in the first 2 rounds (2010, 2011) and will continue to participate in future funding rounds.
4	Car Sharing	HE-J.5., HE-J.19.	City of San Diego	Private	Program was launched in Nov. 2011.
5	Bicycle Sharing	HE-J.4.	City of San Diego	Private	Implementation scheduled to begin in 2013.
6	Transportation Demand Management Program	HE-J.5., HE-J.11.	SANDAG, City of San Diego, Caltrans, transit providers, local employers	SANDAG	Ongoing

Goal 5 Implementation Chart					
Program Number	**Program Name**	**Housing Element Policies**	**Responsible Dept./Organization**	**Financing**	**Implementation Status**
7	Residential Water Survey Program	HE-J.7., HE-J.10.	City of SD Public Utilities Dept.	City of SD Public Utilities Dept.	Ongoing
8	High Efficiency Clothes Washer Program	HE-J.7., HE-J.10.	Metropolitan Water District of Southern California	Metropolitan Water District of Southern California	Ongoing
9	Weather Based Irrigation Controller Rebates	HE-J.7, HE- J.10	Metropolitan Water District of Southern California	Metropolitan Water District of Southern California	Ongoing
10	Rotating Nozzle Rebates	HE-J.7, HE- J.10	Metropolitan Water District of Southern California	Metropolitan Water District of Southern California	Ongoing
11	Residential Rainwater Harvesting (Rain Barrel) Rebate Pilot Program	HE-J.7., HE-J.10.	City of SD Public Utilities Dept.	City of San Diego Public Utilities, Grant Funds	Ongoing
12	Smart Controller Rebates	HE-J.7., HE-J.10.	City of SD Public Utilities Dept.	City of San Diego Public Utilities, Grant Funds	Ongoing
13	Micro-Irrigation Rebates	HE-J.7., HE-J.10.	City of SD Public Utilities Dept.	City of San Diego Public Utilities, Grant Funds	Ongoing
14	Sustainable Landscape-Turf Replacement Rebates	HE-J.7., HE-J.10.	City of SD Public Utilities Dept.	City of San Diego Public Utilities, Grant Funds	Ongoing

Goal 5 Implementation Chart					
Program Number	**Program Name**	**Housing Element Policies**	**Responsible Dept./Organization**	**Financing**	**Implementation Status**
15	SD Home Energy Upgrade Loan Program	HE-J.10. - HE-J.12.	City of San Diego, San Diego Metropolitan Credit Union	City of San Diego Public Utilities, Grant Funds	Ongoing
16	Energy Upgrade California	HE-J.7., HE-J.10. - HE-J.12.	California Center for Sustainable Energy, SDG&E	SDG&E	Ongoing
17	California Solar Initiative	HE-J.7., HE-J.10. - HE-J.12.	SDG&E, California Public Utilities Commission	SDG&E, CA Public Utilities Comm.	Ongoing
18	Multifamily Solar Affordable Housing (MASH)	HE-J.7., HE-J.10. - HE-J.12.	SDG&E, California Solar Initiative	SDG&E, California Solar Initiative	Ongoing
19	CSI Thermal-Solar Water Heating	HE-J.7., HE-J.10. - HE-J.12.	California Public Utilities Commission	California Public Utilities Commission	Ongoing
20	Public Outreach Campaign	HE-J.9.	City of San Diego	City of San Diego	Ongoing
21	Residential H-axis Washing Machine Rebate Program	HE-J.6, HE-J.7., HE-J.10. - HE-J.12.	Metropolitan Water District of Southern California	SDG&E	Ongoing
22	Residential Graywater	HE-J.9	City of San Diego	Private	Ongoing

Goal 5 Implementation Chart					
Program Number	**Program Name**	**Housing Element Policies**	**Responsible Dept./Organization**	**Financing**	**Implementation Status**
23	Citywide Landscape Design Ordinance	HE-J.10.	City of San Diego	__	In Effect
24	SDG&E Energy Innovation Center	HE-J.7.	SDG&E	SDG&E	Center was opened in 2012
25	Community Energy Partnership Program	HE-J.12.	SDREO, SDG&E, City of San Diego	SDG&E, Various Funding Sources	Ongoing
26	Home Energy Partnership Program	HE-J.7., HE-J.10. - HE-J.12.	SDG&E	SDG&E	Ongoing
27	Renewable Buy Down Program	HE-J.10. - HE-J.12.	California Energy Commission	California Energy Commission	Ongoing
28	Solar System Tax Credits	HE-J.10. - HE-J.12.	Emergency Economic Stabilization Act	Federal Funds	2008 - 2016
29	Property Assessed Clean Energy Program (PACE)	HE-J.10. - HE-J.12.	City of San Diego	__	Ongoing
30	Sustainable Expedite Program	HE-J.6.	City of San Diego	__	In Effect
31	Clean Generation Program	HE-J.10, HE.J.12.	City of San Diego	City of San Diego	Ongoing
32	Climate Mitigation and Adaptation Plan	HE-J.7 – HE-J.12, HE-J.20-HEJ.23	City of San Diego	City of San Diego	Anticipated Adoption in 2013
33	California Catalyst Communities	HE-J.1 – HE-J.5, HE-J10 – HE-J.12	Private , City of San Diego, State of California	Private, City of San Diego, State of California	Ongoing

Chapter 7
Adequate Sites Inventory

ADEQUATE SITES INVENTORY

PURPOSE

The Adequate Housing Sites Inventory is a Housing Element discussion required by state law. The inventory must demonstrate that the housing potential on land suitable for residential development is adequate to accommodate the City's housing allocation of 88,096 total units over an eleven -year period between January 2010 and December 2020.

Over this period, the City identified enough sites to accommodate 126,335 potential housing units of which 67,898 could be low- or very low-income units (i.e., either permitted for affordable housing units or allow density of 30 dwelling units per acre or more). The inventory contains a list of the parcels and maps showing their location. Due to the large size of the Detailed Adequate Sites Inventory (Appendix A) and the Adequate Sites Inventory Maps (Appendix B), they are provided under separate cover. They can be accessed by visiting the City's website at: www.sandiego.gov/planning/heu/workingdocs.shtml

In addition to the detailed inventory and maps, Table 47 provides an overview of the inventory by community planning area. The summary shows units ranging from "Completed" to "Potential Infill" on residentially zoned sites, demonstrating an ability to provide for a range of unit densities and affordability levels within the inventory.

Table 47: Adequate Housing Sites Inventory Summary by Community Plan Area 2010-2020

Community Planning Area	1 Units Completed	2 Under Cons-truction	3 Permit Issued Not Complete	4 Review in Process	5 Review in Process With Plan Amendment	6 Vacant - Zoned Residential	7 Vacant - Zoned Residential With a Unit Allocation	8 Potential Future Infill	9 Potential Future Infill - Downtown	10 Potential Future Infill - Community With Plan Update/Amendment	11 Military Housing - Planned	12 Total	Adequate Housing Sites Inventory
Barrio Logan	188	92	0	0	0	105	0	0	0	1,922	0	**2,307**	Net Units
	173	91	0	0	0	0	0	0	0	0	0	**264**	Affordable Project Units
	0	0	0	0	0	97	0	0	0	1,352	0	**1,449**	Infill/Vacant >=30 DU/AC
Black Mountain Ranch	0	0	3,295	300	0	0	0	0	0	0	0	**3,595**	Net Units
	0	0	106	0	0	0	0	0	0	0	0	**106**	Affordable Project Units
	0	0	0	0	0	0	0	0	0	0	0	**0**	Infill/Vacant >=30 DU/AC
Carmel Valley	0	242	95	92	614	17	0	0	0	0	0	**1,060**	Net Units
	0	0	0	0	0	0	0	0	0	0	0	**0**	Affordable Project Units
	0	0	0	0	0	0	0	0	0	0	0	**0**	Infill/Vacant >=30 DU/AC
Clairemont Mesa	198	0	168	0	0	177	0	316	0	0	0	**661**	Net Units
	198	0	0	0	0	0	0	0	0	0	0	**198**	Affordable Project Units
	0	0	0	0	0	0	0	263	0	0	0	**263**	Infill/Vacant >=30 DU/AC
College Area	0	0	697	0	0	130	0	2,436	0	0	0	**3,263**	Net Units
	0	0	76	0	0	0	0	0	0	0	0	**76**	Affordable Project Units
	0	0	0	0	0	38	0	2,436	0	0	0	**2,474**	Infill/Vacant >=30 DU/AC
Del Mar Mesa	0	167	61	0	0	0	0	0	0	0	0	**228**	Net Units
	0	0	0	0	0	0	0	0	0	0	0	**0**	Affordable Project Units
	0	0	0	0	0	0	0	0	0	0	0	**0**	Infill/Vacant >=30 DU/AC

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Downtown	787	102	2,016	2,105	0	0	0	0	28,646	0	0	**33,656**	Net Units
	578	65	64	0	0	0	0	0	0	0	0	**707**	Affordable Project Units
	0	0	0	0	0	0	0	0	28,646	0	0	**28,646**	Infill/Vacant >=30 DU/AC
East Elliot	0	0	0	0	297	98	0	0	0	0	0	**395**	Net Units
	0	0	0	0	0	0	0	0	0	0	0	**0**	Affordable Project Units
	0	0	0	0	0	0	0	0	0	0	0	**0**	Infill/Vacant >=30 DU/AC
Encanto Neighbor-hoods, South	49	0	63	101	0	1,059	0	234	0	0	0	**1,506**	Net Units
	48	0	52	0	0	0	0	0	0	0	0	**100**	Affordable Project Units
	0	0	0	0	0	208	0	234	0	0	0	**442**	Infill/Vacant >=30 DU/AC
Greater Golden Hill	0	0	12	0	0	148	0	762	0	0	0	**922**	Net Units
	0	0	0	0	0	0	0	0	0	0	0	**0**	Affordable Project Units
	0	0	0	0	0	0	0	762	0	0	0	**762**	Infill/Vacant >=30 DU/AC
Greater North Park	0	77	315	0	0	79	0	10,491	0	0	0	**10,962**	Net Units
	0	69	135	0	0	0	0	0	0	0	0	**204**	Affordable Project Units
	0	0	0	0	0	36	0	10,491	0	0	0	**10,527**	Infill/Vacant >=30 DU/AC
Kearny Mesa	667	84	360	677	0	39	0	0	0	0	0	**1,827**	Net Units
	66	0	0	0	0	0	0	0	0	0	0	**66**	Affordable Project Units
	0	0	0	0	0	0	0	0	0	0	0	**0**	Infill/Vacant >=30 DU/AC

