



## THE CITY OF SAN DIEGO

March 30, 2010

Division of Housing Policy Development  
P.O. Box 952053  
Sacramento CA 94252-2053

Governor's Office of Planning and Research  
P.O. Box 3044  
Sacramento CA 95812-3044

Susan Baldwin  
Senior Regional Planner  
San Diego Association of Governments  
401 B Street, Suite 800  
San Diego, CA 92101

Subject: City of San Diego Housing Element Annual Report 2009

On behalf of Mayor Jerry Sanders, I am pleased to submit the City of San Diego's Housing Element Annual Report for the calendar year 2009 in compliance with Government Code Section 65400. In order to demonstrate compliance with the Housing Element, the City must report on annual building activity of affordable units (Table A), the annual activity of housing which was rehabilitated, preserved and acquired (Table A2), the annual activity of above-moderate units (Table A3), the City progress in meeting its regional housing needs allocation (Table B), and the City's progress in its implementation of the Housing Element programs during the year 2009 (Table C).

Income restricted residential building activity is based upon units that contain recorded covenants or deed restrictions that limit rents or sale prices over a period of time. Covenants and deed restrictions are not recorded until projects are completed and ready for occupancy. Therefore, issuance of a building permit does not necessarily reflect conveyance of an affordable unit.

If you have questions about this report please contact Amy Benjamin, at (619)533-3983 ([ABenjamin@sanidiego.gov](mailto:ABenjamin@sanidiego.gov)).

Sincerely,

William Anderson, FAICP  
Director  
City Planning & Community Investment Department

cc: Members of the City Council



# Department of Housing and Community Development

## ANNUAL HOUSING ELEMENT PROGRESS REPORT

City of County Name: City of San Diego

Mailing Address: City Planning and Community Investment Department

202 C Street, Mail Station 4A, San Diego, California 92101

Contact Person: Amy Benjamin Title: Housing Coordinator

Phone: (619)533-3983 Fax: (619)533-5951 Email: ABenjamin@sandiego.gov

Reporting Period by Calendar Year: from January 1, 2009 to December 31, 2009

These forms and tables, must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

**Department of Housing and Community Development**

Division of Housing Policy Development

P.O. Box 952053

Sacramento, CA 94252-2053

-and-

**Governor's Office of Planning and Research**

P.O. Box 3044

Sacramento, CA 95812-3044

# ANNUAL ELEMENT PROGRESS REPORT

*Housing Element Implementation*  
(CCR Title 25 §6202)

**Jurisdiction:** City of San Diego  
**Reporting Period:** 1/1/2009 – 12/31/2009

**Table A**  
Annual Building Activity Report  
Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units Per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
16 <sup>th</sup> & Market Apts. 640 Market St.		R	109	25		2	136		Bonds, MHP, AHP	INC	
Averil Road Apts. 139 Averil Road		R	1			11	12			INC, DB	
Studio 15 70 15 <sup>th</sup> Street		R	173	100		2	275		Bond, RDA	14 INC, 45 DB	
Fulton Street 7052 Fulton Street		O			3	26	29			INC	
Atlas 3730 4 <sup>th</sup> Ave.		O			14	126	140			INC	
<b>(9) Total of Above Moderate from Table A3</b>			▶	▶	0	1040	1040				
<b>(10) Total by income units (Field 5) Table A/A3</b>			▶	▶	▶	283	125	17	1207	<b>1632</b>	
<b>(11) Total Extremely Low-Income Units*</b>											

\*Note: These fields are voluntary

**ANNUAL ELEMENT PROGRESS REPORT**  
*Housing Element Implementation*  
 (CCR Title 25 §6202)

**Jurisdiction:** City of San Diego  
**Reporting Period:** 1/1/2009 – 12/31/2009

**Table A2**  
 Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity		33	134	169	Projects listed include Golden Age and Village Green. The Housing Element includes programs for rehab, preservation and acquisition, which are monitored by SDHC. Note: SDHC does not track code violations.
(2) Preservation of Units At-Risk		0	0	0	
(3) Acquisition of Units		0	8	69	The project listed includes Paseo de Mission Hills.
(5) Total Units by Income		33	142	238	

\* Note: This field is voluntary

**ANNUAL ELEMENT PROGRESS REPORT**  
*Housing Element Implementation*  
 (CCR Title 25 §6202)

**Jurisdiction:** City of San Diego  
**Reporting Period:** 1/1/2009 – 12/31/2009

**Table A3**  
 Annual building Activity Report Summary for Above Moderate-Income Units  
 (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Moderate</b>	0	0	0	0	0	0	
No. of Units Permitted for <b>Above Moderate</b>	370	40	630	0	0	1040	

\*Note: These fields are voluntary

**ANNUAL ELEMENT PROGRESS REPORT**  
*Housing Element Implementation*  
 (CCR Title 25 §6202)

**Jurisdiction:** City of San Diego  
**Reporting Period:** 1/1/2009 – 12/31/2009

**Table B**  
 Regional Housing Needs Allocation Progress  
 Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2005	2006	2007	2008	2009	2010	2011	2012	2013	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	10,645	321	361	436	333	<b>283</b>				1,734	8,911
	Non-deed Restricted											
Low	Deed Restricted	8,090	302	194	168	262	<b>125</b>				1,051	7,039
	Non-deed Restricted											
Moderate	Deed Restricted	8,645	136	6	67	3	<b>17</b>				229	8,416
	Non-deed Restricted											
Above Moderate		18,362	5,575	4,153	3,236	1,683	<b>1,040</b>				15,687	2,675
Total RHNA by COG. Enter allocation number:		45,742										
Total Units ▶▶▶			6,334	4,714	3,907	2,281	<b>1,465</b>				18,701	27,041
Remaining Need for RHNA Period ▶▶▶▶▶												

