



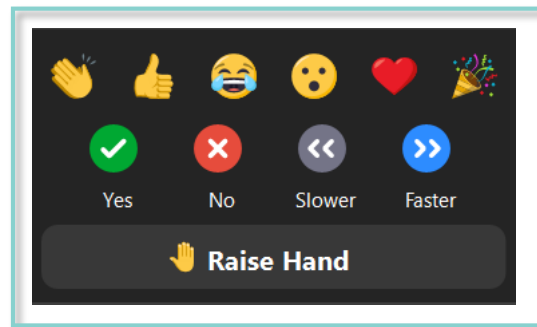
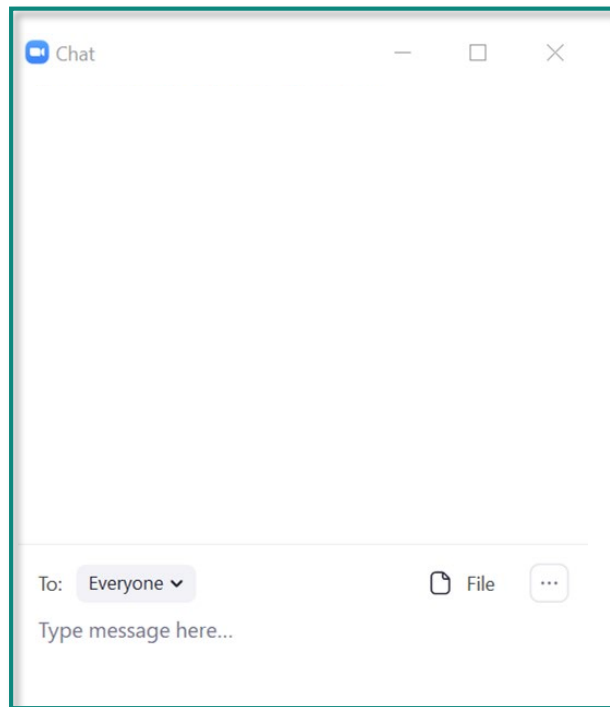
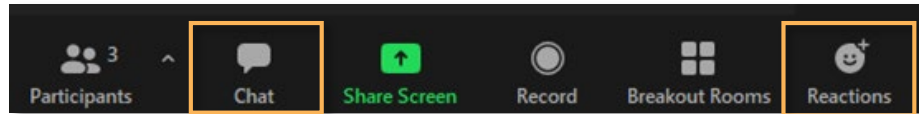
UNIVERSITY COMMUNITY PLAN UPDATE SUBCOMMITTEE MEETING

PLANNING DEPARTMENT

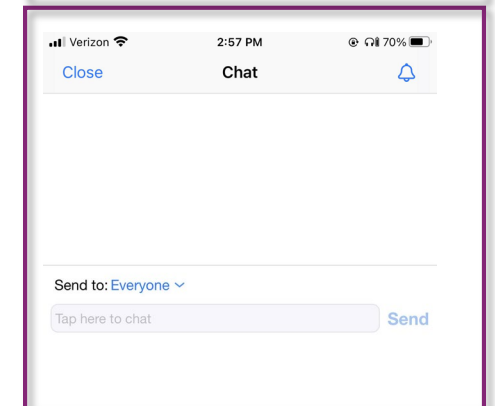
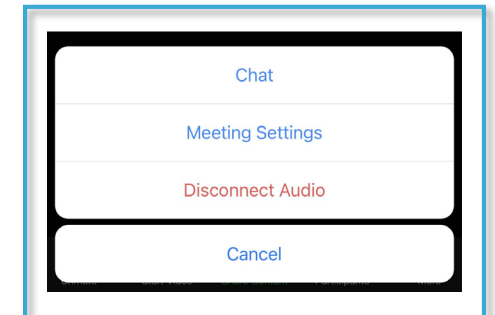
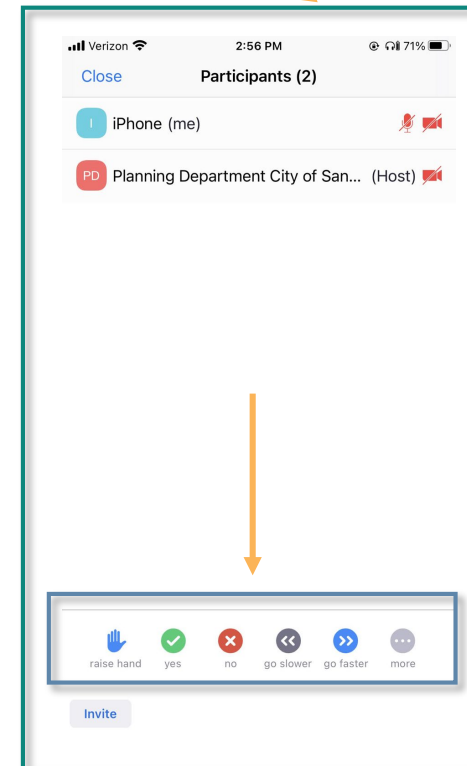
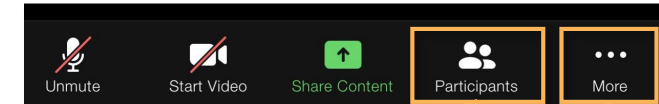
May 18, 2021