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Community Planning Area	1 Units Completed	2 Under Cons-truction	3 Permit Issued Not Complete	4 Review in Process	5 Review in Process With Plan Amendment	6 Vacant - Zoned Residential	7 Vacant - Zoned Residential With a Unit Allocation	8 Potential Future Infill	9 Potential Future Infill - Downtown	10 Potential Future Infill - Community With Plan Update/Amendment	11 Military Housing - Planned	12 Total	Adequate Housing Sites Inventory
La Jolla	0	0	27	11	0	142	0	122	0	0	0	**302**	Net Units
	0	0	0	0	0	0	0	0	0	0	0	**0**	Affordable Project Units
	0	0	0	0	0	0	0	122	0	0	0	**122**	Infill/Vacant >=30 DU/AC
Linda Vista	0	533	37	9	0	21	0	1,698	0	0	0	**2,298**	Net Units
	0	30	0	0	0	0	0	0	0	0	0	**30**	Affordable Project Units
	0	0	0	0	0	0	0	1,698	0	0	0	**1,698**	Infill/Vacant >=30 DU/AC
Mid-City: City Heights	173	249	0	240	0	353	0	3,369	0	0	0	**4,384**	Net Units
	171	165	0	87	0	0	0	0	0	0	0	**423**	Affordable Project Units
	0	0	0	0	0	5	0	3,369	0	0	0	**3,374**	Infill/Vacant >=30 DU/AC
Mid-City: Eastern Area	0	0	312	0	0	97	0	1,812	0	500	0	**2,721**	Net Units
	0	0	0	0	0	0	0	0	0	0	0	**0**	Affordable Project Units
	0	0	0	0	0	0	0	1,812	0	0	0	**1,812**	Infill/Vacant >=30 DU/AC
Mid-City: Kensington-Talmadge	0	0	0	0	0	9	0	1,411	0	0	0	**1,420**	Net Units
	0	0	0	0	0	0	0	0	0	0	0	**0**	Affordable Project Units
	0	0	0	0	0	0	0	1,411	0	0	0	**1,411**	Infill/Vacant >=30 DU/AC
Mid-City: Normal Heights	34	0	6	0	0	25	0	1,125	0	0	0	**1,190**	Net Units
	33	0	0	0	0	0	0	0	0	0	0	**33**	Affordable Project Units
	0	0	0	0	0	22	0	1,125	0	0	0	**1,147**	Infill/Vacant >=30 DU/AC

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Midway-Pacific Highway	0	89	0	0	0	0	0	0	0	0	0	**89**	Net Units
	0	84	0	0	0	0	0	0	0	0	0	**84**	Affordable Project Units
	0	0	0	0	0	0	0	0	0	0	0	**0**	Infill/Vacant >=30 DU/AC
Military Facilities	0	0	0	0	0	0	0	0	0	0	1,400	**1,400**	Net Units
	0	0	0	0	0	0	0	0	0	0	0	**0**	Affordable Project Units
	0	0	0	0	0	0	0	0	0	0	0	**0**	Infill/Vacant >=30 DU/AC
Mira Mesa	0	2,451	0	0	4,764	54	3	235	0	0	0	**7,507**	Net Units
	0	185	0	0	0	0	0	0	0	0	0	**185**	Affordable Project Units
	0	0	0	0	0	0	0	70	0	0	0	**70**	Infill/Vacant >=30 DU/AC
Mission Bay Park	0	0	0	0	0	4	0	0	0	0	0	**4**	Net Units
	0	0	0	0	0	0	0	0	0	0	0	**0**	Affordable Project Units
	0	0	0	0	0	0	0	0	0	0	0	**0**	Infill/Vacant >=30 DU/AC
Mission Beach	0	0	17	0	0	1	0	413	0	0	0	**431**	Net Units
	0	0	0	0	0	0	0	0	0	0	0	**0**	Affordable Project Units
	0	0	0	0	0	1	0	413	0	0	0	**414**	Infill/Vacant >=30 DU/AC
Mission Valley	0	544	4,471	0	0	0	0	0	0	0	0	**5,015**	Net Units
	0	0	0	0	0	0	0	0	0	0	0	**0**	Affordable Project Units
	0	0	0	0	0	0	0	0	0	0	0	**0**	Infill/Vacant >=30 DU/AC

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Community Planning Area	1 Units Completed	2 Under Cons-truction	3 Permit Issued Not Complete	4 Review in Process	5 Review in Process With Plan Amendment	6 Vacant - Zoned Residential	7 Vacant - Zoned Residential With a Unit Allocation	8 Potential Future Infill	9 Potential Future Infill - Downtown	10 Potential Future Infill - Community With Plan Update/Amendment	11 Military Housing - Planned	12 Total	Adequate Housing Sites Inventory
Navajo	0	32	1,010	0	3,179	97	0	91	0	0	0	**4,409**	Net Units
	0	0	126	0	0	0	0	0	0	0	0	**126**	Affordable Project Units
	0	0	0	0	0	0	0	91	0	0	0	**91**	Infill/Vacant >=30 DU/AC
NCFUA Subarea II	0	0	10	0	0	0	0	0	0	0	0	**10**	Net Units
	0	0	0	0	0	0	0	0	0	0	0	**0**	Affordable Project Units
	0	0	0	0	0	0	0	0	0	0	0	**0**	Infill/Vacant >=30 DU/AC
Ocean Beach	0	0	12	0	0	19	0	0	0	0	0	**31**	Net Units
	0	0	0	0	0	0	0	0	0	0	0	**0**	Affordable Project Units
	0	0	0	0	0	0	0	0	0	0	0	**0**	Infill/Vacant >=30 DU/AC
Old Town San Diego	0	0	0	0	0	18	0	0	0	0	0	**18**	Net Units
	0	0	0	0	0	0	0	0	0	0	0	**0**	Affordable Project Units
	0	0	0	0	0	0	0	0	0	0	0	**0**	Infill/Vacant >=30 DU/AC
Otay Mesa	0	1,058	1,574	0	0	269	0	0	0	11,114	0	**14,015**	Net Units
	0	0	0	0	0	0	0	0	0	0	0	**0**	Affordable Project Units
	0	0	0	0	0	23	0	0	0	0	0	**23**	Infill/Vacant >=30 DU/AC
Otay Mesa-Nestor	0	50	0	0	0	24	0	17	0	0	0	**91**	Net Units
	0	49	0	0	0	0	0	0	0	0	0	**49**	Affordable Project Units
	0	0	0	0	0	0	0	17	0	0	0	**17**	Infill/Vacant >=30 DU/AC

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Pacific Beach	0	0	23	0	0	234	0	2	0	0	0	**259**	Net Units
	0	0	0	0	0	0	0	0	0	0	0	**0**	Affordable Project Units
	0	0	0	0	0	10	0	2	0	0	0	**12**	Infill/Vacant >=30 DU/AC
Pacific Highlands Ranch	0	0	2,287	0	0	0	720	0	0	0	0	**3,007**	Net Units
	0	0	0	0	0	0	0	0	0	0	0	**0**	Affordable Project Units
	0	0	0	0	0	0	0	0	0	0	0	**0**	Infill/Vacant >=30 DU/AC
Peninsula	0	0	36	30	47	161	0	883	0	0	0	**1,157**	Net Units
	0	0	0	2	0	0	0	0	0	0	0	**2**	Affordable Project Units
	0	0	0	0	0	11	0	883	0	0	0	**894**	Infill/Vacant >=30 DU/AC
Rancho Bernardo	0	0	5	0	0	28	0	0	0	0	0	**33**	Net Units
	0	0	0	0	0	0	0	0	0	0	0	**0**	Affordable Project Units
	0	0	0	0	0	0	0	0	0	0	0	**0**	Infill/Vacant >=30 DU/AC
Rancho Penasquitos	0	368	146	0	0	63	0	0	0	0	0	**577**	Net Units
	0	31	0	0	0	0	0	0	0	0	0	**31**	Affordable Project Units
	0	0	0	0	0	0	0	0	0	0	0	**0**	Infill/Vacant >=30 DU/AC
San Ysidro	128	49	5	0	65	707	0	9	0	0	0	**963**	Net Units
	126	0	0	0	0	0	0	0	0	0	0	**126**	Affordable Project Units
	0	0	0	0	0	0	0	0	0	0	0	**0**	Infill/Vacant >=30 DU/AC

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Scripps Miramar Ranch	0	0	114	0	0	29	0	0	0	0	0	**143**	Net Units
	0	0	0	0	0	0	0	0	0	0	0	**0**	Affordable Project Units
	0	0	0	0	0	0	0	0	0	0	0	**0**	Infill/Vacant >=30 DU/AC
Serra Mesa	0	0	0	0	0	12	0	44	0	0	0	**56**	Net Units
	0	0	0	0	0	0	0	0	0	0	0	**0**	Affordable Project Units
	0	0	0	0	0	0	0	44	0	0	0	**44**	Infill/Vacant >=30 DU/AC
Skyline Paradise Hills	172	0	7	0	0	227	0	6	0	0	0	**412**	Net Units
	172	0	0	0	0	0	0	0	0	0	0	**172**	Affordable Project Units
	0	0	0	0	0	0	0	6	0	0	0	**6**	Infill/Vacant >=30 DU/AC
Southeastern San Diego, South	0	0	217	0	0	480	0	0	0	0	0	**697**	Net Units
	0	0	196	0	0	0	0	0	0	0	0	**196**	Affordable Project Units
	0	0	0	0	0	0	0	0	0	0	0	**0**	Infill/Vacant >=30 DU/AC
Tierrasanta	0	0	37	0	0	1	0	0	0	0	0	**38**	Net Units
	0	0	0	0	0	0	0	0	0	0	0	**0**	Affordable Project Units
	0	0	0	0	0	0	0	0	0	0	0	**0**	Infill/Vacant >=30 DU/AC
Torrey Highlands	0	126	273	0	0	0	0	0	0	0	0	**399**	Net Units
	0	20	0	0	0	0	0	0	0	0	0	**20**	Affordable Project Units
	0	0	0	0	0	0	0	0	0	0	0	**0**	Infill/Vacant >=30 DU/AC

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Community Planning Area	1 Units Completed	2 Under Cons-truction	3 Permit Issued Not Complete	4 Review in Process	5 Review in Process With Plan Amendment	6 Vacant - Zoned Residential	7 Vacant - Zoned Residential With a Unit Allocation	8 Potential Future Infill	9 Potential Future Infill - Downtown	10 Potential Future Infill - Community With Plan Update/Amendment	11 Military Housing - Planned	12 Total	Adequate Housing Sites Inventory
Torrey Hills	0	0	484	0	0	0	0	0	0	0	0	**484**	Net Units
	0	0	0	0	0	0	0	0	0	0	0	**0**	Affordable Project Units
	0	0	0	0	0	0	0	0	0	0	0	**0**	Infill/Vacant >=30 DU/AC
Torrey Pines	0	0	0	0	0	40	0	0	0	0	0	**40**	Net Units
	0	0	0	0	0	0	0	0	0	0	0	**0**	Affordable Project Units
	0	0	0	0	0	0	0	0	0	0	0	**0**	Infill/Vacant >=30 DU/AC
University	400	0	1,440	0	472	29	0	0	0	0	0	**2,341**	Net Units
	0	0	15	0	0	0	0	0	0	0	0	**15**	Affordable Project Units
	0	0	0	0	0	0	0	0	0	0	0	**0**	Infill/Vacant >=30 DU/AC
Uptown	10	121	158	406	132	373	0	8,812	0	0	0	**10,012**	Net Units
	10	0	0	0	0	0	0	0	0	0	0	**10**	Affordable Project Units
	0	0	0	0	0	165	0	8,812	0	0	0	**8,977**	Infill/Vacant >=30 DU/AC
TOTAL	**2,806**	**6,434**	**19,790**	**3,971**	**9,570**	**5,369**	**723**	**34,288**	**28,646**	**13,536**	**1,400**	**126,335**	Net Units
	1,575	**789**	**770**	**89**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3,223**	Affordable Project Units
	-	**-**	**-**	**-**	**-**	**616**	**0**	**34,061**	**28,646**	**1,352**	**0**	**64,675**	Infill/Vacant >=30 DU/AC

METHODOLOGY

In determining the residential development potential of vacant and potential future infill sites, it has been assumed that development will occur at 85 percent of the maximum zone density. This assumption is based on recent experience. The high price of land in San Diego is resulting in increasingly efficient development at higher densities than was typical in the past in areas where zoning allows denser development. Community plans contain density ranges with maximum and minimum units per acre. Community plan maximum allowed densities generally correspond to the maximums allowed by zoning. The City has been enforcing the minimum community plan density, as well as the maximum for discretionary projects, and has been encouraging development to achieve densities as close as possible to the allowed maximums. Given the strong demand for residential development in San Diego, many recent development projects are being submitted with residential densities near the maximum density allowed.