**ANNUAL ELEMENT PROGRESS REPORT**  
*Housing Element Implementation*  
 (CCR Title 25 §6202)

**Jurisdiction:** City of San Diego  
**Reporting Period:** 1/1/2009 – 12/31/2009

**Table C**  
 Program Implementation Status

Program Description (By Housing Element Program Names)			Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.		
Program #	Name of Program	Responsible Department/ Agency	Objective	Deadline in H.E.	Status of Program Implementation
<b>GOAL #1</b>					
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, FY 2005 - FY 2010.					
<b>Quantified Objective: Progress Towards Provision of an Adequate Site Inventory</b>					
1	Development Monitoring System	CPCI-Facilities Financing	Monitor residential development for remaining development capacity and ability to track site inventory to determine/adjust phasing of community facilities.	Ongoing monitoring program	Ongoing
2	Urban Villages and Mixed-Use Development	CPCI	Identify areas of the City that have characteristics suitable for density sufficient to support affordable housing and a variety of support uses, transit and public facilities and services.	Establish five urban villages including 3,000 housing units by 2010	Ongoing. The City is currently updating 12 community plans which will identify village locations, quantify density and housing units.
3	Enforcing Community Plan Density Ranges	CPCI	Require new residential development to be within the density ranges designated in community plans	Ongoing enforcement policy and program	Ongoing implementation of General Plan policy LU-C.4 to ensure that proposed development meets density minimums of land use designations.

Quantified Objective: Progress Towards New Construction					
1	Density Bonus (HE-31)	DSD, Housing Commission, Private Developers	Promote publicly and privately sponsored programs aimed at the development of affordable housing low-income households.	Provide 75 units per year and a total of 375 units by 2010.	See Table A. 1 unit, Averil Rd Apts 28 units, Studio 15 29 units Total
2	Tax Credits and Bonds (HE-31)	Housing Commission, Non-Profit Corps, Private Dev.	Promote publicly and privately sponsored programs aimed at the development of affordable housing low-income households.	Provide 100 units per year and a total of 500 units by 2010.	92 units closed their bond financing and 529 bond-financed units completed their rehabilitation/construction and are now placed in-service.
3	Coastal Zone (HE-31)	Housing Commission, CPCI	Continue to utilize federal and state subsidies to the fullest to meet the needs of low-income residents.	Provide 6 units per year and a total of 30 units by 2010.	Five replacement units affordable to low-income tenants were provided in the Coastal Zone.
4	SROs/Living Units (HE-31)	Housing Commission	Incentivize retention of existing, and development of new, living units on SRO's. Simplify the construction project approval process for SRO's and Living Units. Provide 400 units by 2010.	80 new units per year	Ongoing implementation of the SRO Hotel ordinance.
5	RT and RX zones (HE-32)	DSD	Encourage use of these zones to foster more efficient land use.	Apply in 1 location per year beginning in 2007. Application of 3 by 2010.	Current economic conditions have made this goal challenging during this reporting period. As part of the Barrio Logan community plan amendment process, the RT zones are being considered for application to large areas of this community Plan for consideration in late 2010 early 2011.
6	Section 202 Section 811 (HE-32)	Housing Commission	Focus resources for elderly housing at the lower end of the income spectrum. Support integration of persons with disabilities into private housing market to the extent possible.	Average 10 units per year for a total of 50 units by 2010	No projects were completed in 2009
7	Military (HE-32)	United States Navy, Naval Facilities Engineering Command	Cooperate with the military and the private sector to identify opportunities for additional military family housing throughout the City	1,600 units by 2010	In 2008 a supplemental Environmental Assessment and FONSI were completed for a proposed 1,400 unit project in East



		Southwest	such that the occupants have the opportunity to become an integral part of communities.		Miramar. The project is estimated to be started in 2011 with a 7-yr build-out schedule. However, financing may impact the completion date due to changes in the credit markets.
8	Student Housing (HE-33)	See below:	Develop internally and partner with others to provide as much student housing as possible on and adjacent to campuses.	Contribute to meeting the 5,000 bed requirement	
	UCSD	UCSD			UC San Diego opened 1,060 new beds for single transfer students for fall 2009 (44 more than submitted in 2007 info). UCSD is constructing 453 new graduate beds to open Fall 2010, 802 new undergraduate beds to open spring 2011, and 775 bed project opening Fall 2011.
	SDSU	SDSU			UCSD houses 8,193 single undergraduate students and 2,319 graduate/professional students
	USD	USD			The 600 bed Master Lease at Aztec Corner will end July 31, 2010. This building, however, will remain student housing operated privately. The University is adding 879 beds to the inventory.
	Alliant International University	Alliant International University			USD did not make any changes in the supply of campus housing in 2009. USD was able to accommodate every student request received for fall 2009.
	Point Loma Nazarene	Point Loma Nazarene			Alliant is currently updating the university master plan which will contemplate replacing the 400 beds that were lost in 2004.
					PLNU residential beds status is capped at 1600 by the City of San Diego
9	Manufactured Housing (HE-33)	CPCI	Encourage manufactured housing on infill lots.	Ongoing.	The City regulates manufactured housing similarly to any built units in