ZOOM MEETING FUNCTIONS

ZOOM ON A DESKTOP

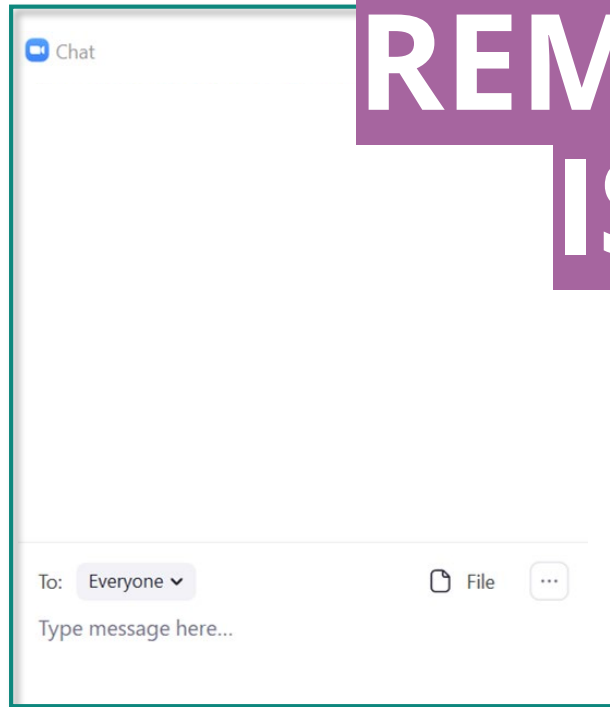
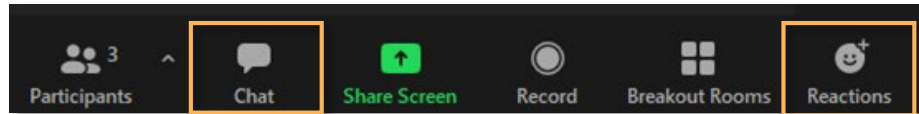


ZOOM ON A SMARTPHONE

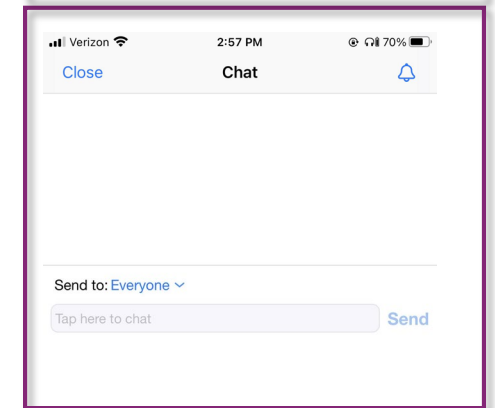
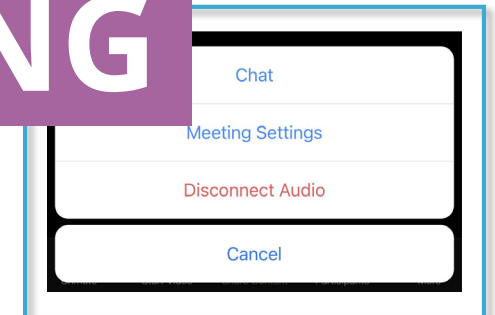
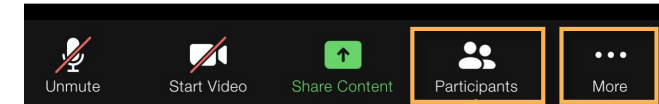


ZOOM MEETING FUNCTIONS

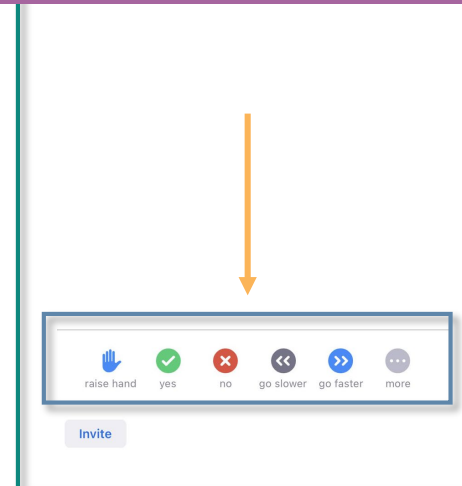
ZOOM ON A DESKTOP



ZOOM ON A SMARTPHONE



**REMINDER: THIS MEETING
IS BEING RECORDED**



AGENDA

- 5:30** CALL TO ORDER – Andy Wiese, Chair
- VIRTUAL ROLL CALL
- NON-AGENDA PUBLIC COMMENT – Two minutes per speaker
- APPROVAL OF MINUTES – March UCPUS
- 5:50** ITEM 1 INFO ITEM –Meeting Purpose & Schedule
- 6:00** ITEM 2 INFO ITEM – Citywide Housing Overview
- 7:30** ITEM 3 INFO ITEM – Art Contest
- 8:30** ADJOURNMENT