Many sites with residential development potential already contain some units on site. The Adequate Sites Inventory calculates net units as the increased number of units that are possible on these sites. Existing units are not included in this total. This detailed 1327-page inventory also includes gross unit totals, which include the existing units on these underdeveloped sites as well as the potential new units. The inventory does not contain any previously existing units that were recently replaced on a one-to-one basis.

The timeframe used to calculate the regional housing share for San Diego County was from January 2010 to December 2020. This includes units completed, under construction in and in the permitting process, as well as potential future residential units on vacant or underdeveloped infill sites. The City compiled building permits and building completion permit data from January 2010 to July 2012, using a methodology that precluded double counting.

The Adequate Sites Inventory was compiled using Geographic Information System (GIS) and was based on building permit data, SanGIS parcel data, San Diego Association of Governments (SANDAG) land use data, San Diego Housing Commission data, as well as information compiled by City staff.

A. UNITS COMPLETED OR UNDER CONSTRUCTION

Housing units completed or under construction shown on Table 47 indicate some initial progress toward meeting the City's total housing goal. From January 1, 2010 to July 1, 2012, a total of 2,806 new housing units had been constructed and an additional 6,434 were under construction, yielding a total of 9,240 new housing units produced citywide, so far during the current RHNA cycle.

B. PERMITTED UNITS

The Adequate Sites Inventory also includes 19,790 housing units that had received discretionary development approval, but had not yet started construction. Given the strong regional demand for housing, it is reasonable to assume that the sites with discretionary development permits should be completed prior to 2020.

C. Review In Process

The Adequate Sites Inventory also includes housing units that were in the process of being reviewed for discretionary development approvals. As shown on Table 47, there were 3,971 units being reviewed that did not require a community plan amendment and 9,570 units that did require an amendment.

D. Vacant Land

The City has identified potential housing sites on vacant developable land that is designated for and capable of providing new housing units. Table 47 includes vacant sites zoned for residential uses that could provide 5,369 future housing units.

In addition to vacant sites zoned for residential, there were sites that have been allocated a number of units as part of an adopted community, precise, or specific plan. This is done as part of a planned development project with established unit totals for each development area in a plan. There were 723 units that were specifically allocated by a plan.

In total, the inventory contains 6,092 potential new housing units that are on vacant developable sites.

E. Infill Opportunity

The City has identified "potential future infill housing opportunity sites" capable of accommodating approximately 76,470 additional units. Staff planners assigned to each of the City's community planning areas participated in the process of identifying the sites that have potential for infill housing development in the next several years. All of the identified sites are either zoned for multifamily or mixed-use development, or are located within a community currently undergoing a Community Plan Update/Amendment process. Most of the infill sites are zoned for residential densities at or above 30 units per acre and therefore have potential to accommodate affordable housing. Many of these sites are located within Pre World War II communities that have been experiencing recent development activity. They are located predominantly in areas where the General Plan and other City policies encourage additional development such as in "village" areas adjacent to light rail stations or other transit hubs. Although many of the infill opportunity sites are smaller parcels, it is likely, based on recent development trends, that most future residential development projects will involve consolidation of two or more parcels.

F. Affordable Housing Projects In Process Since January 1, 2010

The Regional Housing Needs Allocation (RHNA) uses January 1, 2010 as the baseline for the Housing Element planning period. Table 48 provides a list of affordable housing projects in process by affordability level. Since January 1, 2010, a total of 3,144 restricted affordable units were either completed, under construction, permitted, or in the review process.

Table 48: Affordable Housing Projects in Process by Community Since January 1, 2010

Community Area	Project Name	Total Units	Restricted Units	Very Low AMI 0-50%	Low AMI 51-80%	Mod. AMI 81-120%	Status	Site ID
Barrio Logan	La Entrada Family Apartments	85	84	58	26		Units Completed	BL15646
Barrio Logan	Los Vientos	89	88	18	70		Units Completed	BL15651
Barrio Logan	Estrella del Mercado Apartments	92	91	48	43		Under Construction	BL15653
Barrio Logan	Sigsbee	13	1		1		Units Completed	BL20040
Black Mountain Ranch	Sagewood Estates	265	106	11	95		Permit Issued not Complete	BMR19778
Clairemont Mesa	Sorrento Tower	198	198	20	178		Units Completed	CM20042
College Area	Alvarado Apartments	659	76		76		Permit Issued not Complete	CA15616
Downtown	Cedar Gateway	65	65	65			Under Construction	DT193
Downtown	15th and Commercial	140	64	64			Permit Issued not Complete	DT296
Downtown	Studio 15	275	273	173	100		Units Completed	DT7200
Downtown	Ten Fifty B Mixed Use	229	229	126	100	3	Units Completed	DT20039
Downtown	Parkside Terrace Apartments	77	76	12	64		Units Completed	DT20046
Encanto Neighborhoods, Southeastern	Trolley Residential	52	52		52		Permit Issued not Complete	ENC15689
Encanto Neighborhoods, Southeastern	Vista Grande	49	48	48			Units Completed	ENC20045
Greater North Park	City Scene Apartments	31	31	12	18		Permit Issued not Complete	NP38
Greater North Park	Kalos Apartments aka Florida Street	83	82	26	56		Permit Issued not Complete	NP15617
Greater North Park	Arbor Terrace	71	69	49	20		Under Construction	NP15618
Greater North Park	The Boulevard Apartments	24	23	23			Permit Issued not Complete	NP15683
Kearny Mesa	Sunroad Centrum Apartments	379	38		38		Under Construction	KM15680
Kearny Mesa	Mira Bella Apartments	288	29		29		Units Completed	KM20041
Linda Vista	Pacific Ridge Apartment Homes	533	30			30	Under Construction	LV15690
Mid-City: City Heights	Courtyard Terraces	88	87	62	25		Review in Process	CH15613
Mid-City: City Heights	Auburn Park Apartments	69	67	67			Units Completed	CH15620

Community Area	Project Name	Total Units	Restricted Units	Very Low AMI 0-50%	Low AMI 51-80%	Mod. AMI 81-120%	Status	Site ID
Mid-City: City Heights	Courtyard Apartments	37	37		37		Units Completed	CH13683
Mid-City: City Heights	City Heights Square Mixed-Use	92	14	4	10		Under Construction	CH20048
Mid-City: City Heights	City Heights Square-Seniors	151	150	150			Under Construction	CH20049
Mid-City: Normal Heights	34th Street Apartments	34	33	12	21		Units Completed	NH20043
Midway-Pacific Highway	Mission Apartments	85	84	9	75		Under Construction	MPH15655
Mira Mesa	Casa Mira View	235	185		185		Under Construction	MM15628
Navajo	Archstone Apartments	444	67		44	23	Permit Issued not Complete	NAV15619
Navajo	Centerpointe Apartments	588	47		47		Permit Issued not Complete	NAV15630
Otay Mesa-Nestor	Riverwalk Apartments	50	49	35	14		Under Construction	OMN15675
Peninsula	Markey Mixed-Use	15	2	2			Review in Process	PEN15668
Rancho Penasquitos	Cresta Bella	368	31		31		Under Construction	RP15636
San Ysidro	Verbena	80	79	55	24		Units Completed	SY15695
San Ysidro	El Pedregal	45	44	32	12		Units Completed	SY20047
San Ysidro	Senior Gardens	14	3		3		Under Construction	SY16699
Skyline-Paradise Hills	Mariner's Village Apartments	172	172		172		Units Completed	SPH20044
Southeastern San Diego, Southeastern	Comm22-Senior Housing/Family Housing	200	196	100	96		Under Construction	SE15634
Torrey Highlands	Terramar Apartments	21	20	5	15		Under Construction	THL15682
University	UC Village 14C and 14D	38	15	15			Permit Issued not Complete	UNI188
Uptown	Hillcrest Centre Street Lofts	22	2	2			Units Completed	UPT10809
Uptown	Paseo De Mission Hills	81	8	8			Units Completed	UPT11695
TOTAL		**6,932**	**3,144**	**1,311**	**1,777**	**56**		

G. SUITABILITY OF NON-VACANT AND SMALLER SITES

As the City of San Diego is largely built-out, recent development activities and trends indicate that the development of residential uses on non-vacant, underutilized sites is prevalent within urban areas throughout the City. The SANDAG regional land use data indicates that less than four percent of San Diego's land remains vacant and developable. This Housing Element has identified all the vacant residential sites throughout the City that could develop within the current RHNA cycle. Given the limited amount of vacant developable land remaining in the City, future housing will occur primarily on non-vacant sites.

The adequate sites inventory identifies 62,934 total potential housing units on sites categorized as infill residential (excluding those within a community undergoing a plan update/amendment). All of the infill sites are in urban areas, zoned for 30 housing units per acre or greater, and identified as individual parcels. Generally, within older established areas, single parcels tend to be small parcels (less than a half-acre in size). Most of the infill sites are less than a half-acre in area. However, many of these smaller parcels are adjacent to each other and have the potential to be assembled as part of a larger development site. Many of the infill sites are located in large contiguous areas along major transportation corridors. The assembling of parcels to form larger development sites is consistent with recent development trends as indicated by the pipeline sites identified in the inventory.

In order to determine the median project size, staff analyzed multifamily and mixed-use residential sites identified as being in the development pipeline. Completed and pipeline sites are indicative of recent development trends. Sites analyzed were primarily in older urbanized communities because a majority of multifamily and mixed-use housing located in these areas is being constructed on sites smaller than is the housing that is being constructed on vacant land in newer developing communities. This analysis determined that the median parcel size in older urbanized areas for sites completed or in the pipeline is approximately 0.84 acres (20,909 square feet). Although the median project site area is 0.84 acres, many of these sites contain multiple smaller parcels that were assembled to form a larger development site. The median area of these smaller assembled individual parcels is only 0.14 acres (5,227 square feet).

Developers typically assemble development sites by purchasing adjacent parcels. This Housing Element does not attempt to aggregate single parcels infill sites together, since moderate to higher-density projects can range in area from sites less than a half-acre to greater than one acre. Nevertheless, the site inventory findings demonstrate that individual infill sites are often combined with contiguous sites to form larger sites where development is more financially feasible.

A review of the 43 affordable housing projects in process by community since January 1, 2010, as displayed on Table 48, demonstrates that affordable housing is indicative of the overall recent development trend in San Diego, as 37 of the 43 developments took place on non-vacant infill sites and 19 of the 43 developments took place on sites where parcels of less than a half-acre were assembled to form a larger project.

As San Diego's economy continues to diversify, due mainly to its emerging technology sectors, it is experiencing a strong demand for infill housing to meet the needs of the workforce. At the same time, the

City is experiencing market factors such as a limited land supply and low housing inventory. Many landowners of older commercial properties are generally willing to consider converting their land to residential use or intensifying it as a mixed-use development because of the significantly higher market value. In addition to market conditions there are a number of incentives and Land Development Code provisions intended to provide increased flexibility in developing infill residential on non-vacant and/or small sites. The Land Development Code includes the Urban Village Overlay Zone, Small Lot Zone and Townhouse Zone in order to encourage higher-density, transit-oriented development. Multiple-unit developments proposed for a legally-created lot are permitted through a ministerial action to enable an owner to generate the maximum number of units permitted by the designated zoning. The Transit Area Overlay Zone is applied in areas where there is a high level of transit service, with lower parking demand, leading to lower off-street parking requirements. The Residential Tandem Parking Overlay Zone is applied in certain areas where tandem parking may be counted as two parking spaces, increasing efficiency in lot or building area devoted to parking. The Affordable Housing Parking Regulations are applied to regulated rental affordable housing units where the units are affordable to very low income and/or low income households for a term of at least 30 years. The regulations apply parking ratios that are unique to the housing type (family housing, SRO hotel, senior housing, studio & one bedroom, and special needs) and unique to the project location (walkability index and transit index). Additional incentives include both the Affordable Housing and Sustainable Expedite programs, as described previously in this document, as well as the consideration of CEQA infill streamlining, and the processing of the Small Lot Subdivision Ordinance – to provide greater flexibility in creating alternative housing by reducing certain minimum lot size and setback requirements as well as other requirements.