					the same locations, thus removing regulatory barriers for its use.
	Mobile Home Parks/ MFD Housing		Encourage the reorganization of mobile home parks as nonprofit community land trusts or limited equity cooperatives to allow tenant ownership of mobile home spaces.	Average of 40 spaces per year and 200 spaces by 2010.	Reorganization of mobile home park ownership is contingent upon a resident organizations ability to organize and finance a property transaction. Due to high land costs, the City has no knowledge of resident organizations that meet this criteria. The City's Mobile Home Ordinance encourages a mobile home park owner to include interested resident organizations in the solicitation for purchase bids.
10	Farm Worker Housing (HE-33)	Real Estate Assets	Seek to provide 20 additional mobile home units on City-owned land.	10 units by 2007 and 20 units by 2010	No additional farm worker housing added in 2009
	- Annual Surveys		Conduct an annual needs survey.	Ongoing	51 total farm worker housing units all occupied.
	- Determine if additional housing is needed		Conduct an annual needs survey.	Ongoing	At this time two additional farm worker housing units could be utilized.
11	Housing for the Homeless - short-term beds (HE-34)	CPCI; Housing Commission	Support the concept of providing continuum of housing for the homeless ranging from short-term beds to affordable low-cost permanent housing. Support providers of homeless services to provide short-term beds, including for emergency situations.	Full spectrum of services Increase of 200 short-term beds by 2010.	Pursuant to HUD's McKinney Vento Requirements San Diego's 2009 housing inventory: total number of emergency shelter beds = 437
	Housing for the Homeless - long-term beds		Give primary emphasis to provision of homeless facilities in the development of service enhanced longer-term beds.	Increase of 300 permanent supportive housing units	Pursuant to HUD's McKinney Vento Requirements San Diego's 2009 housing inventory: total number of transitional housing beds = 1509
	Housing for the Homeless - Hoffmaster		In accordance with "Hoffmaster v. City of San Diego," publish and maintain a list of potential sites for transitional housing on file at the City Clerk's office.	Report to Planning Commission and City Council	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
	Housing for the Homeless - Special Needs		Provide permanent supportive housing opportunities for special needs populations including those with mental illness, disabilities and substance abuse problems.	Provide 200 units by 2010.	Pursuant to HUD's McKinney Vento Requirements San Diego's 2009 housing inventory includes: total number of Permanent Supportive Units = 771
12	Parking Standards for Emergency Shelters (HE-37)	CPCI	Reexamine the space standards and parking requirements currently required for emergency shelters to ensure that they are reasonable.	Ongoing.	In 2009, San Diego City Council approved and initiated a contract to commence a study to examine parking needs for transit oriented, and possibly rent restricted affordable housing. The study will provide a basis for future recommendations on affordable housing parking requirements.
13	Regional Task Force on Homeless (HE-37)	CPCI	Provide annual funding to 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. 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.	Ongoing	City continues to provide annual funding. Program continues to provide services as stated in objective.
14	Listing of Affordable Housing Units (HE-37)	Housing Commission	Maintain a comprehensive listing of housing developments in the City which have units reserved for low-income households.	Updated quarterly	Updated quarterly and posted on <a href="http://www.sdhc.org">www.sdhc.org</a> , Affordable Housing Lists.

15	Legislation for Affordable Housing (HE-37)	Housing Commission	Seek and support legislation related to Affordable Housing	Ongoing	The City and SDHC continues to review federal and state legislation related to affordable housing.
16	Pursuit of state and federal funding (HE-38)	City of San Diego/ Intergovernmental Relations	Seek legislative changes at the state and federal levels to make affordable housing programs more responsive to the needs of low-income households.	Ongoing	The City and SDHC continues to review federal and state legislation related to affordable housing.
17	Inclusionary Housing (HE-38)	Housing Commission	Promote provision of affordable housing throughout all areas of the City and near all major employment centers.	505 units per year and provide 2,525 units by 2010.	136 units, 16th & Market 28 units, Studio 15 164 units Total
	Annual Program Review	Housing Commission	Annually review the results of the inclusionary program to consider adjusting the in-lieu fee to assure construction of affordable units.	Annual Review	Ongoing
18	Low-Interest Loans (HE-39)	Housing Commission	Promote provision low-interest loans throughout all areas of the City and near all major employment centers.	Provide 150 units per year and 750 units by 2010.	396 units were funded using low-interest loans. The increase from 2008 is attributable to a couple of larger development projects that completed construction in 2009.
19	Accessibility (HE-39)	DSD	Prepare an ordinance to address visitability in new single-family and duplex dwellings.	Adoption of an ordinance	Ordinance drafted and scheduled for City Council consideration. Will require California Coastal Commission approval before applicable in coastal zone.
	Visitability in Single-family and Duplex homes		Regulations to address visitability and accessibility to new single family and duplex homes for people with disabilities.	70% of newly constructed units will incorporate universal design features	Regulations that create incentives that encourage accessible units and units that are visitable by persons with disabilities have been drafted and are scheduled to be heard by the City's Planning Commission in March 2010 followed by City Council and the California Coastal Commission later in 2010.
20	Identify City-owned property for	Housing Commission;	Develop City owned sites with housing.	2 or more City-owned sites by 2010	SDHC is collaborating with the City's Real Estate Assets