MEETING PURPOSE & EXPECTED TAKEAWAYS

PURPOSE

To provide an overview of housing within the City of San Diego and to review Art Contest submissions

DISCUSSION

A discussion on the ideas and priorities surrounding housing within the University Community

TAKEAWAYS

Subcommittee ideas and priorities on housing and the top 10 Art Contest submissions

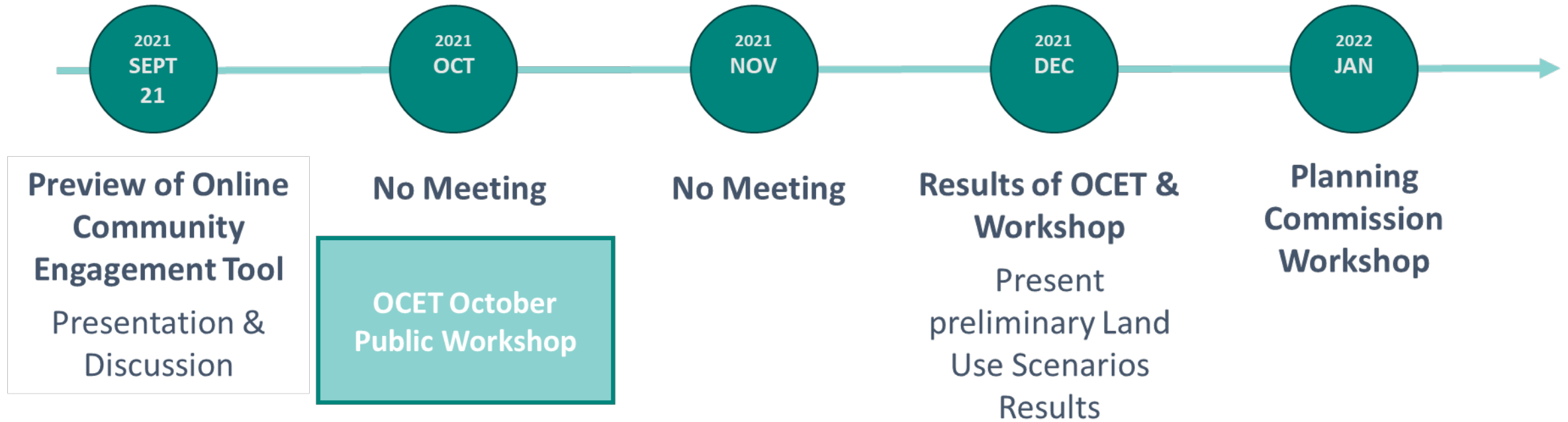
WHAT'S NEXT?

Feasibility testing of recommendations and selection of Art Contest winner(s)

UNIVERSITY CPUS SCHEDULE



UNIVERSITY CPUS SCHEDULE



A photograph of a modern, multi-story apartment building with a courtyard and parking area. The building has a light-colored facade and a flat roof with a dark metal railing. The courtyard features a paved walkway, small trees, and planters. The parking area is paved and has some blue markings. The sky is a mix of blue and orange, suggesting sunset or sunrise.

City Of San Diego

Housing Overview

HOUSING INVENTORY ANNUAL REPORT



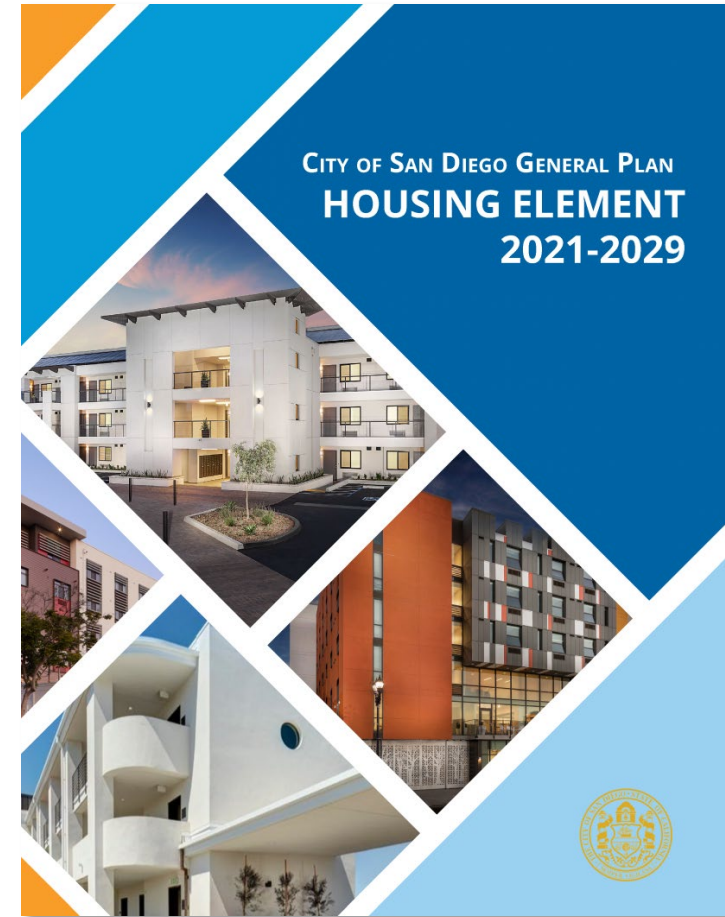
Begin by understanding the problem.



