



THE CITY OF SAN DIEGO

MEMORANDUM

DATE: July 20, 2006

TO: Community Planners Committee

FROM: William Levin, Senior Planner, City Planning and Community Investment

SUBJECT: General Plan Housing Element

Links to the July 5, 2006, corrected 7th working draft of the 2005-2010 General Plan Housing Element and associated environmental document have been provided for you. The Community Planners Committee (CPC) reviewed an earlier draft in October 2005 and has requested another opportunity to comment and ask questions about the draft Housing Element.

There have been no significant changes to the policy recommendations since the previous CPC review and discussion although some policy descriptions have been modified or expanded to be clearer. At the request of the California Department of Housing and Community Development (HCD), who also reviewed an earlier draft, some additional background information has been added, particularly to the list of factors constraining the production of housing in the City of San Diego (City). More information on the City's zoning, planning and processing requirements for housing projects have been added. The Adequate Site Inventory (another state requirement) has been slightly revised and a new table has been added regarding restricted affordable housing sites (Table 24).

Since the CPC last reviewed this document, it has been discussed at workshops by the Planning Commission and Housing Commission. Neither commission requested significant modifications although some minor refinements were made to address Planning Commission comments. A final environmental document has been prepared which is an addendum to the Environmental Impact Report (EIR) 40-1027. This document concluded that the draft Housing Element will not create significant environmental impacts that were not considered in EIR 40-1027.

The draft Housing Element is currently being reviewed by the San Diego Airport Land Use Commission. They have an opportunity to determine whether the policies proposed would create any conflicts with airports in San Diego. The Planning Commission will hold a hearing and will make a recommendation to City Council on this document on September 7, 2006. City Council adoption and HCD certification of this document will be sought later in the fall.

The information below was provided to CPC in October 2005 and is included again for your convenience in reviewing and discussing the draft Housing Element.

The Housing Element is a part of the General Plan. However, it is subject to state laws that differ from those governing the other General Plan elements. The state mandates that the Housing Element be updated every five or six years and all Housing Elements in a given region of the state be updated on the same schedule. In the San Diego region, the previous two Housing Elements were required to cover 1991-1998 and 1999-2004 and the current one to cover 2005-2010. By contrast, the remainder of the General Plan is a 20-25 year document for which each jurisdiction sets its own schedule. In addition, following City Council adoption, the HCD must approve and certify the Housing Element.

There are numerous state regulations specifying what must be included in the Housing Element. The format and content of the draft document reflect these requirements. There are five major goals that must be covered. Jurisdictions are required to establish policies and quantifiable programs to achieve these five overall goals. The goals are as follows:

- 1) Ensure the provision of sufficient housing for all income groups.
- 2) Maintain the safety and livability of the existing housing stock with an emphasis on preserving the affordable housing stock.
- 3) Minimize government constraints in the development, improvement and maintenance of housing.
- 4) Provide affordable housing opportunities for low-income renters and low- and moderate-income homebuyers.
- 5) Facilitate compliance with all applicable federal, state and local laws and regulations.

The HCD sets goals for overall housing production in each region of the state. The regional planning agency divides the goals among jurisdictions. For the period of January 1, 2003 to June 30, 2010, the San Diego region's new housing production goal is 107,301. The San Diego Association of Governments (SANDAG) assigned the City a goal to produce 45,741 of these units (42.6 percent of the regional goal). This corresponds roughly with San Diego's portion of the total regional population.

State law also mandates that a portion of the overall production goal be allocated to moderate-, low- and very low-income households. Moderate-income is defined as 80-120 percent of area median income, low-income is 50-80 percent of area median income and very low-income is less than 50 percent of area median-income. SANDAG has assigned the City a goal of producing 8,645 moderate-income units, 8,090 low-income units and 10,645 very low-income units during the period from January 1, 2003 to June 30, 2010.

State law does not require the production goals actually be achieved but that adequate land in each jurisdiction be available (zoned and planned for residential development) to meet the goals. There is no requirement that any particular site be developed during the 2005-2010 period, only that an adequate number of housing units could theoretically be developed to meet the goal.

The City is required to prepare an Adequate Sites Inventory of sites that have potential to be developed or redeveloped for residential use. A summary of the inventory is provided at the end

of the Housing Element (Table 19). The inventory shows that San Diego has land available for nearly 120,000 additional housing units without need for any zoning or plan changes. This is far above the goal of producing 45,741 units by June 30, 2010. Therefore, the City will not be required to rezone land for residential use prior to 2010.

The Adequate Sites Inventory also shows that the City has adequate sites to meet our low- and very low-income goals up to 2010. Only sites zoned and designated for residential use at 30 units per acre or greater are considered by the state to be suitable for low- and very low-income housing. The inventory shows that there are sites available for approximately 56,000 units on lands zoned at 30 units per acre or greater, far exceeding the goal that 16,735 low- and very low-income units be produced by 2010.

In addition to the overall production goals, and goals for lower income people, the Housing Element has many recommendations for meeting the housing needs of special needs populations including students, elderly, people with disabilities, military and the homeless.

The HCD has provided an initial review of the draft Housing Element. They have requested some additional background and supporting information but have not indicated any significant problems with the recommendations in the draft.

A working group with approximately 20 members has also reviewed earlier drafts of the Housing Element. The working group includes two CPC members: Robert Ilko and Michael Sprague. Other members of this diverse group include affordable housing advocates, special needs housing advocates, and for profit and non profit housing developers. This document includes a number of suggestions received from the working group.

The Housing Element is still in working draft form so there is an opportunity to incorporate additional suggestions.

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