In addition to the City of San Diego's incentives and Land Development Code provisions, SANDAG also plays an important role in promoting infill, small lot development. A key implementation action of SANDAG's Regional Comprehensive Plan (RCP) has been the development of a "Smart Growth Concept Map" illustrating the location of existing, planned, and potential smart growth areas. The map serves as the foundation for prioritizing transportation investments and determining eligibility for TransNet Smart Growth Incentive Program (SGIP) funds. TransNet is a voter-approved one-half cent sales tax to fund transportation projects throughout San Diego County through the year 2048. The SGIP awards two percent of the annual TransNet revenues for the next 40 years to local governments through a competitive grant program to support projects that will help better coordinate transportation and land use in the region. The goal of the TransNet SGIP is to fund comprehensive public infrastructure projects and planning activities to facilitate compact, mixed-use development focused around public transit. During the first funding cycle (FY 2009-2010), the City of San Diego was awarded a total of 4 planning grants and 4 capital project grants. The planning grants allow the City to undertake advanced planning and impact analysis of new housing, even before private landowners submit development proposals, in effect pre-approving the opportunity for infill development to occur. The projects funded under the SGIP program serve as models for how modest investments in infrastructure and planning can make smart growth an asset to communities. These investments should help to attract private developers to continue to build successful infill projects that implement the City of Villages strategy.

H. COMMUNITIES WITH A PLAN UPDATE/AMENDMENT

For the purposes of the Adequate Sites Inventory, the City has identified a total of 13,536 potential future housing units that are associated with two communities which are currently in the final stages of a plan

update process (Otay Mesa and Barrio Logan) and one community (Mid City: Eastern Area) which is undergoing a focused plan amendment to redesignate and rezone former industrial land uses to residential. In addition to the Otay Mesa and Barrio Logan Community Plan Updates and the Mid City: Eastern Area Focused Plan Amendment, a number of additional Community Plans were in the process of being updated at the time of the preparation of the Housing Element, as described on page HE-112, however, any proposed increase in residential units from these additional Plan Updates were not included in the Adequate Site Analysis because they were still in the early stages of the update process.

I. MILITARY FAMILY HOUSING

The City has identified housing units for military families in the inventory. Given the strong military presence in both the City and the region, there is a need to provide housing for the families of military personnel stationed in San Diego.

Fourteen-hundred new military family housing units have been planned at Marine Corps Air Station Miramar, but have not yet started construction. These units will be offered to military families at rents below market rate, and thus reduce the need for military families to compete for housing in the San Diego rental market.

J. WATER SUPPLY AND SEWER CAPACITY

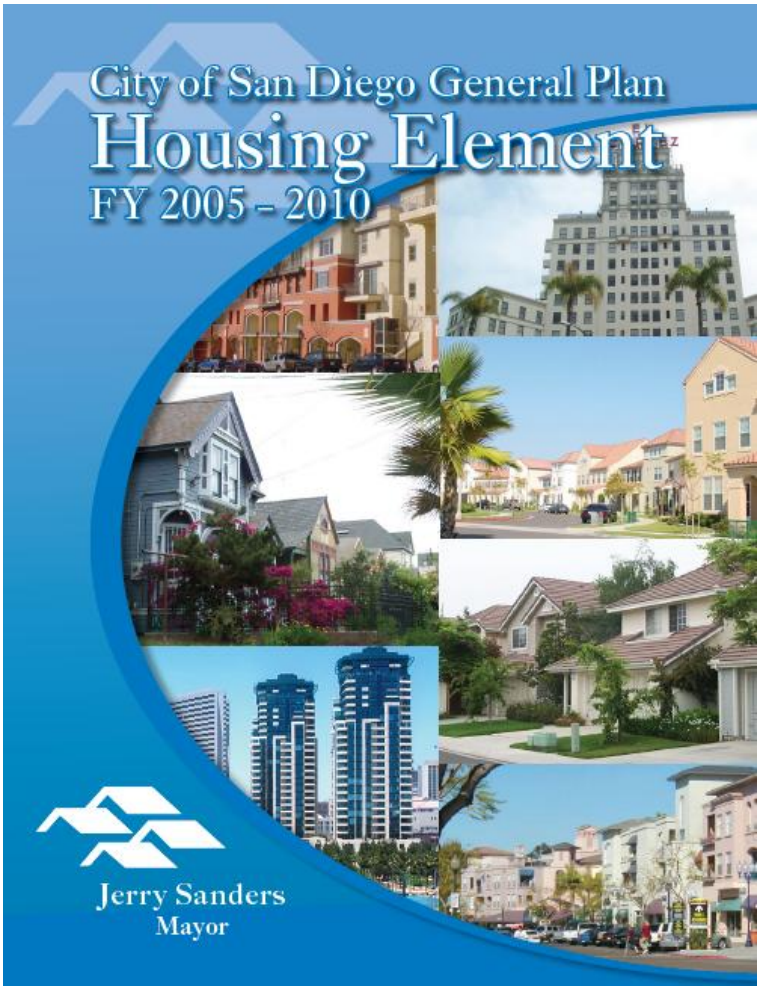
Water and sewer facilities are existing or planned to accommodate the ultimate build out of residential and non-residential development designated in the City's many community plans. Planned facilities will be able to accommodate projected growth to 2025 without fundamental changes to the systems. With development in San Diego gradually shifting to be primarily infill, the need to construct additional water and sewer facilities is less of an issue than when development was primarily going in previously undeveloped areas. In the unlikely event of a shortage in water supply or sewage capacity, affordable housing will be given priority for allocation, consistent with SB 1087.

The City's Urban Water Management Plan serves as a long-range planning document for the City's water supply as required by state law. It addresses the City's water system and includes a description of the water supply sources, historical and projected water use to the year 2035, and water demands during different periods. The City receives approximately 85 to 90 percent of its water from San Diego County Water Authority, which obtains water principally from the Metropolitan Water District of Southern California and transferred water from Imperial Irrigation District. The City has adequate water supply to meet the forecasted water demand.

State law requires information on water supply availability and certain local land-use decisions. Water supply assessments are required for projects with 500 or more residential units subject to the California Environmental Quality Act (CEQA). Water supply verifications are required for large residential subdivisions to ensure water supplies to serve new large subdivisions.

The City has taken actions to maximize water resources and minimize the need to import water. The City developed a Long-Range Water Resources Plan to reduce reliance on water supply imports and develop and maximize the City's water resources. The City is a member of the San Diego Integrated Regional

Water Management Planning Group that seeks an integrated regional approach to addressing water management issues. The City is conducting groundwater basin studies and hydrogeologic investigations to better understand the complex hydrogeology in the coastal San Diego area, the water supply potential of the local groundwater basins and the potential for desalination of local brackish groundwater. The City has prepared a Water Facilities Master Plan and is completing its Recycled Water Study and Recycled Water Master Plan. The City is conducting a Water Purification Demonstration Project to examine the feasibility to use advanced treated recycled water as a future source.



Chapter 8

Analysis of the FY 2005-2010 Housing Element

THE FY 2005 – 2010 HOUSING ELEMENT

An analysis of the progress that San Diego made in implementing the policies and programs and achieving the goals and objectives of the FY 2005-2010 Housing Element is a key requirement of State law and is provided below on Table 49. The information on this table describes and analyzes the progress made, provides reasons why some goals were achieved and others not achieved, and lists suggested changes to various policies and programs where the analysis shows that more progress is needed.

Table 49: 2005-2010 HOUSING ELEMENT—Review of Past Accomplishments

GOAL 1 *ENSURE THE PROVISION OF THE SUFFICIENT HOUSING FOR ALL INCOME GROUPS TO ACCOMMODATE SAN DIEGO'S ANTICIPATED SHARE OF REGIONAL GROWTH OVER THE NEXT HOUSING ELEMENT CYCLE, FY 2005-FY 2010.*		
QUANTIFIED OBJECTIVE: Progress Towards Provision of an Adequate Site Inventory		
Program	**Description**	**Progress**
Development Monitoring System	The project tracking system (PTS) enables the City to track the status of any development permit at any point in the permit process. It also enables the City to adjust its community capacity estimates to take into account new units coming on line and vacant land removed from the site inventory. This system will continue to be expanded and refined.	Improvements to the monitoring system are ongoing to expand and refine the tracking system and data quality. A multi-departmental Development Monitoring Team was created to address monitoring needs and look into improving data and what type of data needs to be extracted.
Urban Villages and Mixed-Use Development	The City Identifies areas that have characteristics suitable for density sufficient to support affordable housing and a variety uses, transit and public facilities and services. In some instances it will be necessary to adjust densities and land uses in and near identified village areas to support mixed-use development.	The City continues to implement the City of Villages strategy through the implementation of the 2008 General Plan, the 12 ongoing Community Plan updates and focused plan amendments. Future community plan updates and focused plan amendments will locate and quantify density.
Enforcing Community Plan Density Ranges	The 2008 General Plan provides policy direction to build new developments within the density ranges specified in applicable community plans and not to allow densities below the density range minimum unless site specific topographic or other constraints preclude this. In addition, Housing Impact Statement are included in reports to the Planning Commission, Housing Commission and City Council, that explains how a proposed project compares to the density ranges in applicable plans and zones.	Enforcing plan density ranges is an ongoing practice. The 2008 General Plan policy LU-C.4 ensures that proposed development meets density minimums of land use designations.

Table 49: 2005-2010 HOUSING ELEMENT—Review of Past Accomplishments

QUANTIFIED OBJECTIVE: Progress Towards New Construction		
Program	**Description**	**Progress**
Density Bonus	This program promotes publicly and privately sponsored programs aimed at development of affordable housing low-income households. It is anticipated that approximately 375 affordable housing units will be added through FY 2010.	There were 141 affordable units added utilizing a Density Bonus from 2005-2010 with an additional 65 units added in 2011. The City implements Density Bonus pursuant to state law.
Tax Credits and Bonds	The City promotes the use of federal and state tax credits and multifamily mortgage revenue bonds to assist in the development of housing for low-income households. It is projected that at least 300 units affordable to very low-income households will be built, with a 5-year target of 500.	There were 1,804 units built between 2005 and 2010 through tax credits and revenue bonds. In 2011, bonds helped build an additional 387 units and tax credits were awarded for 269 units.
Coastal Zone	State law requires that the conversion or demolition of existing residential units occupied by low- and moderate-income households within the Coastal Zone shall only be authorized if provision has been made for the replacement of those units. The City Council Policy to implement the state law requires that such replacement units be affordable to the occupant for a minimum of five years. Pursuant to these requirements, it is anticipated that approximately 30 units of replacement housing will be provided which would be affordable to low-income households and ten units will be provided that will be affordable to moderate-income households. This estimate is based on in-lieu fees currently available for investment.	17 units affordable to low-income tenants were provided in the Coastal Zone between 2005 and 2010. A fee was provided in-lieu of replacing one low-income unit in the Coastal Zone during the reporting year. In 2011, a $109,500 fee was collect as in-lieu fees for the loss of three low-income units and two moderate-income units in the Coastal Zone and four low-income units were provided in the Coastal Zone to replace four units converted to condominiums.