CITY OF SAN DIEGO HOUSING ELEMENT



*The General Plan's
Housing Element is the
City of San Diego's
housing plan.*



REGIONAL HOUSING NEEDS ALLOCATION (RHNA)



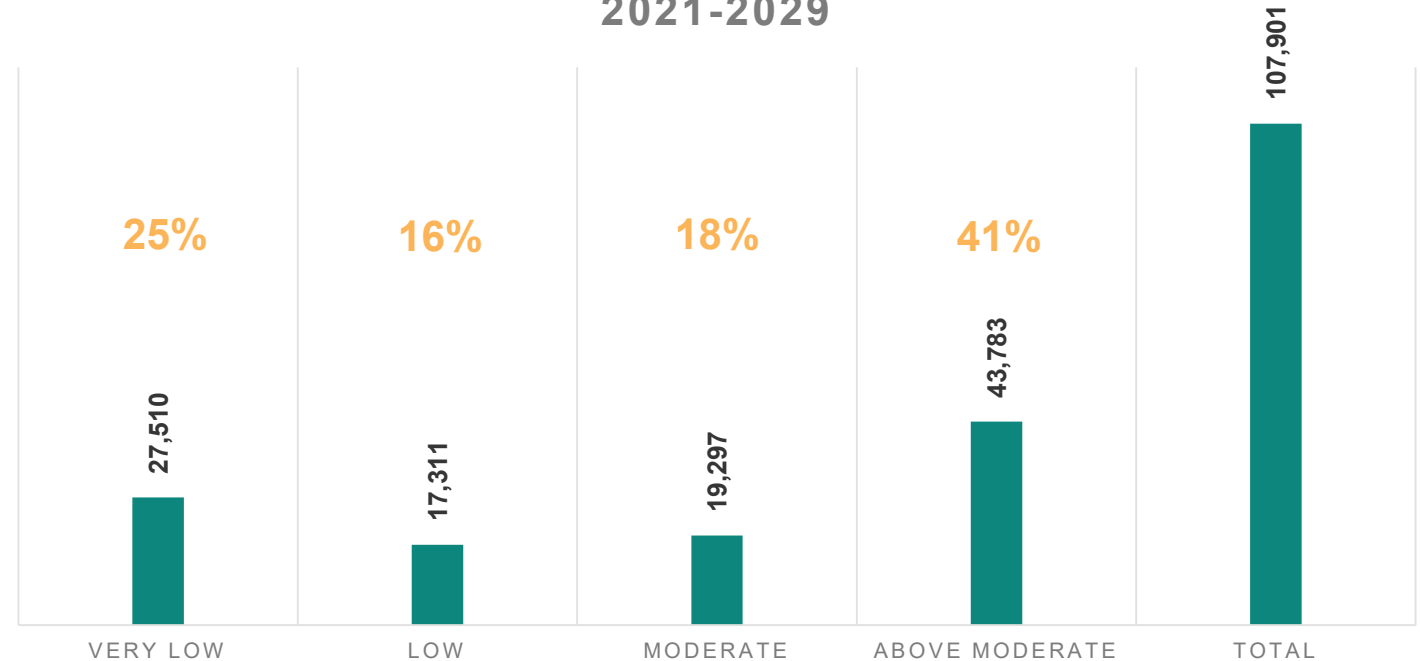
- State determines the RHNA target for the Region
- SANDAG and jurisdictions divide RHNA into jurisdiction targets
- RHNA units are categorized by Area Median Income (AMI)
 - Very Low = 0 – 50% AMI
 - Low = 51 – 80% AMI
 - Moderate = 81 – 120% AMI
 - Above-Moderate = 121% + AMI
- 2021 AMI = \$95,100 for San Diego County

RHNA – 6TH CYCLE HOUSING ELEMENT (2021 – 2029)



- 171,685 units for Region
- 107,901 unit share for City
- 63% of the Region's RHNA
- 59% of City's share is in lower-income categories

RHNA TARGETS BY INCOME LEVEL
2021-2029



RHNA – 6TH CYCLE HOUSING ELEMENT (2021 – 2029)



- 171,685 units for Region
- 107,901 unit share for City
- 63% of the Region's RHNA
- 59% of City's share is in lower-income categories