	affordable housing (HE-39)	Real Estate Assets			Department to identify surplus City-owned properties that are candidates for affordable housing sites. One potential site was identified in 2009.
21	Encourage employer-assisted and employer-developed housing (HE-39)	Housing Commission	Partner with area employers to develop employer-assisted housing programs and employer-developed housing opportunities.	Employer assisted housing projects by 2010	SDHC continues to encourage employers assisted housing opportunities, with particular emphasis on employer developed housing.
<b>GOAL #2</b>					
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.					
<b>Quantitative Objective: Progress Towards Maintenance and Preservation</b>					
1	Housing Code Enforcement (HE-51)	City of San Diego Neighborhood Code Compliance	Continue to implement a housing code enforcement program on a complaint basis. Promote the replacement of substandard housing units which cannot feasibly be rehabilitated and coordinate code enforcement efforts with housing rehabilitation programs.	Inspect 5,000 units annually and 25,000 units by 2010.	Inspected approx. 2100 residential units in response to complaints and in proactive enforcement areas
2	Farm Workers Housing Inspection (HE-52)	City of San Diego Neighborhood Code Compliance	Inspect City-owned units annually.	Inspect all City-owned units annually	Inspected City-owned units on "as-needed basis" and at the request of Real Estate Assets
3	Mobile Home Inspection (HE-52)	City of San Diego Neighborhood Code Compliance	Inspect 5% of Mobile Home Parks each year to ensure compliance with CA Code of Regulations, Title 25, and Health and Safety Codes	Inspect 1,300 mobile homes	Inspected approx. 1246 mobilehomes in 39 mobilehome parks citywide
4	Housing Maintenance Education Training (HE-52)	San Diego Apartment Association; San Diego Association of REALTORS	Primarily to keep maintenance personnel as informed as possible in their respective field. Program topics include focus on new hires and long-term employees.	At least 2 programs annually	The San Diego County Apartment Association offered 46 property maintenance-related educational classes and seminars in 2009. Some were part of professional certification programs (e.g. CCRM, NALP, CAM). Topics included:

					OSHA regulations, fair housing, water conservation, bed bugs, interior & exterior maintenance and repair, electrical maintenance and repair, plumbing maintenance and repair, pool safety, crime free housing, recycling, legal & legislative updates, policies & procedures, heating & air conditioning maintenance and repair, budgets, qualifying residents, ID theft, human resources, etc.
	- Universal Design Awareness	Housing Commission	Require affordable housing developers seeking financial assistance to attend programs which describe guidelines for incorporating universal design components in projects	Ongoing with all NOFA applicants	Universal Design Guideline compliance is a requirement of all Opportunity Fund applications/DDAs/OPAs. SDHC meets with all developers to review universal design standards on all proposed projects.
5	Code Enforcement/Rehabilitation Coordination (HE-52)	City of San Diego Neighborhood Code Compliance; Housing Commission	Refer property owners with code violations to private and public lending institutions for assistance to repair and rehabilitate their units.	Ongoing	Ongoing – Completed rehab on 8 units referred by Code Compliance
6	Neighborhood Cleanup (HE-52)	Environmental Services Department, Waste Reduction & Enforcement Division, Code Enforcement	Support neighborhood cleanup programs.	10 per year	ESD performed 85 community cleanups in 2009
<b>Quantitative Objective: Progress Towards Preservation of Low-Income Housing</b>					
1	Acquisition / Rehabilitation Preservation (HE-67)	Housing Commission	Acquire and rehabilitate housing units that preserve affordability in rental projects that are "at risk" of converting to market-rate rents.	Provide 100 units per year and 600 units by 2010.	0 units
2	Amend SRO relocation and displacement ordinances (HE-68)	DSD; Housing Commission	Strengthen ordinances to ensure continued preservation and expansion of SRO's as a viable housing resource.	City Council adoption and Coastal Commission certification FY2006	No activity on regulations during 2009.

<b>Quantitative Objective: Progress Towards Housing Rehabilitation</b>					
1	Homeowner Rehabilitation (HE-70)	Housing Commission	Effectively implement a low-interest loan program, a 0% interest deferral loan program and the HOMEWORKS program.	Provide 107 units per year. Provide 535 units by 2010.	Completed 71 units
2	Rental Housing Rehabilitation (HE-71)	Redevelopment; Housing Commission	Provide funding support to assist in the rehabilitation of renter-occupied housing.	Provide 40 units per year. Provide 200 units by 2010.	Completed 40 units
3	Mobile Home Grants (HE-71)	Housing Commission	Provide funding support for the rehabilitation of mobile home owners.	Provide 100 units per year. Provide 500 units by 2010.	Completed 89 units
4	Acquisition / Rehabilitation (HE-71)	Housing Commission	Provide funding support to acquire and rehabilitate housing units with a portion of these to be affordable to low-income households.	Provide 110 units per year. Provide 550 units by 2010.	92 units completed, Village Green Apts.
5	Physical Modifications for Disabled (HE-71)	Housing Commission	Promote the availability of programs to make housing units occupied by people with disabilities accessible.	Provide 50 units per year for two years. Provide 100 units by 2010.	Completed 19 units  *Note: that goal was only for state EAGR grant from 2005-2007. Since then only Local Housing Trust Fund covers the maximum 15 per/year.
6	Farm Worker Housing Rehabilitation (HE-71)	Real Estate Assets	Rehabilitate City owned units in San Pasqual Valley.	Ongoing as needed.	Ongoing on "as-needed basis" and at the request of Real Estate Assets. FEMA grant funding in place for alternate farmworker housing projects as a result of the 2007 wild fires.
<b>GOAL #3</b>					
Minimize governmental constraints in the development, improvement and maintenance of housing without compromising the quality of governmental review or the adequacy of consumer protection.					
<b>Quantitative Objective: Progress Towards Reduction of Government Constraints</b>					
1	Project Management (HE-76)	DSD	Consolidate review functions, speed project review, assign a single point of contact for each project, create a project tracking system, and focus on better customer service overall.	100% citywide implementation through this plan period	Ongoing
2	Project Tracking System (HE-76)	DSD	Efficient development review and customer service, organizes	Ongoing	The Development Services Department continues to use the