Table 49: 2005-2010 HOUSING ELEMENT—Review of Past Accomplishments

Program	Description	Progress
Single Room Occupancy Hotel Units and Living Units	The City supports development of new Single Room Occupancy (SRO) hotels by providing incentives that simplify the permitting process, expanding the zones where these units are allowed, and offering financial incentives such as water/sewer impact fee discounts and reduced parking requirements for rent restricted units. The City is preparing comprehensive revisions to the SRO ordinance. The five year target is 400 units.	A total of 19 units were built between 2005 and 2010. The City responds to inquiries regarding SROs and continues to monitor compliance with SRO Ordinance.
Townhouse and Small Lot Zones	The City encourages the use of small lot zoning to foster more efficient land use. The use the RT and RX zones are considered at the time of community plan updates and amendments. The City anticipates these zones to be utilized in approximately 3 locations by 2010.	The 2008 General Plan encourages the use of small lot zoning however, economic conditions have made this goal challenging. The RT zones are being considered for application to large areas of within plan update areas like Barrio Logan. One large project in the City utilized the RX zone to plan for 2,783 units including 469 affordable units. The City has instituted a similar program entitled "Small Lot Subdivisions" that will allow for development of fee simple development on lots as small as 1,000 square feet.
Sections 202 and 811	These provisions allow non-profit corporations to apply for direct loans from the Housing and Urban Development Department (HUD) to finance the construction or acquisition and rehabilitation of housing for the very low-income elderly or hindered/disabled. Rents are restricted to 30 percent of gross income. The City anticipates the construction of approximately 50 units between 2005 and 2010 by utilizing these programs.	No projects utilized Section 202 or 811 during the 2005 and 2010 reporting period. In 2011, 70 units for seniors were constructed utilizing Section 202.

Table 49: 2005-2010 HOUSING ELEMENT—Review of Past Accomplishments

Program	Description	Progress
Military Housing	The military proposes to develop approximately 1,400 new housing units for military families by the end of FY 2010.	The US Navy replaced 396 units in CY 2006. A Supplemental Environmental Assessment and FONZI were completed for a proposed 1,400 unit project, estimated to be completed in 2012. Additionally, 200 units are expected to be located at a future date in San Diego metro area. In 2011, a cleanup plan and effort are underway to support the Village at Miramar project.
Student Housing	Current plans on the part of local universities call for adding approximately 5,000 new beds by the end of FY 2010 to serve students.	Approximately 6,777 new beds were constructed between 2006 and 2010 by UCSD (majority), SDSU and USD. UCSD is in planning stages of a 450-500 bed project for graduate students to open possibly in 2015.
Mobile Home Parks and Manufactured Housing	These programs encourage lower income housing opportunities within infill locations. Efforts could enable resident acquisition of a minimum of 200 mobile home park spaces, many of which would be affordable to low- and moderate-income households. Manufactured housing units can offer up to a 20 percent construction savings over conventional stick-built units and are, therefore, encouraged for replacement and infill units in established single-family neighborhoods.	There was no activity during the reporting years. The City regulates manufactured housing similar to any built units in the same location, thus removing regulatory barriers for its use. The City's Mobile Home Ordinance encourages a mobile home park owner to include interested resident organizations in the solicitation for purchase bids.
Farm Worker Housing	The City seeks funding from the state's Joe Serna Jr. Farm Worker Housing Grant Program to provide up to 20 mobile home housing units for 50+ farm workers on one or more additional City-owned sites in the north city area. The City continues to annually monitor the number and location of permanent and seasonal farm worker employees in San Diego and their housing needs. If the annual surveys show that additional farm worker housing is needed, the City will seek to provide additional mobile homes on City-owned land.	No additional farm worker housing has been added during the reporting period. The City continues to conduct an annual needs survey for farm worker housing. The City's inventory includes Fifty-three total farm work housing units.

Table 49: 2005-2010 HOUSING ELEMENT—Review of Past Accomplishments

Program	Description	Progress
Housing for the Homeless	The City's 2010 goal for short-term beds was set at 325 (net change of 200 from 2004-2010), for long-term beds the goal was set at 2,040(net change of 300), and special needs beds at 702(net change of 200), totaling 3,067 (net change of 700). Based on current funding levels 40,500 bed-nights will be provided annually through the next five-year Housing Element cycle.	By 2010, there were 717 year-round short-term beds, including seasonal beds, 2,156 long-term beds, including 694 beds funded by HTF DATA and 715 special needs beds. Transitional housing facilities are a listed use in the municipal code and all zones that allow it are maintained on the City's official zoning maps. The City will update Hoffmaster v. City of San Diego requirements concurrent with our annual McKinney Vento Continuum of Care Process.
Study of Space and Parking Standards for Affordable Housing and Emergency Shelters	The City reexamines the space standards and parking requirements currently required for emergency shelters to ensure that they are reasonable.	The City completed an affordable housing parking study in 2011. The study identified many projects that were over parked. The City is preparing regulations that will more accurately determine the appropriate amount of parking required for affordable housing based on case-by-case analysis. Implementing these regulations will reduce development costs for many affordable housing projects. Draft ordinance anticipated to be scheduled for City Council adoption in Fall 2012.
Support for Regional Task Force on the Homeless (RTFH)	Working through the RTFH, the City works to identify gaps in services and promote interagency collaborations and partnerships to achieve the most efficient and cost-effective delivery of services. The City will also encourage other local jurisdictions that have homeless people or people at risk of being homeless to address their specific human service needs.	The City continues to provide annual funding and the program continues to promote interagency collaboration on homeless and human service needs.

Table 49: 2005-2010 HOUSING ELEMENT—Review of Past Accomplishments

Program	Description	Progress
Listing of Affordable Housing Units	The Housing Commission publishes and maintains a comprehensive listing of housing developments in the City which have units reserved for low-income households.	The Housing Commission updates an Affordable housing list quarterly. It is posted online at www.sdhc.org, Affordable Housing Lists. Further, the City will work with partners such as the San Diego Housing Federation and SANDAG to establish a comprehensive citywide and regional housing inventory.
Support for Research and Legislation for Affordable Housing	The City supports research by the state and other agencies to identify and adopt new construction methods and technologies to provide affordable housing, and research by the lending industry to adopt innovative financing methods to facilitate affordable housing. Additionally, the City follows legislative changes at the state and federal levels to make affordable housing programs more responsive to the needs of low-income households.	The City and the Housing Commission continue to review federal and state legislation related to affordable housing. Additionally, a database is being developed to track and prioritize Federal and State Affordable Housing Legislation.
Pursuit of State and Federal Funding for Affordable Housing	The City monitors the status of all existing and potential state and federal funding resources for affordable housing and apply for all competitive state and federal housing monies which would contribute toward meeting San Diego's affordable housing goals.	The City and Housing Commission continue to review federal and state legislation related to affordable housing and will continue to support the concept of a state permanent funding source for affordable housing.
Inclusionary Housing Programs	Inclusionary rental units are required to remain affordable for a period of 55 years. Incentives are offered to offset the cost to developers of providing inclusionary housing. These include expedited permit processing, reduced sewer and water connection fees, multifamily bond financing for certain projects and density bonus. In addition, the City is considering an on-site density bonus for all projects that meet the inclusionary requirement on site.	A total of 783 affordable units have been built through the Inclusionary Housing program during the reporting period.

Table 49: 2005-2010 HOUSING ELEMENT—Review of Past Accomplishments

Program	Description	Progress
Low-Interest Loans	The Housing Commission provides low-interest loans for the development of affordable rental housing targeted to extremely low-, very low- and low-income households including families, seniors and persons with special needs. Assuming that San Diego will continue to receive HOME and Housing Trust Fund revenues, approximately 750 affordable units will be created by 2010.	A total of 1,471 units were funded using low-interest loans during the reporting period.
Accessibility	The City has a goal that 70 percent of newly constructed housing units have features intended to increase accessibility for people with disabilities and their ability to visit homes other than their own. In addition, the City is currently working with the disabled community and the building industry to establish a new ordinance addressing visitability and accessibility in new single-family and duplex dwellings.	An ordinance to address visitability, including regulations that create incentives that encourage accessible units was completed in 2009 and is effective citywide except in Coastal Zone. California Coastal Commission conditionally certified the ordinance in November 2011. The City adopted the Voluntary Accessibility Program, an incentive program to encourage the incorporation of accessible design in new residential units. This ordinance augments state regulations that mandate accessibility features.
City-Owned Land for Housing	There is an ongoing effort to identify City-owned parcels that have potential to be used for affordable workforce housing. A goal of creating affordable housing on a minimum of two City-owned sites during the 2005-2010 housing cycle has been established.	Two potential sites were identified in 2007, one potential site was identified in 2008 and one in 2009. Ongoing discussions with the City's Real Estate Assets Department continue on potential opportunities.
Employer-Assisted Housing	The City explores methods to partner with and assist area employers who are interested in providing affordable housing for their employees. An area of particular focus will be employer-developed housing opportunities.	Housing Commission has not been successful in developing employer assisted housing programs or opportunities.

Table 49: 2005-2010 HOUSING ELEMENT—Review of Past Accomplishments

GOAL 2 *MAINTAIN AT A HIGH LEVEL AND UPGRADE, WHERE NECESSARY, THE QUALITY, SAFET AND LIVABILITY OF SAN DIEGO'S HOUSING STOCK, WITH EMPHASIS ON PRESERVATION OF SAN DIEGO'S AFFORDABLE HOUSING STOCK.*		
QUANTIFIED OBJECTIVE: Progress Towards Maintenance and Preservation		
Program	**Description**	**Progress**
Housing Code Enforcement	The City continues to support and, where possible, expand its code enforcement activities. Such activities are emphasized to ameliorate defects which threaten the basic health and safety of the occupants and community. The five year target is to inspect approximately 25,000 units.	The City inspected approximately 2,000 residential units in response to complaints and in proactive areas in 2007, 1,850 in 2008, 2,100 in 2009 and over 2,000 in 2010, totaling approximately 7,950 over five years.
Farm Worker Housing Inspection Program	The Real Estate Assets and Neighborhood Code Compliance Departments jointly undertake an annual inspection program of the City-owned farm worker houses in San Pasqual Valley to ensure that they meet minimum health and safety standards and/or repaired. If additional City-owned farm worker housing is provided, as intended, the inspection program will be expanded to cover the new units.	Inspections of City-owned units are on a “as-needed basis” and at the request of Real Estate Assets.
Mobile Home Inspection Program	Continue to implement a five-year inspection program in which all mobile home parks will be inspected for compliance with minimum health and safety standards. Approximately 1,300 mobile home park spaces shall be inspected annually.	Conducted approximately 200 inspections in response to complaints in 39 mobile park homes in 2007, 85 inspections in 2008, 1,246 in 2009, and 1,200 in 2010.