Need to **TRIPLE** annual housing production

Approximately 4,000-5,000 units are being produced per year currently

RHNA TARGETS BY INCOME LEVEL



AFFORDABLE HOUSING PRODUCTION



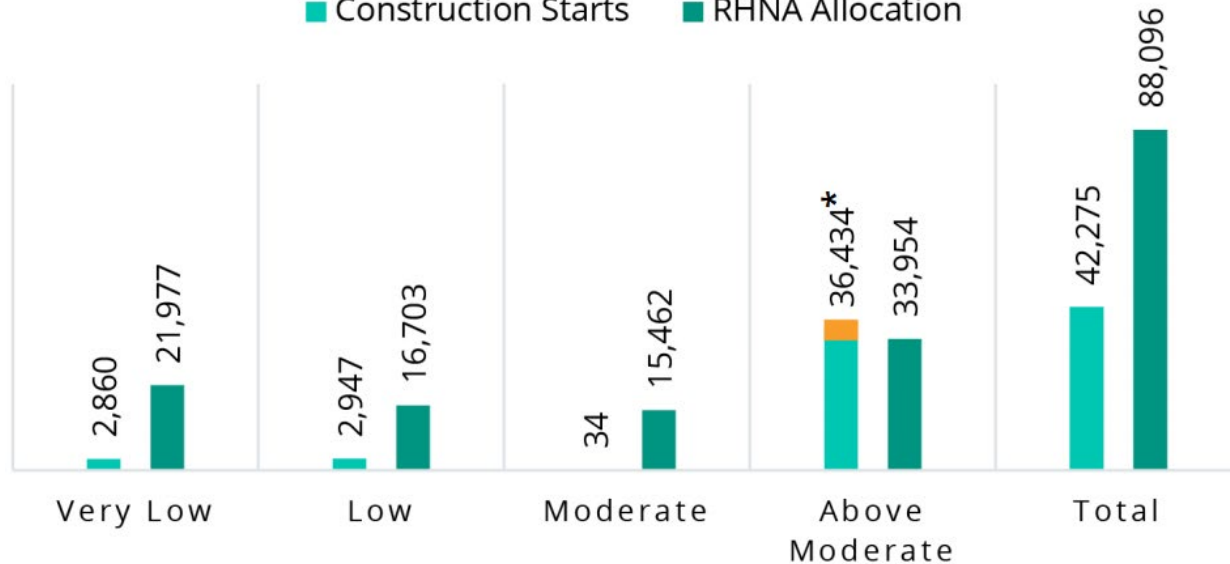
Affordable Housing Production Has Consistently Been Too Low This Cycle (2010-2019)

940

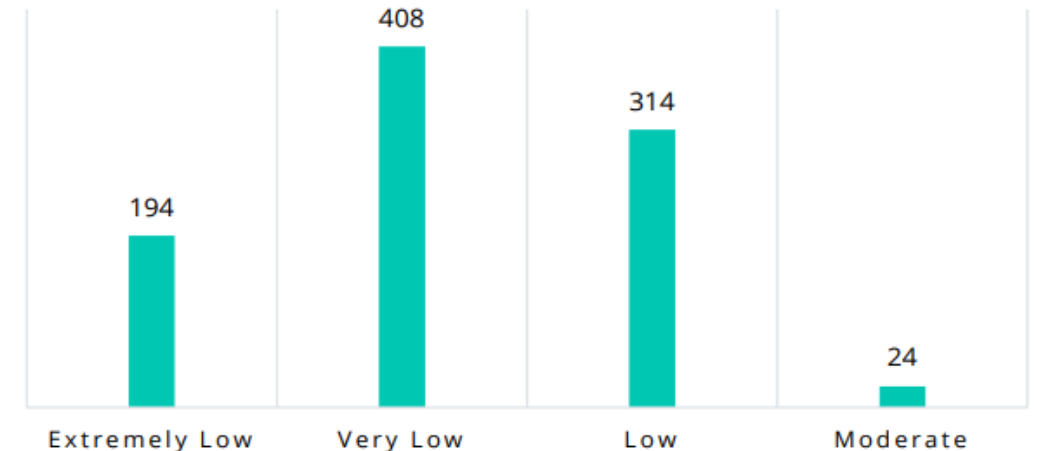
Affordable units were permitted in 2019.