			customer flow, maps project information, supports development review, project management, fee invoice, and permit and inspection activities.		Project Tracking System to assist in the development review process.
3	Affordable / In-fill Housing and Sustainable Building Expedite Program (HE-77)	DSD	Reduced processing times for projects meeting criteria to be considered Affordable/Infill projects or sustainable buildings.	Ongoing effort to reduce processing time by 50%	Development Services continues to reduce processing time by 50% for eligible affordable and sustainable projects. During 2009, 88 units within 21 projects participated in this program.
4	Accessible Expedite Procedure (HE-77)	DSD	Consider adding accessibility as a qualified development consideration for addition to City's current Expedite Program.	Implement by 2007 reducing processing time by 50%	Regulations that create incentives (Including inclusion in the Departments Expedite Program) that encourage accessible units and units that are visitable by persons with disabilities have been drafted and are scheduled to be heard by the City's Planning Commission in March 2010 followed by City Council and the California Coastal Commission later in 2010.
5	Land Development Code Changes for Housing Affordability (HE-77)	DSD	Continue to study and implement zoning and permit processing changes to further reduce housing costs and average permitting times.	See below:	The Department is working with stakeholder groups on numerous process and regulatory changes that save time and expense in the development review and permitting process.
	- Planned District Ordinances (PDO)	DSD	Review all of the PDO's toward the goal of: replacing with citywide regulations where appropriate; create new regulations when needed; and implement overlay zones to protect unique community assets.	Implement Changes by 2010	Ongoing. PDOs are evaluated along with applicable community plan updates.
	- Parking Regulations	DSD/CPCI	Consider changes to the parking regulations to facilitate housing	Implement Changes by 2010	In 2009, San Diego City Council approved and initiated a contract to



			production and affordability.		commence a study to examine parking needs for transit oriented, rent restricted affordable housing. The study will provide a basis for future recommendations on affordable housing parking requirements.
6	Companion Unit Ordinance (HE-78)	DSD	Adopted in 2003 to be more streamlined and efficient by allowing ministerial processing.	Ongoing	Proposed changes to the companion unit ordinance to allow more companion units through a ministerial permit process are on the Code Update work program.
7	Re-examination of Public Facility Standards (HE-78)	CPCI	Realistic standards that allow for provision of public facilities in all communities.	Update General Plan to include flexible public facility standards	Ongoing implementation of General Plan policies which provides provisions for public facilities.
8	Impact Fee Reevaluation (HE-79)	Housing Commission; DSD	Review current fees and explore additional sources.	Implementation of revised fee system	Annual Review at the direction of Land Use and Housing September 2, 2009 and Housing Authority October 20, 2009
9	Master Environmental Impact Reports (HE-79)	DSD	Use Master EIR's for redevelopment and specific plans.	Ongoing	Master EIR's are being used by the Redevelopment Agency and the City when feasible and appropriate.
10	Exemptions of Affordable Housing from Environmental Review (HE-79)	DSD	Utilize CEQA exemption for affordable housing to help manage processing time and costs.	Ongoing	The City continues to aggressively implement Section 21080.14 of the Public Resource Code which exempts certain affordable housing projects of 100 units or less from CEQA if certain criteria are met.
11	Community Planning Group Training (HE-79)	CPCI	Educate participants in the community planning process on how to implement community and affordable housing objectives.	One training program annually	Ongoing. Training is offered annually.
12	Reasonable Accommodations Requirement (HE-79)	DSD	Evaluate and revise its Land Development Code procedures as appropriate including eliminating all discretionary requirements for processing Reasonable	Revise procedures by FY 2008	Completed.

			Accommodations requests.		
13	Residential Care Facilities Locational Requirements (HE-79)	DSD	Evaluate, and revise as appropriate, locational requirements for residential care facilities including the quarter mile separation requirement.	Reevaluate locational requirements by 2010	City Attorney issued opinion suggesting Municipal Code changes. Regulations will be proposed for revision as part of FY11 Code Update work program.
<b>GOAL #4</b>					
Provide Affordable Housing Opportunities, Both for Low-Income Renters and Low- to Moderate-Income Homebuyers					
<b>Quantitative Objective: Progress Towards Housing Affordability</b>					
1	Section 8 Certificate / Vouchers (HE-87)	Housing Commission	Take maximum advantage of federal resources available to provide financial assistance to extremely low-income households. The goal is to assist 500 households by 2010.	100 units per year	662 units
2	Supportive Housing Program (HE-87)	Housing Commission	Take maximum advantage of resources available to provide financial assistance, counseling and related services. This program is designed to assist homeless persons, including people with disabilities and other special needs, in the transition to independent living.	300-400 beds annually	684 transitional beds
3	Housing Opportunities for People with AIDS (HOPWA) Tenant Based Rental Assistance Program (TBRA) (HE-88)	Department of Housing and Community Development County of San Diego	Provide homeless and non-homeless persons with assistance through rental assistance, group home living and by providing permanent housing opportunities through acquisition/rehabilitation of housing units and supportive services.	80 households per year	89 households per year
4	Shelter Plus Care (HE-88)	Housing Commission	Take maximum advantage of resources available to provide financial assistance, counseling and related services to homeless persons and families in need.	40 per year and 200 units by 2010.	237 units under lease Plus 5 new unit awarded in 2009
5	Existing Public Housing (HE-88)	Housing Commission	Take maximum advantage of all federal state and local resources available to provide financial	Ongoing	In November 2007, SDHC transitioned out of the public housing program. SDHC still owns