Table 49: 2005-2010 HOUSING ELEMENT—Review of Past Accomplishments

Program	Description	Progress
Housing Maintenance Educational and Training Programs	The City encourages new and existing property owners to participate in training workshops and classes offered by a variety of entities. The Housing Commission has a Universal Design Awareness program to provide all affordable housing developers with guidelines for incorporating universal design features. The intent is to increase use of universal design features in affordable housing projects.	In 2007, the SD Apartment Association (SDAA) conducted 12 educational courses. SD Association of Realtors (SDAR) offered 5 to 6 classes on disclosures, inspections and stigmatized properties, which have direct correlation to housing maintenance. In 2008, SDAA conducted 22 educational courses. The SDAR held 13 classes. SDAA offered 46 property maintenance-related educational classes in 2009 and 57 classes 2010. The SDAA continues the program in 2011, offering 19 in-person property maintenance related education offerings and has incorporated a series of distance learning options.
Code Enforcement/Rehabilitation Coordination	The Neighborhood Code Compliance Division refer owners of multifamily housing with multiple code violations to the Housing Commission for possible amelioration with the assistance of Housing Commission and/or redevelopment agency to participate in rehabilitation programs.	Efforts are ongoing to educate and assist property owners to secure resources from federal, state and non-profit. An ongoing effort to provide technical assistance to property owners to secure resources from federal, state and non-profit organizations. In 2009, completed rehab on eight units referred by Code Compliance. In 2010, rehab was completed on 17 units referred by Code Compliance.
Neighborhood Cleanup Programs	The City cooperates with neighborhood and trade associations in neighborhood cleanup campaigns (five year target of 50 programs). Such campaigns will be coordinated with systematic code enforcement and rehabilitation programs.	In 2006, Environmental Services conducted 77 neighborhood clean ups, 93 cleaning events in 2007, 94 in 2008, 85 in 2009 and 70 in 2010.

Table 49: 2005-2010 HOUSING ELEMENT—Review of Past Accomplishments

QUANTIFIED OBJECTIVE: Progress Towards Preservation of Existing Low-Income Housing		
Program	**Description**	**Progress**
Preservation of "at-risk" units	Administer an Acquisition and Rehabilitation Program to assist for-profit and nonprofit developers in acquiring and rehabilitating housing units that preserve affordability in rental projects that are at-risk of converting to market rents.	Financial assistance for acquisition/rehabilitation was provided for 594 at-risk units from 2006 through 2010.
SRO Relocation and Displacement Ordinances	Strengthen SRO relocation and displacement ordinances through appropriate amendments to ensure the continued preservation and expansion of SROs as a viable housing resource.	No activity on this regulation was made during this reporting period.
QUANTIFIED OBJECTIVE: Progress Towards Housing Rehabilitation		
Program	**Description**	**Progress**
Homeowner Rehabilitation	The City continues to support and rehabilitation of single family homes through better enforcement, and Housing Commission repair and improvement loans through various funding source.	A total of 567 owner-occupied SFR were rehabilitated during this reporting period. The HOMEWORKS purchase/ rehabilitation loan program funding source was discontinued and replaced with NSP in 2010.

Table 49: 2005-2010 HOUSING ELEMENT—Review of Past Accomplishments

Program	Description	Progress
Rental Housing Rehabilitation Program	The Housing Commission administers a rental rehabilitation program up to $15,000 per unit which offers low- or no-interest loans to owners of rental property where the units are occupied by low-income households after rehabilitation. The rent restrictions shall remain effective for ten years. Twenty percent of these units will be available to very low-income persons while 80 percent will be affordable at the 65 percent level of AMI. Approximately 200 rental units will be rehabilitated over the five-year period through these programs.	A total of 848 rental units were rehabilitated during this reporting period. The general rehabilitation program for Rental Housing rehabilitation has been discontinued for several years. In CY 2011 completed lead remediation in 174 rental units through the HUD lead grants.
Mobile Home Grants	The Housing Commission administers a mobile home grant program which makes one-time only grants up to $3,500 available to very low-income mobile home owners for reparation purposes. Designated distressed parks can obtain up to a $5,000 grant. Approximately 500 mobile homes will be rehabilitated through grants over the five-year period. Since the average income of grant recipients is 30 percent of AMI, it is assumed that 250 households will be extremely low-income and 250 households will be very low-income.	A total of 337 mobile home units were rehabilitated during this reporting period.
Acquisition and Rehabilitation	The Housing Commission administers a program to assist for-profit and not-for-profit developers in acquiring and rehabilitating housing units with a portion of these units to be affordable to low-income households. Based on projected funding sources and levels, it is anticipated that approximately 550 units will be assisted. Of these units, 50 units will be affordable to extremely low-income households, 450 units will be affordable to very low-income households, and 50 units will be affordable to low-income households.	A total of 1,231 units were rehabilitated during this reporting period.

Table 49: 2005-2010 HOUSING ELEMENT—Review of Past Accomplishments

Program	Description	Progress
Modifications for the Disabled	The state of California's Exterior Accessibility Grant for renters provides a two-year program to make exterior accessibility improvements to 100 rental units occupied by low-income tenants with disabilities.	A total of 180 units were improved for accessibility during this reporting period.
Farm Worker Housing	The City of San Diego owns 36 housing units in San Pasqual Valley. The City, through the Water Utilities Department, provides funds for rehabilitation where needed. Most of the units are in good condition. Recently, three units were demolished and replaced with three new units.	Ongoing as needed. One unit in 2006 was rehabilitated by a lessee. In 2008, application was in process with FEMA for funds to rehabilitate remaining farm worker housing. In 2009, FEMA grant funding was in place for alternate farm worker housing projects as a result of the 2007 wild fires. FEMA grant funding for repair of farm worker housing. Additionally, in 2008 the City amended its Land Development Code in compliance with the Employee Housing Act.
GOAL 3 ***MINIMIZE GOVERNMENTAL CONSTRAINTS IN THE DEVELOPMENT, IMPROVEMENT AND MAINTENANCE OF HOUSING WITHOUT COMPROMISING THE QUALITY OF GOVERNMENTAL REVIEW OR THE ADEQUACY OF CONSUMER PROTECTION.***		
QUANTIFIED OBJECTIVE: Progress Towards Reduction of Governmental Constraints		
Program	**Description**	**Progress**
Project Management	The City has redesigned its permit processing system to be more efficient. There is now a single point of contact for an applicant and coordinates processing for all permits related to that applicant's project. Other improvements include a comprehensive automated Project Tracking System (PTS) improves information management and enhances communication and coordination among participants in the development review process and a Comprehensive Geographic Information System (GIS) available to reviewers on desktop computers.	This program is ongoing. The project management program and affiliated tools are regularly assessed for efficiency.

Table 49: 2005-2010 HOUSING ELEMENT—Review of Past Accomplishments

Program	Description	Progress
Project Tracking System	The Development Services Department's computerized PTS has been fully operational since May 2003. Periodic reports are prepared to measure performance such as time needed for particular review activities, number of resubmittals required prior to project approval and completion rates for individual project reviewers and managers. Quarterly reports and monthly data on permits and valuation are produced.	This program is ongoing. PTS is regularly assessed and refined in order to meet tracking and reporting needs.
Affordable/Infill Housing and Sustainable Buildings Expedite Program	This program, adopted by Council on May 20, 2003, reduces processing times by approximately 50 percent for projects that meet established criteria as affordable/infill projects or sustainable projects.	This program is ongoing. In 2007, 34 projects participated in this program, 30 in 2008, 88 units within 21 projects participated in 2009. As of January 2011, over 225 projects have been processed, producing 2,448 affordable units and 1,517 sustainable units. The affordable housing component is in the process of being separated from the sustainable building component of the program.
Accessible Housing Expedite Procedure	The Voluntary Accessibility Program is an incentive program to encourage accessible design in new residential development by offering a variety of development incentives that facilitate accessible design. The program is most applicable to single dwelling unit and duplex development, but other types of residential development exempt from California Building Code Chapter 11A accessibility requirements may also qualify. In exchange for incentives, participating projects are required to meet a specified level of accessible design. The program is applicable citywide.	In May of 2010, the City Council adopted the Voluntary Accessibility Program, On April 11, 2012 the Coastal Commission unconditionally certified the ordinances (O-20128 and O-19955).

Table 49: 2005-2010 HOUSING ELEMENT—Review of Past Accomplishments

Program	Description	Progress
Land Development Code Changes for Housing Affordability	The City's Land Development Code work program includes identified measures which could facilitate housing production and affordability. Key topics include: Planned District Ordinances, Parking Regulations and Companion Units	As of 2010, the Land Development Code work program engages a diverse stakeholder groups on numerous process and regulatory changes to save time and expense in the development review and permitting process. Some key code improvements to help facilitate housing affordability include: On-street parking regulations to count towards overall parking standards where appropriate conditions exist. PDOs are evaluated along with applicable community plan updates. The City is preparing regulations that will more accurately determine the appropriate amount of parking required for affordable housing based on case-by-case analysis. Implementing these regulations will reduce development costs for many affordable housing projects. As part of 7th update to the Land Development Code, the Companion Unit Ordinance was amended by the city to remove the requirement for "double the minimum lot size" of the applicable base zone to better meet the intent of state law. Staff has begun development of new program entitled "Small Lot Subdivisions" that will allow for development of fee simple development on lots as small as 1,000 square feet.
Re-examination of Public Facility Standards	The objective is to create realistic standards that allow for the provision of public facilities in all communities.	With the 2008 General Plan, the Public Facilities, Services and Safety Element and Recreation Element were updated to reflect the current situation with regards public facilities and provide measures to improve them. Ongoing implementation of General Plan policies provide provision for public facilities, including more flexible park standards through "equivalencies" are being considered in community plan updates.
Impact Fee Re-Evaluation	A re-evaluation of impact fees is linked to the reexamination of public facility standards. The City recently hired a consultant to review the current impact fee system for financing public improvements.	The re-evaluation effort was suspended in 2007 due to staffing shortages. An Annual Review was held in 2009 at the direction of Land Use and Housing (LU&H) and Housing Authority and a Study of Housing Impact Fee was conducted in 2010 which included a A Jobs Housing Nexus Study. The Housing Commission made a recommendation to City Council to update the fee July 11, 2011. The recommendation was not adopted but is pending further study. The Best Practices Task Force made recommendations for new revenue sources to LU&H in November 2011.

Table 49: 2005-2010 HOUSING ELEMENT—Review of Past Accomplishments

Program	Description	Progress
Master Environmental Impact Reports	Utilize Master EIRs as authorized under CEQA for Redevelopment and Specific Plans with appropriate mitigation measures clearly spelled out in the EIR. The expanded use of Master EIRs could enable environmental reviews on individual projects pursuant to the Redevelopment or Specific Plan to be completed more expeditiously.	Master EIRs are being used by the City when feasible and appropriate. Community plan updates are utilizing Program Level EIRs.
Exemptions of Affordable Housing from Environmental Review	The Development Services Department implements the provisions of Section 21080.14 of the Public Resource Code which exempts affordable housing projects of 100 units or less from CEQA if certain criteria are met.	Public Resource Code Section 21080.14 was amended and no longer exempts certain affordable housing projects of 100 units or less from CEQA. DSD currently relies on Section 15332 regarding infill development whenever possible which exempt projects from CEQA if certain criteria are met
Community Planning Group Training Program	The City provides an annual training program for members of community planning groups.	This program is ongoing with trainings offered throughout the year.
Reasonable Accommodations Requirement	The procedures for addressing Reasonable Accommodations requests for disabled persons as appropriate including, eliminating any requirements for discretionary review of these requests and allowing all requests to be processed through a ministerial procedure.	The procedures was evaluated and completed in 2008. The program is ongoing.
Residential Care Facilities Locational Requirements	The City will evaluate, and revise as appropriate, the requirements for locating residential care facilities including the quarter mile separation requirement. The analysis will examine whether these requirements are limiting opportunities for establishing such facilities.	The Development Services evaluated the zoning requirements, including separation distance and use permit requirements for residential care facilities. These facilities are evaluated on case-by-case bases.