Progress Toward RHNA Goals by Income Level

■ Construction Starts ■ RHNA Allocation



2019 Affordable Housing Construction Starts

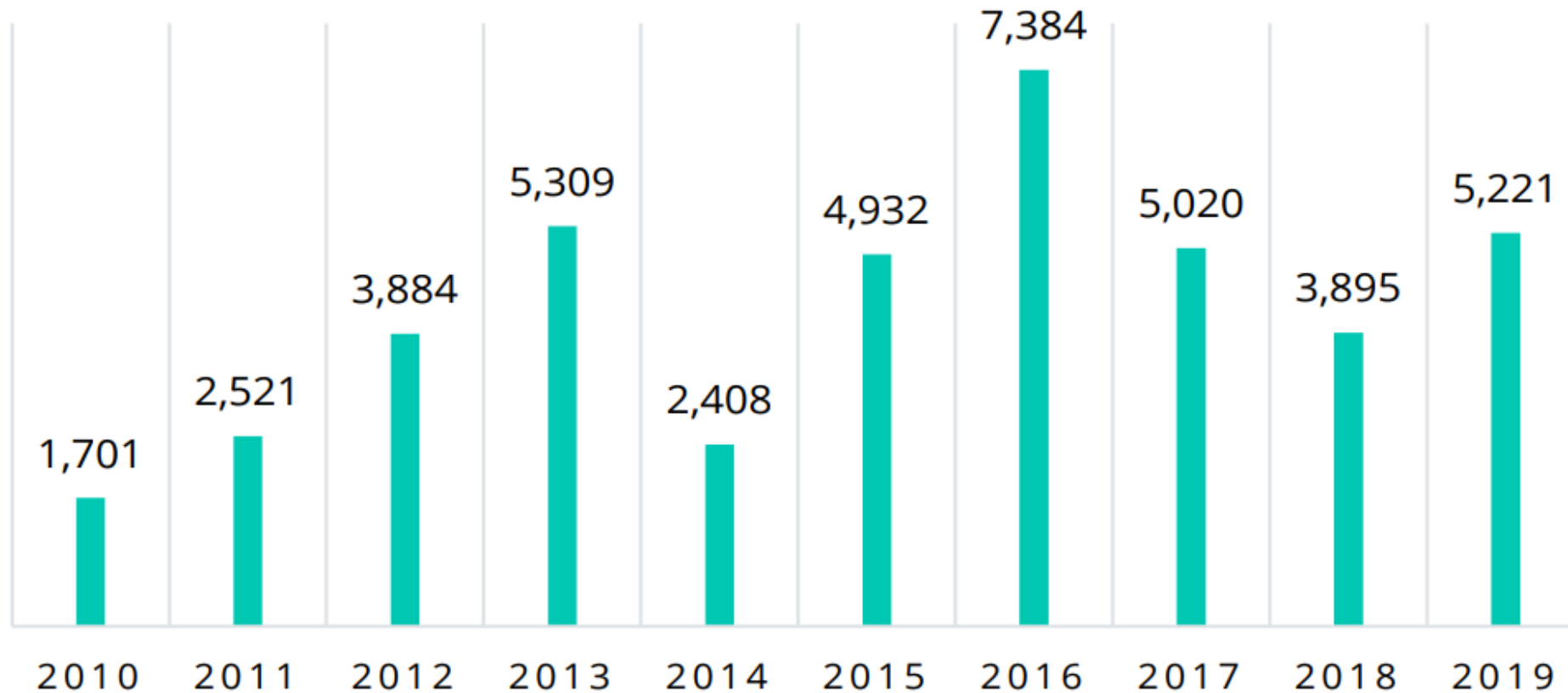


*Units that exceed an income category do not count toward the RHNA progress, but do add to the City's housing stock.

