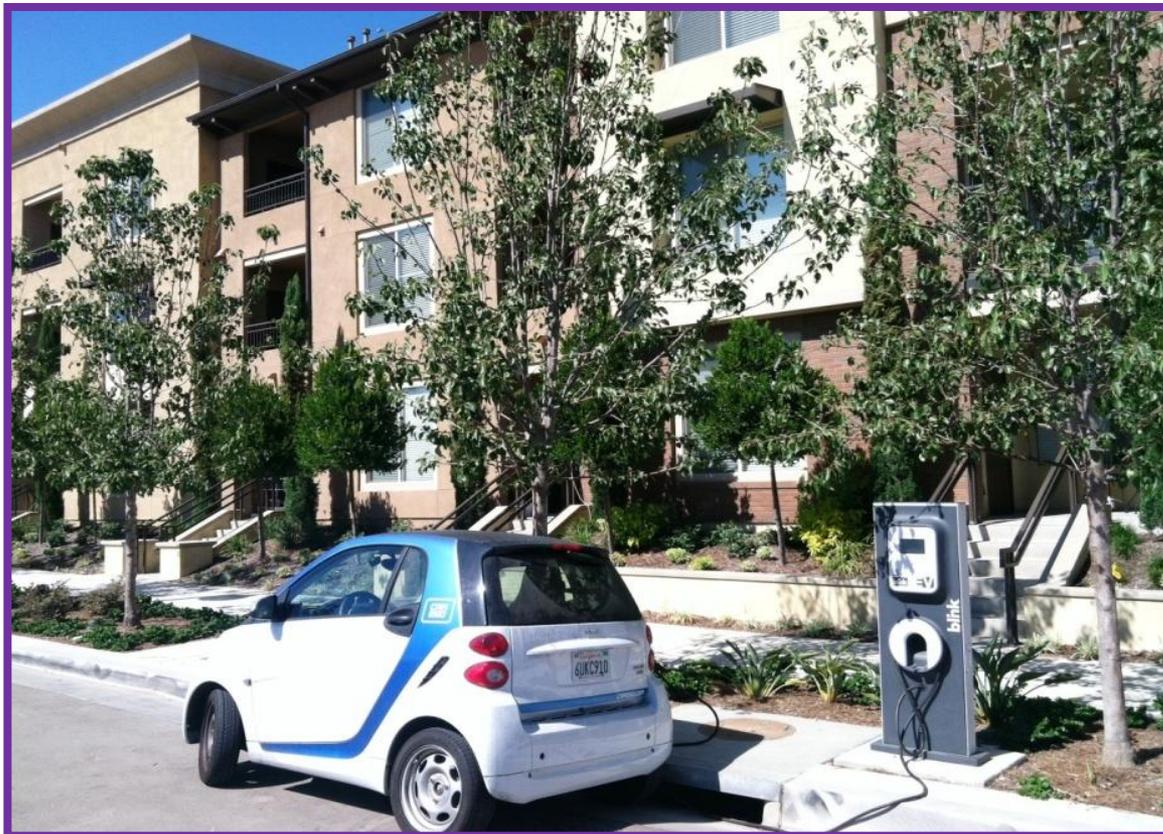


General Plan Housing Element Update

City of San Diego

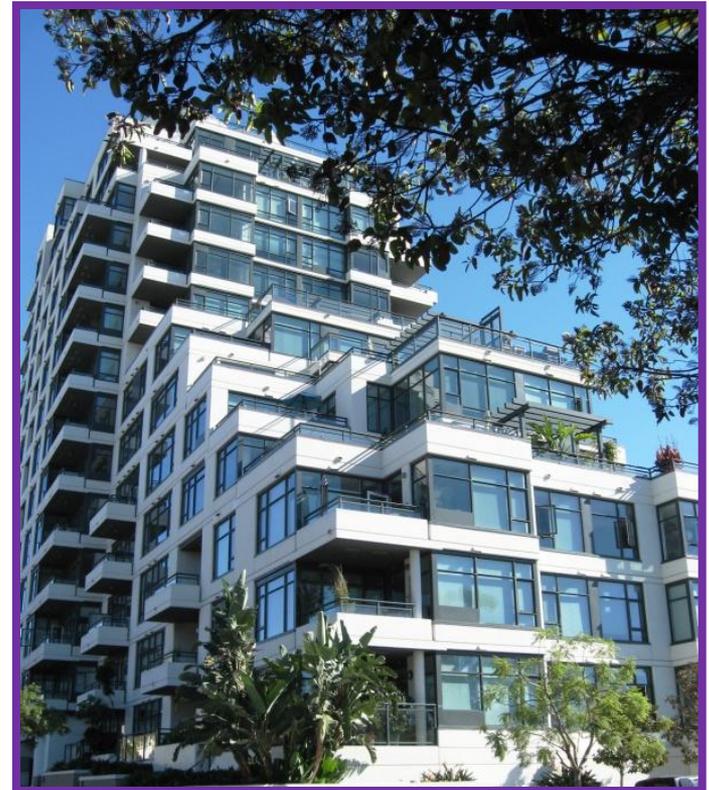


Land Use and Housing Committee, February 6, 2013



State Requirements

- Detailed statutory requirements
- Mandatory review by the California Department of Housing and Community Development (HCD)
- California Senate Bill 375 (SB 375)
- 8-Year Update Cycles





Housing Element Purpose

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





General Plan Relationship

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



General Plan

Housing Element Update

City of San Diego



Plan Organization and Content

- Citywide Profile
- Goals
- Objectives
- Policies
- Programs
- Adequate Sites Inventory
- Analysis of the Previous Housing Element



General Plan

Housing Element Update

City of San Diego



Goals, Objectives, Policies, and Programs

- Five Major Goals To Address State Law
- Objectives, Policies, and Programs To Address Each Goal
- Implementation Tables To Annually Track Progress





Regional Housing Needs Assessment (RHNA)