			assistance, counseling and related services to low-income renters and first-time homebuyers. Maintain occupancy of 1,782 units.		and operates public housing units; however public housing residents have been awarded Section 8 vouchers. Residents may use the voucher to remain in their residence or rent from any landlord accepting vouchers. The U.S. Department of Housing and Urban Development approved the conversion of 1,366 public housing units to apartments that accept federally funded Section 8 rental assistance vouchers.
6	Counseling Assistance to First-Time Homebuyers (HE-88)	Consumer Credit Counselors	Take maximum advantage of all federal state and local resources available to provide counseling and related services to first-100/year time homebuyers. Homebuyer education for 500 households.	100/year	Ongoing. See Below for those who received financial assistance.
7	Financial Assistance to First-Time Homebuyers (HE-89)	Housing Commission	Take maximum advantage of all federal state and local resources available to provide financial assistance, and related services to first-time homebuyers. Financial assistance to at least 650 households.	130/year	During Calendar Year 2009, the Housing Commission assisted 130 first-time homebuyers with the purchase of their home by providing the following:  ISSUED 36 – Regular Mortgage Credit Certificates 24 – REO Mortgage Credit Certificates (special allocation geared to real estate owned \ foreclosed properties)  FUNDED 15 – Shared Appreciation loans 56 – Deferred 3% Interest loans 14 – Neighborhood Stabilization Homeownership Program (NSHP) 0% Interest Deferred loans

					<p>16 - Neighborhood Stabilization Homeownership Program (NSHP) Closing Cost Assistance grants  31 – Regular Closing Cost Assistance grants  68 – Down Payment\Closing Cost Assistance grants</p> <p>NOTE: Included in the above 130 homebuyers assisted, were 28 Affordable For-Sale units (10 Redevelopment Agency, 2 Inclusionary and 13 NCFUA Resale Affordable For-Sale and 3 Redevelopment Agency Resale Affordable For-Sale).</p>
8	<p>Relocation / Eviction Assistance (HE-89)  Note: This program is no longer operational.</p> <p>CalWORKs-linked Homeless Assistance (HA) Program is operational.</p>	<p>San Diego County Department of Health and Human Services</p>			<p>Homeless Assistance is available to eligible CalWORKs clients. There are two basic types of HA – Temporary and Permanent. The family may receive temporary HA for shelter costs if the family has no place to stay while they are looking for a permanent place to live. Temporary HA is limited to 16 consecutive calendar days maximum. There are also two types of Permanent HA. The family may receive Permanent HA to help pay for costs of securing a new permanent residence, if they have no fixed or regular night time residence. The family may also receive a new type of Permanent HA if the landlord has given the family a pay rent or quit notice. This second type of homeless assistance may cover up to two months of back rent.</p>
9	Shared Housing for	Elder Help of	Help adults 55+ remain	70 matches per year	Calendar year 2009 attained 26

	the Elderly - ElderHelp of San Diego (HE-89)	San Diego	independent at home while providing an affordable housing option for adults of all ages.	for a total of 350 matches by 2010	matches. Ongoing program with a current match goal of 52 per contract year (7/01/09-6/30/10)
10	Housing Affordability Impact Statement (HE-89)	Housing Commission; CPCI	A Housing Impact Statement is provided in reports to decision makers to convey the effect of a proposal on achieving or maintaining affordable housing.	Ongoing	SDHC and City staff continue to provide housing impact statements in reports to the Housing Commission, Planning Commission, and City Council.
11	Mobile Home Relocation (HE-89)	Housing Commission	The City will require that the tenant relocation provisions of SD Muni. Code Chapter 14, Article 3, Division 6 be met.	Ongoing	Ongoing implementation of the Mobilehome Park Discontinuance and Tenant Relocation ordinance. Mobile Home Policy 300.401. An update to this ordinance was approved by the City Council Committee Land Use and Housing in 2009.
12	Mobile Home Mediation / Communication (HE-90)	Housing Commission	The City will require that the tenant relocation provisions of SD Muni. Code Chapter 14, Article 3, Division 6 be met.	Ongoing	SDHC contracts with the National Conflict Resolution Center to provide mediation and conflict resolution for mobile home park owners and mobile home residents.
13	Community Reinvestment Act (HE-90)	City-County Reinvestment Task Force	Encourage lenders to meet their Community Reinvestment Act obligations through participation in public and not-for-profit affordable housing projects and programs to encourage homeownership. To the extent consistent with yield and security considerations, the City shall 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.	Annual monitoring of lending institutions in CRA obligations	Annual financial institution review of Home Mortgage Disclosure Act (HMDA) data to assess compliance with CRA obligations.
14	Housing Trust Fund (HE-90)	Housing Commission	Consider alternative strategies for leveraging public dollars allocated for affordable housing to generate maximum external revenues in order to make expand the HTF and	Ongoing	SDHC continues to explore additional funding sources to expand the pool of Housing Trust Fund resources.