NEW CONSTRUCTION STARTS

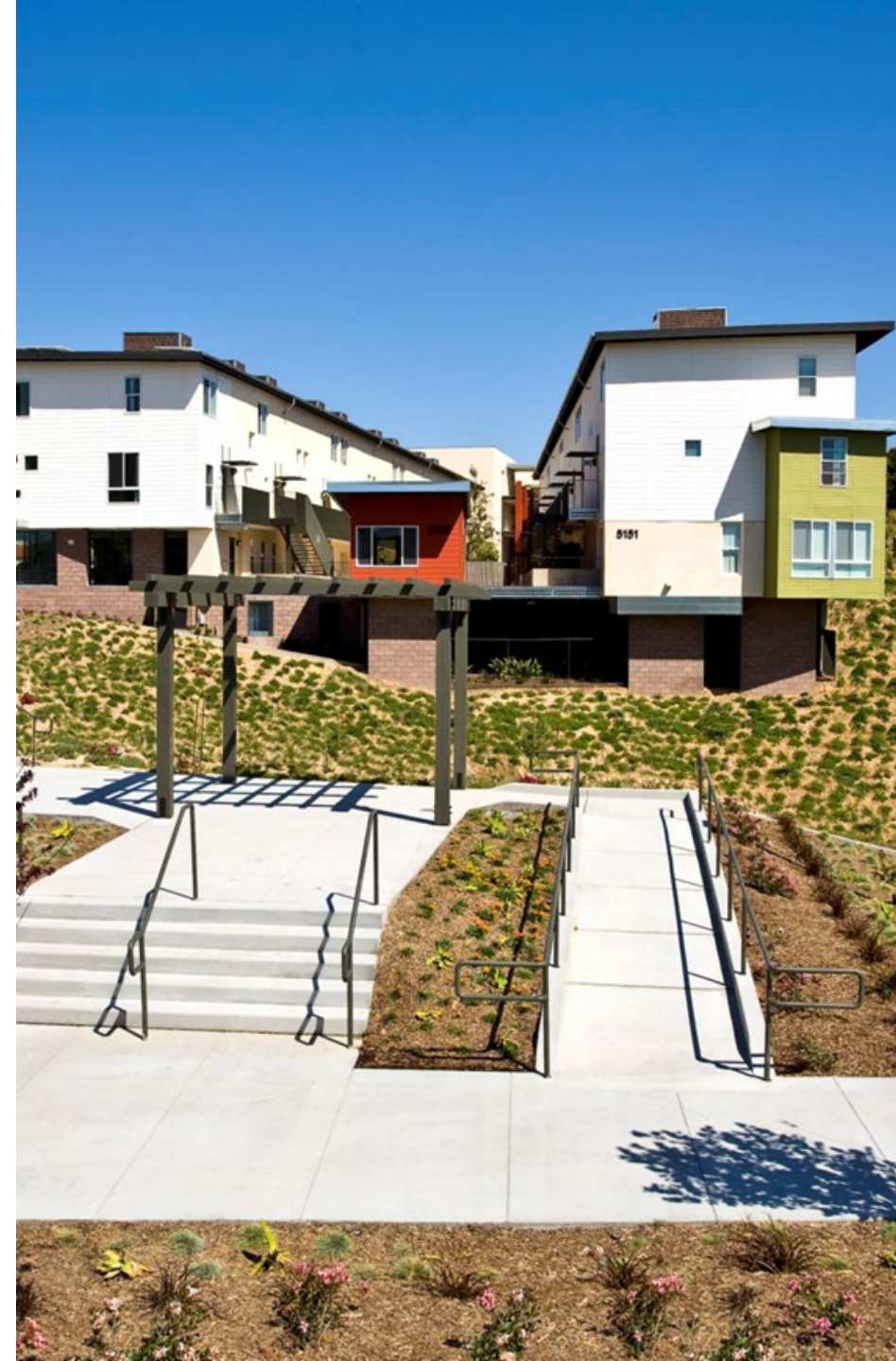


Construction Starts
2010 - 2019



ADOPTED HOUSING-RELATED ACTIONS (2014-2018)

- ✓ Affordable Homes Density Bonus Program
- ✓ Affordable/Infill & Sustainable Expedite Program
- ✓ ADU Incentives
- ✓ Micro-Unit Density Bonus
- ✓ Live/Work and Commercial Flexibility



ADOPTED HOUSING-RELATED ACTIONS (2019)

- ✓ Annual Municipal Code Update
- ✓ Permanent Supportive Housing
- ✓ Mixed Use Zoning Package
- ✓ Transit Priority Area Parking Standards
- ✓ Repurpose Underutilized Properties for Housing
- ✓ Residential Development on Religious Properties
- ✓ Permit Continuing Care Retirement Communities



ADOPTED HOUSING-RELATED ACTIONS (2020)

- ✓ Housing Legislative Package
- ✓ 2020 Land Development Code Update
- ✓ Housing Element Update
- ✓ Complete Communities Housing Solutions
- ✓ Middle-Income Density Bonus
- ✓ ADU Regulations



HOUSING AFFORDABILITY TOOLKIT



<https://www.sandiego.gov/planning/programs/housing/toolkit>

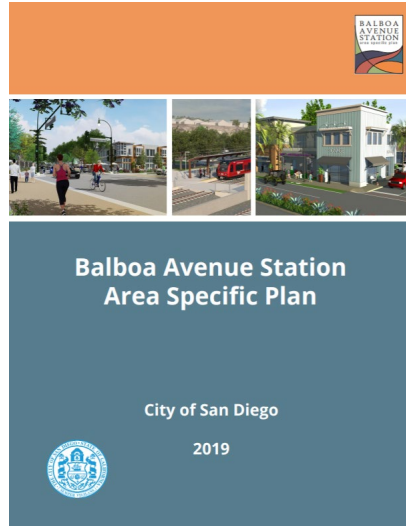


COMMUNITY PLAN UPDATES

Adding Housing Capacity through Community Plan Updates



RECENT PLAN UPDATES & SPECIFIC PLANS



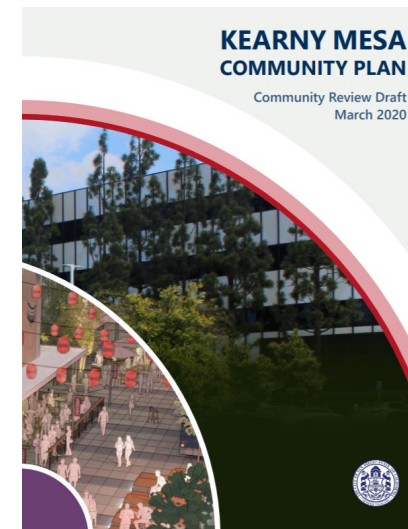
Balboa Station Area
Specific Plan
763 existing
+4,729 units*
210 total acres
26.2 units per acre



Mission Valley
Community Plan
10,000 existing
+27,913 units*
2,418 total acres
15.7 units per acre