- Sufficient vacant and potentially redevelopable land zoned for residential use in various density categories.





Current RHNA Cycle

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

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



Adequate Sites Inventory

- City has sufficient land available to accommodate 126,335 potential housing units.
- Potential for 67,898 Low- or Very Low Units
- Full Draft Inventory Available On City's Website





Constraints To Development

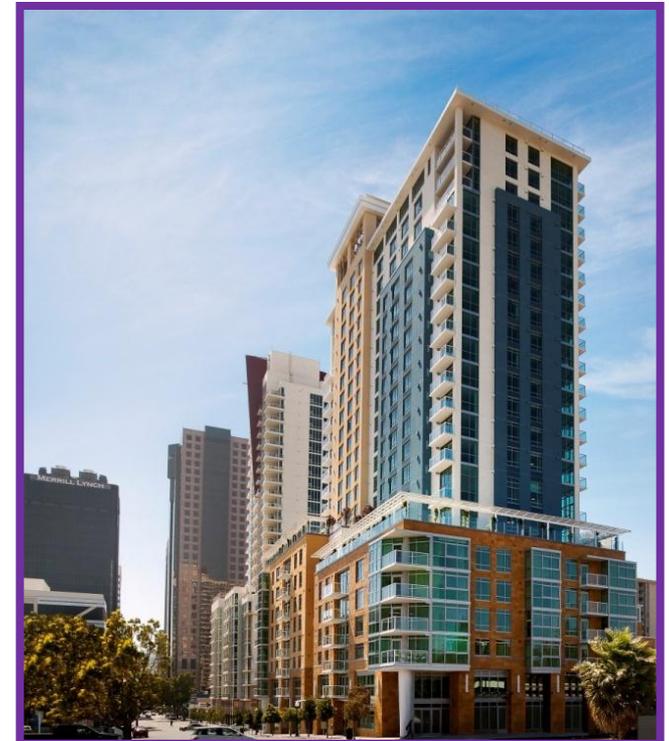
- Governmental Constraints
- Non-Governmental Constraints
- Policy and Program Recommendations to Reduce Negative Constraints and Facilitate Residential Development





Dissolution of Redevelopment

- Loss of Major Source of Affordable Housing Funding
- Innovative Solutions to Fill the Redevelopment Void
- Reduce Cost of Housing Production
- Create Incentives
- Best Practices Policy and Program Recommendations



General Plan Housing Element Update

City of San Diego



Sustainability

- AB 32: Incorporation of energy efficiency, sustainability, into the Housing Element
- SB 375: Promote the integration of land use planning and transit