Table 49: 2005-2010 HOUSING ELEMENT—Review of Past Accomplishments

GOAL 4 *PROVIDE AFFORDABLE HOUSING OPPORTUNITIES, BOTH FOR LOW-INCOME RENTERS AND LOW-TO MODERATE-INCOME HOMEBUYERS.*		
QUANTIFIED OBJECTIVE: Progress Towards Affordability for Low-Income Renters and Affordable Homeownership Opportunities		
Program	**Description**	**Progress**
Section 8 Housing Choice Voucher Program	The Section 8 program is a voucher system for affordable rental units. The objective is to take maximum advantage of federal resources available to provide financial assistance to extremely low-income households.	The City received 12,271 vouchers from HUD during calendar year 2006. Of these, 585 households received assistance for the first time. In 2007, there were 1,888 new vouchers issued, 220 in 2008, 662 in 2009 and 389 units in 2010. The Housing Commission currently administers 14,513 rental assistance vouchers. In the third year of being an MTW designated agency, the program has undergone extensive streamlining and has added new elements designed to promote de-concentration of poverty and increase supportive services that encourage self-sufficiency.
Supportive Housing Program	Each year the City facilitates the participation of homeless service provider applications to HUD for the City's share of the Supportive Housing Program grants. As of FY 1998, the program was funding 350 beds and was serving approximately 850 people annually, due to turnover. Annual funding levels from HUD are unpredictable it is assumed that funding levels will permit the provision of approximately 300-400 beds annually.	There were 562 beds (not funded by HUD) in 2007 and 2008. There were 684 transitional beds in 2009 and 694 beds funded by the Housing Trust Fund in 2010.
Housing Opportunities for People with AIDS (HOPWA)	The county of San Diego anticipates that approximately 80 households will receive rental assistance during FY 2005 and 80 households will receive rental assistance during subsequent years until FY 2010. The county also anticipates that approximately 365 households will be assisted through group home living during FY 2005 and in subsequent years through 2010. Projections also indicate that approximately 84 households per year will be assisted in obtaining permanent housing units during this Housing Element cycle.	A total of 434 households received rental assistance through this reporting period.

Table 49: 2005-2010 HOUSING ELEMENT—Review of Past Accomplishments

Program	Description	Progress
Shelter Plus Care (SPC)	This program is federally funded and provides disabled homeless with supportive housing. Based on current and anticipated funding levels, this program will provide approximately 150 households with rental assistance annually.	A total of 162 units were funded in 2006, 107 units were funded in 2007, 224 units funded in 2008, 237 units were under lease, plus 5 new units awarded in 2009, 221 units were funded in 2010 for a total of 956 units available during the reporting period.
Existing Public Housing	The Housing Commission will maintain occupancy of the 1,782 public housing and other units which the Housing Commission owns and manages. These units are guaranteed affordable since no more than 30 percent of household income can be spent for rent plus utilities. These units will be occupied primarily by very low-income households.	In 2006, the occupancy rate for 1,746 units was 97.89% and 97.25% in 2007. Although the Housing Commission transitioned out of the public housing program, SDHC still owns and operates public housing units, however, public housing residents have been awarded Section 8 vouchers. Residents may use the voucher to remain in their resident or rent from any landlord accepting vouchers. HUD approved conversion of 1,366 public housing units to apartments that accept federally funded Section 8 vouchers. The success of this program is now being looked at as a national model.
First-Time Homebuyers Education, Counseling, Training and Workshops	The City of San Diego has approximately ten HUD approved nonprofit housing counseling agencies. It is estimated that over 3,750 families will benefit from the services provided by these agencies over the next five years. It is estimated that up to 15,000 rental units will be converted to condominiums over the next five years. All the tenants will be invited to attend a homebuyer education workshop. However, it is estimated that only ten percent of the households or 500 families will attend a workshop during this Housing Element cycle.	Community Housing Works held 3 homebuyer education sessions for 771 people in 2006. Similar workshops have been ongoing throughout the reporting period.
Financial Assistance to First-Time Homebuyers	These resources will be utilized to assist approximately 400 low-income and 250 moderate-income first-time homebuyers in purchasing homes.	The Housing Commission assisted 602 first-time homebuyers within the reporting period.

Table 49: 2005-2010 HOUSING ELEMENT—Review of Past Accomplishments

Programs	Description	Progress
Relocation/Eviction Assistance	This program provides coverage for moving expenses up to a maximum of $300. The program is available only to SSI/SSP recipients whose available liquid assets do not exceed $300.	As of 2009, homeless assistance is available to eligible CalWORKs clients, with temporary and permanent types of assistance. The program is no longer funded or administered by the County of San Diego.
Shared Housing for the Elderly	The Housing Commission continues to provide financial support for an agency to provide shared housing for the elderly. The goal is to provide approximately 350 matches during the next five years.	The Shared Housing for Elderly program was able to attain 185 matches for shared housing during the reporting period.
Housing Affordability Impact Statements	The City and the Housing Commission provide an Affordable Housing Impact Statement in planning reports which address policies, regulations, fees, or development projects which involve a plan amendment or rezoning. These statements will continue to be provided in planning reports as a means of promoting awareness of impacts of public actions on affordable housing objectives.	SDHC and City staff continues to provide housing impact statements in reports to the Housing Commission, Planning Commission, and City Council. Going forward, it is recommended that more extensive analysis be provided for larger-scale projects.
Mobile Home Relocation Policy	The San Diego Housing Commission will work with the City to ensure that the tenant relocation provisions of San Diego Municipal Code Chapter 14, Article 3, Division 6 are met.	The City continues to implement the Mobile Home Park Discontinuance and Tenant Relocation ordinance. An update to this ordinance was approved by the City Council in 2009. The SDHC assisted one mobile home park with approximately 30 mobile homeowners with relocation assistance during 2006. No mobile home relocations have taken place during 2007-2010.
Mobile Home Mediation/Communication Program	The Housing Commission hires an agency to provide conflict resolution and mediation services and to facilitate a Mobile Home Community Issues Committee (MHCIC).	SDHC contracts with the National Conflict Resolution center to provide mediation and conflict resolution for mobile home park owners and residents. Housing Commission continued to monitor compliance of revised ordinance and actively participated in quarterly meetings facilitated by National Conflict Resolution Center.

Table 49: 2005-2010 HOUSING ELEMENT—Review of Past Accomplishments

Programs	Description	Progress
Community Reinvestment Act	The Housing Commission and the County of San Diego work together to fund the City-County Reinvestment Task Force. Based on the credit assessment, the Task Force has established as a goal the creation of more than $100 million in new funds, primarily for new community reinvestment efforts. Nearly all of these monies would be private sector investment and loans for low-income communities and organizations involved in addressing these concerns. Approximately 40 percent of the $100 million in new reinvestment would be targeted for affordable housing development.	Annual monitoring by the tasks force for financial institution review of Home Mortgage Disclosure Act (HDMA) data to assess compliance with CRA obligations
Housing Trust Fund	The Housing Commission continues to maximize leverage of public dollars to maximize the generation of private dollars.	SDHC continues to explore additional funding sources to expand the pool of Housing Trust Fund resources. SDHC's proposal to modify the linkage fee was not approved by City Council, which directed that a Task Force explore additional revenue sources. The Task force's recommendations were reported to the City Council's Land Use and Housing Committee.
Shared Risk Loan Pool	The City-County Reinvestment Task Force (RTF) encourages banks and Savings and Loan institutions to utilize existing loan pools operated through the California Community Reinvestment Corporation (CCRC) and the Savings Association Mortgage Company (SAMCO) to provide loans for affordable housing and nontraditional development projects (Five year target is at 250 units).	RTF continues to encourage lending institutions to provide capital to fund innovative projects in particular affordable units in low- and moderate-income neighborhoods.
Condominium Conversion Policy	In response to a large number of requests to convert apartments to condominiums during the period beginning in 2002, the City Council enacted a series of measures designed to ensure that substandard units are not converted and that renters are protected to the extent possible. Regulations were recently revised in early 2006, after the beginning of this 2005-2010 Housing Element cycle.	The implementation of the Condominium Conversion Ordinance is ongoing. Municipal Code revisions enacted mandating landscape and parking standards for condo conversion projects.

Table 49: 2005-2010 HOUSING ELEMENT—Review of Past Accomplishments

GOAL 5 *FACILITATE COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS; PROMOTE ACHIEVEMENT OF BALANCED COMMUNITY GOALS; PROMOTE CONSERVATION OF NONRENEWABLE ENERGY RESOURCES; AND PROMOTE CONSISTENCY WITH THE REMAINDER OF THE GENERAL PLAN AND OTHER MAJOR CITYWIDE PLANNING EFFORTS.*		
QUANTIFIED OBJECTIVE: Progress Towards Affordable Housing Goals and Community Balance		
Program	**Description**	**Progress**
Inclusionary Housing Program	The City has established a citywide inclusionary housing program.	The implementation of the Inclusionary Housing Program is ongoing. A total of 1340 inclusionary units have been constructed between 2006 and 2010. The City has collected over $3.9 million in in-lieu fees during in 2009 and $1.348 million in-lieu fees were collected in 2010. Over $3.929 million in-lieu fees were collected in 2011 with 17 units constructed onsite.
On-Site Building Bonus	The program, if adopted, would provide a ten percent ministerial density bonus, granted to developers who agree to build their required inclusionary housing units on site rather than paying an in-lieu fee. This would be an important incentive to encourage construction of affordable units in the near future.	The On-site Building Bonus did not move forward and has not been implemented. There are no plans to pursued this program in the future.
Implementation of Community Plan Density Range	The City will utilize the discretionary review process to ensure that the density of proposed housing corresponds with the density ranges in adopted community plans to produce expected housing yields.	The implementation of Community Plan Density Range is ongoing through project review.
Balanced Communities Policy	This policy will be updated to reflect the policies and programs on community balance in this Housing Element and to affirm the City's commitment to Balanced Communities.	The Land Use Element (Section H) of the 2008 General Plan contains updated balanced community policies.

Table 49: 2005-2010 HOUSING ELEMENT—Review of Past Accomplishments

Program	Description	Progress
Transit Oriented Development (TOD) Program	The TOD program promotes a more transit- and pedestrian-oriented environment. Guidelines are being incorporated in the City's General Plan and will be applied to village locations identified in individual community plans.	The implementation of the TOD program is ongoing. The 2008 General Plan provides for TOD development and higher intensity mixed-use development along transit corridors and within village locations. The City is currently updating 12 community plans which will promote housing, employment and services along transit corridors and near identified villages. Additionally, in October 2011 the Housing Commission adopted a three-year work plan to facilitate transit-oriented affordable housing developments for workforce families and seniors.
QUANTIFIED OBJECTIVE: Progress Towards Use of Redevelopment Agency Low- and Moderate-Income Set-Aside Fund		
Program	**Description**	**Progress**
Rental Rehabilitation	The Redevelopment Agency set-aside funds to assist in the rehabilitation of multifamily rental housing. Based on projected set-aside funds, projects already in the pipeline and trends, approximately 175 rental units will be rehabilitated. Of these, approximately 70 units will be affordable to very low-income households, 55 will be affordable to low-income households and 50 will be affordable to moderate-income households.	A total of 160 units were rehabilitated (no data for 2008) within the 2006-2010 reporting period.
Rental New Construction	The Redevelopment Agency set-aside funds to subsidize the construction of rental units for low- and very low-income households. Approximately 1,950 new rental units are projected, of which approximately 800 units will be for very low-income renters, 600 units will be for low-income renters and 550 units will be for moderate-income renters.	A total of 1,213 affordable units of new rental construction for very low-,low- and moderate-income households was built (no data for 2008) within the report period.