			other public affordable housing resources.		
15	Shared Risk Loan Pool (HE-91)	City-County Reinvestment Task Force	Promote non-traditional development projects to the lending community.	Provide 50 per year and 250 by 2010.	RTF continues to encourage lending institutions to provide capital to fund innovative projects in particular affordable units in low- and moderate-income neighborhoods.
16	Condo Conversion Relocation Policy (HE-91)	Housing Commission	Tenants who are displaced due to conversion of rental units to condominiums will receive the equivalent of three months' rent as a relocation payment. Assist all rental tenants displaced by condominium conversions.	Ongoing	Ongoing implementation of the Condo Conversion ordinance.
	Condo Conversion Good and Neighborhood Policy		Units undergoing conversion to meet good neighbor standards.	Ongoing	Ongoing. Municipal Code revisions enacted mandating landscape and parking standards for condo conversion projects.
17	Assistance to Nonprofit Development Corporations	Local Initiative Support Corp.; Housing Commission	1,000 units	200 per year	No CHDO-funded projects were completed in CY09.

**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

**Quantitative Objective: Progress Towards Affordable Housing Goals and Community Balance**

1	Inclusionary Housing (HE-103)	Housing Commission	Require that 10% of units be affordable to low- and/or moderate-income residents or payment of an in-lieu fee.	Ongoing	Ongoing. The Department collected over \$3,900,000 in in-lieu fees during the 2009 calendar year.
2	On-Site Building Density Bonus (HE-103)	DSD; Housing Commission	Provide a 10% ministerial bonus to projects that build required inclusionary units on-site rather than paying the in-lieu fee.	1,000 units by 2010.	Ongoing implementation of the Affordable Housing Density Bonus ordinance.
3	Community Plan Density Range	CPCI; DSD	Ensure that new developments adhere to housing density ranges	Ongoing	Ongoing implementation of General Plan policy LU-C.4 to ensure that

	Implementation (HE-103)		in community plans.		proposed development meets density minimums of land use designations.
4	Balanced Community Policy (HE-103)	CPCI; Housing Commission	Update and strengthen the Balanced Communities Policy to incorporate other community balance policies and programs in Housing Element in order to move closer toward economically balanced communities throughout the City.	Amend Council Policy by FY 2007	This Council Policy has not been updated. The 2008 General Plan incorporated balanced community policies within the Land Use & Community Plan Element.
5	Transit-Oriented Development (HE-103)	CPCI	Locate higher-density housing principally along transit corridors, near villages and in proximity to employment opportunities.	Address in the General Plan update and community plan updates.	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 which promote housing, employment and services along transit corridors and near identified villages.
<b>Quantitative Objective: Progress Towards Use of Redevelopment Agency Low- And Moderate-Income Set Aside Fund</b>					
1	Rental Rehabilitation (HE-107)	Redevelopment	Coordinate its plans and programs for the provisions and preservation of affordable housing with those of other governmental and not-for-profit agencies involved in the provision of affordable housing.	Approx. 36 per year and 175 units by 2010.	No rehabilitation loans were provided by the Agency for rental properties in Calendar Year 2009.
2	Rental New Construction (HE-107)	Redevelopment	Assist in financing the construction of new rental units affordable to very low-, low- and moderate-income households emphasis on housing for working families	Approx. 400 per year and 1,950 by 2010.	In Calendar Year 2009, the Redevelopment Agency provided financial assistance for the construction of 473 new rental units, of those, 468 are affordable to very-low, low and moderate-income households.
3	Owner-Occupied Housing Rehabilitation (HE-107)	Redevelopment	Redevelopment set-aside funds will be used to improve existing housing owned by very low- and low-income households to	Approx. 40 per year and 250 units by 2010.	36 rehabilitation loans/grants during Calendar Year 2009 through the Agency's Housing Enhancement Loan Program (HELP)

			revitalize depressed neighborhoods.		
4	For-Sale Units (HE-108)	Redevelopment	Assist in financing the construction of new condominiums, townhomes and single-family homes with purchase prices affordable to moderate-income households.	Approx. 50 per year and 250 units by 2010.	No new for-sale units were assisted/development by the Redevelopment Agency in Calendar Year 2009. 5 First-Time Homebuyer Loans were funded through the Agency's Home in the Heights Program.
5	Special Purpose Housing (HE-108)	Redevelopment	Help secure funding and locations to create housing linked to supportive services for special needs populations.	Approx. 75 per year and 375 units by 2010.	None assisted/developed by the Redevelopment Agency in Calendar Year 2009.
6	Housing Outside Redevelopment Areas (HE-108)	Redevelopment	Redevelopment set-aside funds will be used to assist in constructing new housing for families outside the boundaries of redevelopment areas where benefit can be demonstrated.	Ongoing when appropriate/ cannot be quantified	None assisted/developed by the Redevelopment Agency in Calendar Year 2009.
<b>Quantitative Objective: Progress Towards Reducing Housing Discrimination</b>					
1	Reduce Impediments to Fair Housing (HE-111)	Fair Housing Council	Take actions necessary to reduce impediments to fair housing identified in 2004-2005 update of Analysis of Impediments to Fair Housing Choice.	Ongoing	The San Diego Housing Commission contracted with one fair housing organization for the provision of fair housing services. The City administered 3 contracts to fair housing agencies to reduce impediments to fair housing as identified in 2004-2005 update of Analysis of Impediments to Fair Housing Choice.
2	Fair Housing Assessment (HE-111)	Housing Commission	Assist in enforcement of fair housing laws by providing support to organizations that can receive and investigate fair housing allegations, and provide quarterly reports to the City on discrimination complaints and their resolution.	Annual Funding	The San Diego Housing Commission contracted with one fair housing organization for the provision of fair housing services.
3	Council Policy 600-	Housing	Continue implementation of	Ongoing	The City continues to implement