General Plan

Housing Element Update

City of San Diego



State Law Compliance

- Future Land Development Code Amendments to address Fair Housing and Emergency Shelter Compliance.
- November 13, 2012 Letter from CA Department of Housing And Community Development



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Housing Element Update

City of San Diego



Analysis of FY 2005 – 2010 Housing Element

- Table 49 – Review of Past Accomplishments
- Evaluate Effectiveness of Current and Past Programs
- Provide Future Guidance



General Plan Housing Element Update

City of San Diego



Public Participation Process

- Public Workshops: March 9, 2012 and July 26, 2012
- LU&H Briefing: May 9, 2012
- Joint P.C./LU&H Workshop
Sept. 27, 2012
- Public Comments: Aug. 2012
thru Oct. 2012
- CPC: Feb. 27, 2012,
Sept. 25, 2012, Nov. 27, 2012

The screenshot displays the website for the City of San Diego's Planning Division. The header includes the department name and a navigation menu with links for Planning Home, About Us, Programs & Projects, General Plan, Community Planning, Boards & Commissions, Get Involved, News & Updates, Document Library, and Site Map. The main content area features a large image of a smart car at a charging station, with a text box titled 'GENERAL PLAN HOUSING ELEMENT UPDATE 2013 - 2020' providing an overview of the update's purpose. To the right, there is a 'CONTACT INFORMATION' section for the Planning Division, including the address (1222 1st Avenue, MS 41, San Diego, CA 92101), phone number (619) 235-5200, and email (planning@sandiego.gov). Below the main content, there are dropdown menus for 'COMMUNITY PROFILES' and 'COMMUNITY PLAN UPDATES', and a 'MOST REQUESTED LINKS' section with links to contact the permits/zoning department, find out about zoning in my community, and view the overview of planning.

General Plan Housing Element Update

City of San Diego



Public Participation Process Continued

- Affordable Hsng. Best Practices Task Force: 2011– Present
- Stakeholder Meetings
- Web Page
- Email Blasts
- Newsletter Articles
- City TV 24

Business | City Hall | Community | Departments | Information | Leisure | Services A-Z | Visiting

Development Services Department

DEVELOPMENT SERVICES HOME | CONSTRUCTION INDUSTRY | BUSINESS OWNERS | HOME OWNERS | DEVELOPMENT PROCESS STEP-BY-STEP | OFFICIAL ZONING MAP | NEWS & UPDATES | CONTACT US

GATEWAY FAMILY APARTMENTS, BARRIO LOGAN

New affordable multifamily housing with recreational spaces that is consistent with General Plan's Housing Element policy direction to provide quality housing for all income groups.

[Learn more about the Housing Element Update](#)

1 2 3

Photo Feature Archive

QUICK LINKS: Building Records Request Go

PLANNING | LATEST NEWS & UPDATES | MOST REQUESTED LINKS

- Zoning Grid Map

CONTACT INFORMATION
Development Service Department
1222 First Avenue, MS 3
San Diego, CA 92101-41
General Information:
Phone: (619) 446-5000
Monday – Thursday,
7:00 a.m. to 4:00 p.m.
Appointment Scheduling:
Phone: (619) 446-5300
Monday – Friday,
7:00 a.m. to 4:00 p.m.
Email: dsdweb@sandiego.gov

General Plan

Housing Element Update

City of San Diego



Next Steps

- Planning Commission Hearing
- Land Use & Housing Hearing
- City Council Adoption
- CA Dept. of Housing & Community Development Certification by April 28, 2013



General Plan

Housing Element Update

City of San Diego



CPC Recommendation

- November 27, 2012 Community Planners Committee (CPC) voted 20-4-1 to recommend approval of the General Plan Housing Element



General Plan

Housing Element Update

City of San Diego



Planning Commission Recommendation

- January 31, 2013 the Planning Commission Voted 5 – 0 to Recommended Approval of the General Plan Housing Element Update 2013 – 2020 to the City Council.



General Plan

Housing Element Update

City of San Diego



Staff Recommendation

- **That The Land Use and Housing Committee Recommend Approval of the General Plan Housing Element Update 2013 – 2020 to the City Council.**