Table 49: 2005-2010 HOUSING ELEMENT—Review of Past Accomplishments

Program	Description	Progress
Owner-Occupied Housing Rehabilitation	The Redevelopment Agency set-aside funds to subsidize the rehabilitation of housing owned and occupied by very low-, low- and moderate-income households. Approximately 250 owner-occupied units will be rehabilitated. Of these, it is projected that approximately 50 units will be owned by very low-income owners, 150 will be owned by low-income owners and 50 will be owned by moderate-income owners.	A total of 267 Affordable units received rehabilitation loans, and subsidizes within the report period.
For-Sale Units	The Redevelopment Agency set-aside funds to subsidize the construction of new for-sale units for moderate-income households and first-time homebuyers. Approximately 250 moderate-income units may be assisted through this program.	A total of 133 Affordable for-sale units were constructed during the reporting period.
Special Purpose Housing	Redevelopment set-aside funds to subsidize the construction or purchase and rehabilitation of transitional or supportive housing for low-income persons who need a stable environment or special purpose housing. Approximately 375 transitional units may be added through this funding source. Of these 280 units will be for very low-income households and 95 units will be for low-income households. These units would be part of the additional transitional housing units proposed under the New Construction.	A total of 544 transitional/supportive housing units were constructed during the reporting period.
Affordable Housing Outside of Redevelopment Project Areas	Where a benefit to a redevelopment project area can be demonstrated, redevelopment set-aside funds will be utilized to assist in the construction of new housing outside the boundaries of formally defined project area boundaries.	A total of 7 units in 2007 received this assistance during this reporting period.

Table 49: 2005-2010 HOUSING ELEMENT—Review of Past Accomplishments

QUANTIFIED OBJECTIVE: Progress Towards Reduction of Housing Discrimination		
Program	**Description**	**Progress**
Reduce Impediments to Fair Housing	The City will take all actions that it can to reduce the impediments to fair housing identified in the 2004-2005 update of the Analysis of Impediments to Fair Housing Choice.	The City continues to increased awareness through public policy development, advocacy and education efforts. Barriers to fair housing have been identified in the most recent San Diego Regional Analysis of Impediments to Fair Housing Choice (2010–2015). To further reflect its commitment to fair housing, the City has recently engaged the services of two Fair Housing Service Providers to provide community outreach and legal services.
Support of Fair Housing Organizations	The City continues to support the Fair Housing Council and the Fair Housing Resource Board which disseminate information about fair housing rights and responsibilities or offer related services.	SDHC continues to contract with and support fair housing organizations. The Housing Commission has created a Civil Rights Office to oversee and coordinate Fair Housing activities and obligations. Annually, the Housing Commission through a contracted agreement with a Fair Housing vender will perform testing at random Housing Commission units.
Implementation of Council Policy 600-20-Open Housing	A submission of an affirmative action marketing program, as required by Council Policy 600-20, is a condition of approval attached to all tentative maps for proposed residential development. The City reviews affirmative marketing programs for adequacy prior to recordation of the final maps. Voluntary signatories to the HUD/BIA master affirmative marketing agreement are exempt from this program, since the master agreement constitutes full and complete satisfaction of Council Policy 600-20. Tentative maps involving less than 20 units also are exempt.	The City continues to implement Council Policy 600-20. In 2010, guidelines were developed to assist with the monitoring compliance with Council Policy 600-20 to further the Fair Housing Marketing Plan. The City will also be drafting language to incorporate the concept of an affirmative action marketing program, as required by Council Policy 600-20, into the Housing Element update.
QUANTIFIED OBJECTIVE: Progress Towards Energy Conservation		
Program	**Description**	**Progress**
Residential Interior/Exterior Water Survey Program	The Water Utilities Department provides residential customers an interior and exterior water use survey of their home. A typical household benefiting from this program can reduce daily water consumption by 13 percent.	A total of 5,011 voluntary audits were conducted (no data for 2008) during the reporting period. This program is affiliated with the Single-Family and Multifamily Audits.

Table 49: 2005-2010 HOUSING ELEMENT—Review of Past Accomplishments

Programs	Description	Progress
Ultra-Low Flush Toilet Rebate Program	The Water Utilities Department provides cash rebates of $75 per installed toilet to City residents who install ultra-low flush toilets. This program, which began in 1991, is responsible for over six million gallons per day of water savings and will likely provide 30,000 rebates per year through 2010.	A total of 17,133 rebates were issued (no data for 2008) during this reporting period. Savings from efficient toilets was over 9.99 million gallons of water per day as of 2008. A total of 1,192 fixtures were replaced with High Efficiency Toilets in 2010. Ultra-Low Flush Toilets are no longer the industry standard. High Efficiency Toilets are now required in California. The program is no longer funded by the Public Utilities Department. There is no longer an annual goal.
Reduced Energy Use Code Requirements	The City's Land Development Code requires that all toilets over 3.5 gallons per flush be replaced with ultra-low flush toilets. It also requires that faucets, showerheads, urinals and reverse osmosis systems be low-use compliant. Focus will be shifted from enforcement to a marketing campaign to highlight benefits of saving water and money.	This program is ongoing.
Single-Family and Multifamily Audits	The Water Utilities Department conducts audits on a voluntary basis with single-family and multifamily households to assist them in reducing water consumption. Audits include retrofitting residences with water efficient devices, conducting a landscape water audit, providing specific recommendations for minimizing interior and exterior water usage, and furnishing customized landscape irrigation schedules. Approximately 2,500 City residences shall be audited annually.	A total of 5,011 voluntary audits were conducted (no data for 2008) during the reporting period. This program is affiliated with the Residential Interior/Exterior Water Survey Program.
Title 2.4-California Building Code	State law requires phasing out older less energy efficient toilets by replacing them with toilets that use only 1.6 gallons per flush. San Diego Municipal Code Section 93.0208 also requires that faucets, showerheads, urinals and reverse osmosis systems also be low-use compliant. The goals is to reduce sewer flows as part of Memorandum decision in Civil Case 88-1001-B.	The City continues to implement state law. The City reduced sewer flow per the Memorandum decision in 2009.

Table 49: 2005-2010 HOUSING ELEMENT—Review of Past Accomplishments

Program	Description	Progress
Enhanced Public Education Program	The components of this public education program include the development of a speaker's bureau, developing and maintaining a Department and Water Conservation website, distribution of higher quality brochures and fact sheets, a media campaign that includes local news stations and radio stations, and better coordination with the San Diego County Water Authority and the Metropolitan Water District of Southern California.	Coordination between agencies is ongoing.
Residential H-axis Washing Machine Rebate Program	The City of San Diego will support an SDG&E rebate program that will issue $75 rebates for installation of H-axis washing machines. Residential H-axis washers will save approximately 5,100 gallons per year for 16 years.	Over 20,173 rebates were issued over the last five years. This program is funded by the Metropolitan Water District of Southern California and is no longer funded by the Public Utilities Department. There is no longer an annual goal.
Citywide Landscape Design Ordinance:	The City will continue to implement the citywide landscape design ordinance. The irrigation systems must include rain-sensing devices to shut irrigation off during rainy periods and soil sensing devices to measure the amount of moisture in the soil.	The City revised its landscape ordinance/regulations to be compliant with AB1881 in 2009, which will increase water conservation measures. The City will continue to implement the Citywide Landscape Ordinance.
SDG&E Conservation Programs	The City continues to cooperate with SDG&E in the provision of information about their energy conservation programs.	(See below)
	Energy Conservation A: Support SDG&E program to promote energy conservation	Environmental services completed the first 3-year cycle of a funded partnership with SDG&E and the CPUC resulting in the reduction of 4.67 million kWh through energy efficiency measures at City facilities and CFL exchanges in businesses and the community.
	Energy Conservation B: Support installation of photovoltaic/solar.	A 1MW system began power in 2007. This system produces about 20% of the power needs. The photovoltaic system produces enough energy to power 1,000 homes. In 2009, an 800 Kilowatt solar system was installed, increasing total solar generation capacity to 2.1 Megawatts of electricity.

Table 49: 2005-2010 HOUSING ELEMENT—Review of Past Accomplishments

Programs	Description	Progress
SDG&E Conservation Programs	Energy Conservation C: Support cost effective energy technologies with both positive economic and environmental impacts.	This program remains a priority. Collaboration between many City Departments was improved in 2008 with an emphasis is given to working with external stakeholders such as the SEAB and USGBC. The CCSE completed an assessment of 3d party energy efficiency work in City facilities. Street Lighting retrofit is an $18 million project that will be completed in 2012.
Community Energy Partnership Program	The San Diego Regional Energy Office (SDREO) partnered with SDG&E to provide assistance to the City of San Diego to develop energy efficiency policies to encourage energy conservation through high performance standards in residential construction.	The City's Sustainable Expedite Program has encouraged projects totaling 398 dwelling units to exceed Title 24 energy conservation standards during the 2009 calendar year. New three year partnerships under California Public Utilities Commission direction starting in 2010 following successful completion of 2009 partnership. Twenty-two City staff completed a six-week LEED-AP training course and 15 are now LEED Certified. This, coupled with a variety of workshops and training offered by other organizations, provides many resources to residents.
Home Energy Partnership	San Diego Gas and Electric Company provides cash incentives to builders and energy support teams for exceeding Title 24 or meeting Energy Star building standards, offer design assistance and provide free training courses to enhance energy savings in homes.	As of 2006, this program is called the Advanced Home Program and its implementation is ongoing.
Renewable Buy Down Program	The California Energy Commission provides cash rebates on eligible renewable energy electric generating systems of up to $3,500 per kilowatt or 50 percent of the eligible purchase price, whichever is less.	SDG&E continues to implement the following sustainable energy programs: Greening Our Fleet, Clean Transportation Program, Renewable Energy, Sustainable Communities Program, and Regional Energy Plan.
California Tax Credit	Solar systems certified by the California Energy Commission and installed with a five-year warranty are eligible to receive a tax credit equal to the lesser of 15 percent of the purchase cost of a photovoltaic or wind driven system with a generating capacity of not more than 200 kilowatts. This credit will sunset on January 1, 2011.	This program was implemented during the reporting period.

Table 49: 2005-2010 HOUSING ELEMENT—Review of Past Accomplishments

Programs	Description	Progress
General Plan	As part of its General Plan update, the City emphasizes efficient land use and development patterns which conserve such resources as fuel, water and land. The City of Villages concepts of higher-density development in the vicinity of major transit nodes, a pedestrian-oriented development pattern and preservation of open space areas are intended to reduce energy consumption and conserve land and water resources.	The City continues ongoing implementation of the City of Villages smart growth strategy. Community plan updates underway include: Barrio Logan, Ocean Beach, Otay Mesa, Uptown, North Park, Grantville, San Ysidro, Midway, Old Town and Golden Hill. In addition, Southeastern San Diego plan update began in 2011.

Table 50: Regional Housing Needs Allocation Progress
New Permitted Units Issued by Affordability, 2003 - 2010

Income Level		RHNA Allocation by Income Level	2003	2004	2005	2006	2007	2008	2009	2010	Total Units Permitted
Very Low	Deed Restricted	10,645	450	179	321	361	436	333	283	258	2,621
Low	Deed Restricted	8,090	257	59	302	194	168	262	125	175	1,542
Moderate	Deed Restricted	8,645	18	53	136	6	67	3	17	29	329
Above Moderate		18,362	6,334	5,277	5,575	4,153	3,236	1,683	1,040	1,239	28,537
Total Units		**45,742**	**7,059**	**5,568**	**6,334**	**4,714**	**3,907**	**2,281**	**1,465**	**1,701**	**33,029**

NOTE: Units are based on 8 years (1/1/2003 – 12/31/2010), six months beyond the 7.5-year RHNA Projection Period for the fourth housing element cycle