	20 Implementation (HE-111)	Commission	Council Policy 600-20.		Council Policy 600-20.
<b>Quantitative Objective: Progress Towards Energy Conservation</b>					
1	Residential Interior/Exterior Water Survey Program (HE-114)	City of San Diego Water Utilities Department	Provide residential customers an interior and exterior water use survey of their home in an overall water conservation effort to save 32,000 acre feet per year by 2010.	Ongoing	Ongoing. See response to Single-family and Multi-family Audits (HE-114) below.
2	Residential toilet incentives (HE-114)	Metropolitan Water District of Southern California	Incentives for High Efficiency Toilets (HETs) are now managed by the Metropolitan Water District of Southern California (MWD). Rebates are available at <a href="http://www.bewaterwise.com">www.bewaterwise.com</a> .	Save 30,000 units annually and 150,000 Acre Feet by 2010	1439 surveys completed in 2009
3	On-Site Building Density Bonus (HE-103)	Housing Commission	Encourage and support cost effective energy technologies with both positive economic and environmental impacts.	Ongoing	Ongoing implementation of the Affordable Housing Density Bonus ordinance.
4	Single-family and Multi-family Audits (HE-114)	City of San Diego Water Utilities Department	The Water Department will conduct surveys/audits on a voluntary basis with single-family and multifamily households to assist them in reducing water consumption. Approximately 12,500 City residences shall be audited between 2005 and 2010.	2,500 units annually and 12,500 units by 2010.	1430 in 2009
5	San Diego Municipal Code Section 93.0208 and Title 24 California Building Code (HE-115)	DSD	Reduce Sewer flows as part of Memorandum decision in Civil Case 88-1001-B (United States, State of California & Sierra Club vs. City of San Diego)	Ongoing	Completed.
6	Enhanced Public Education	City of San Diego Water Utilities Department	Develop various avenues for better coordination with the San Diego County Water Authority and the Metropolitan District of Southern California.	Ongoing	Ongoing
7	Residential High Efficiency Clothes Washer Incentives	City of San Diego Water Utilities Department	Provide financial incentives in a partnership with the San Diego County Water Authority (CWA) and	750 units annually and 3,750 units by 2010.	3054 High Efficiency Washers in 2009

			MWD to provide discounts off the cost of a new qualifying HEW.		
8	Citywide Landscape Ordinance	DSD	Minimize erosion, conserve energy and water, reduce the risk of fire and improve the appearance of the built environment.	Ongoing review of development plans as required by demand	Development Services continues to implement this ordinance through project review for compliance with the City's landscape regulations. With respect to water conservation The City approved and implemented in November of 2009 a revised landscape ordinance and regulations in compliance with AB1881 which will increase water conservation measures.
9	SDG&E Conservation Programs	City of San Diego Environmental Services Department	See below:	See below:	
	- Energy Conservation A		Support SDG&E program to promote energy conservation	Ongoing	Environmental Services completed the first 3-year cycle of a funded Partnership with SDG&E and the CPUC resulting in 4.67 million kWh reduction through energy efficiency measures at City facilities (0.5 million kWh) and CFL exchanges in businesses and the community (4.17 million kWh); The next 3-year cycle of the Partnership is in place, and covers 2010-2012, and includes (see below):
	- Energy Conservation B		Support installation of photovoltaic/solar	Ongoing	800 Kilowatt solar system installed at Otay Mesa Water Treatment Facility increasing total solar generation capacity to 2.1 Megawatts of electricity.
	- Energy Conservation C		Support cost effective energy technologies with both positive economic and environmental impacts	Ongoing	This remains a priority, and requires the collaboration between many City Departments Major projects designed to further both outdoor and interior lighting technology improvements.
10	Community Energy Partnership	City of San Diego	Support and encourage high performance standards in new	Ongoing	The City's Sustainable Expedite Program has encouraged projects

		Environmental Services Department and Development Services	construction and redevelopment to promote increased energy conservation.		<p>totaling 398 dwelling units to exceed Title 24 energy conservation standards during the 2009 calendar year.</p> <p>Council Policy 600-27 will consolidate all of the expedite options for the private sector. Council Policy 900-14 refers only to City buildings and is mandatory.</p> <p>New three year partnership under California Public Utilities Commission direction starting in Jan 2010 following successful completion of 2009 partnership.</p> <p>22 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.</p>
11	Home Energy Partnership	San Diego Gas and Electric	Support the installation of photovoltaic/solar electric and solar water heating systems on new construction to promote and increase the use of renewable resources.	Ongoing	Ongoing.
12	Renewable Buy Down Program	San Diego Gas and Electric	Support cash rebates for renewable energy electric generating systems.	Ongoing	The Clean Energy Program is planned to roll-out June 2010. The Program provides a funding mechanism through Property Taxes to pay for energy efficiency, water conservation and renewable energy on homes.
13	California Tax	City of San	Support the use of tax credits for	Ongoing	Ongoing.

	Credit	Diego Environmental Services	photovoltaic or wind driven system that generates capacity of not more than 200 kilowatts.		
14	General Plan and Community Plan Updates	CPCI	Utilize its planning processes, to promote efficient land use and development patterns which conserve such resources as fuel, water and land.	Ongoing	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, and Golden Hill. Other community plans that will begin in 2010 include San Ysidro, Midway, Mission Valley, Old Town and Southeastern.