Morena Corridor
Specific Plan
1,000 existing
+7,016 units*
280 total acres
15.7 units per acre



Kearny Mesa
Community Plan
2,800 existing
+20,000 units*
4,400 total acres
5.2 units per acre

HOUSING IN UNIVERSITY



Existing Dwelling Units in University

	Existing Dwelling Units	Percent of Total	
Multifamily Condominiums	9,417	36%	82%
Multifamily Apartments	12,372	47%	
Single Family Residential	4,731	18%	18%
Total	26,520	100%	100%

Existing Deed-Restricted Affordable Units (as of 7/6/2020)

	Active Deed-Restricted Affordable Units	All Units	Approximate % Deed- Restricted of All Units
University	360	26,520	1.4%
Total in All Community Planning Areas	23,600	530,000	4.5%

UNIVERSITY ADEQUATE SITES (2021 – 2029)



Site Category	APN	Land Use Designation	Net Potential Units
Potential Future Infill (Non-Vacant	34509015	Regional Commercial	4
Potential Future Infill (Non-Vacant	34509018	Regional Commercial	320
Potential Future Infill (Non-Vacant	34509019	Regional Commercial	12
Potential Future Infill (Non-Vacant	34829043	Community Commercial	179
Potential Future Infill (Non-Vacant	34314021	Medium-high Res (30-45 Du/Ac)	95
Potential Future Infill (Non-Vacant	34811208	Neighborhood Commercial	8
Potential Future Infill (Non-Vacant	34314022	Medium-high Res (30-45 Du/Ac)	88
Potential Future Infill (Non-Vacant	34811207	Neighborhood Commercial	43
TOTAL:			749

UNIVERSITY ADEQUATE SITES (2021 – 2029)



Site Category	APN	Land Use Designation	Net Potential Units
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Potential Future Infill (Non-Vacant	34314022	Medium-high Res (30-45 Du/Ac)	88
Potential Future Infill (Non-Vacant	34811207	Neighborhood Commercial	43
TOTAL:			749

Zoning & Land Use is currently limiting, and we need to **add housing capacity** through the **CPU**

EXAMPLES OF HOUSING POLICY

KEARNY MESA CPU

Kearny Mesa 1.11 Encourage development in village areas to include a variety of building formats to provide diversity of housing options.

Kearny Mesa 1.15 Encourage workforce housing that is affordable to a range of job and household income levels.

Kearny Mesa 1.16 Encourage the development of housing that is affordable to and meets the diverse needs of the employees in Kearny Mesa to attract employees, support reduced commute times, increase active transportation, and minimize transportation costs.

Kearny Mesa 1.21 Encourage the development of workforce, affordable, senior, and military housing in close proximity to transit stations.

EXAMPLES OF HOUSING POLICY

MISSION VALLEY CPU

Mission Valley A-40 Unbundled Parking. Encourage developers to provide unbundled parking as a means to reduce housing costs and promote alternative transportation use.

Mission Valley MXU-2 Strive to facilitate no net loss of jobs on a mixed use development that is proposed on a previously all commercial site, while increasing opportunities for housing. Encourage units that integrate job opportunities such as live/work, shopkeeper, and home occupation.

Mission Valley RES-1 Encourage the development of a variety of building formats to provide functional and visual diversity of housing options throughout the community.

EXAMPLES OF HOUSING POLICY

DRAFT CLAIREMENT CPU

Clairemont LU-1 Encourage developers to provide unbundled parking as a means to reduce housing costs and promote alternative transportation use.

Clairemont LU-2 Promote the inclusion of affordable housing in a variety of building designs (e.g. townhomes, duplexes, apartments, rowhomes, etc.) with market rate housing for multi-family and mixed-use development.

Clairemont LU-3 Encourage affordable home ownership opportunities for moderate income buyers.

Clairemont LU-50 Encourage mixed-use development that incorporates a diverse range of housing product types and building designs that provide compatible transitions to the residential neighborhood.

Clairemont LU-70 Encourage a range of housing product types, which could include rowhomes, shopkeeper units, townhomes, micro-units, and stacked flats.

A wide-angle photograph of a coastal scene. In the foreground, a sandy and rocky cliffside slopes down towards the ocean. A dirt path with stone steps leads down the cliff. The ocean is a deep blue, with white waves breaking on a sandy beach in the distance. Two paragliders with red and white canopies are visible in the clear blue sky. A semi-transparent teal banner is overlaid across the middle of the image.

Break

A child's drawing of a playground scene. The drawing is on a light-colored paper. In the center, there is a swing set with a blue frame and a yellow seat. To the right, there is a yellow slide with a blue ladder. In the foreground, there is a blue seesaw with red seats. The background features a yellow sun, white clouds, and green bushes. The text "Art Contest Submissions" is written in white, italicized font across the middle of the drawing.

Art Contest Submissions

1

Grade: 4th

Spreckels
Elementary



2

Grade: 2nd

Curie
Elementary



3

Grade: 2nd

Curie
Elementary



4

Grade: 5th

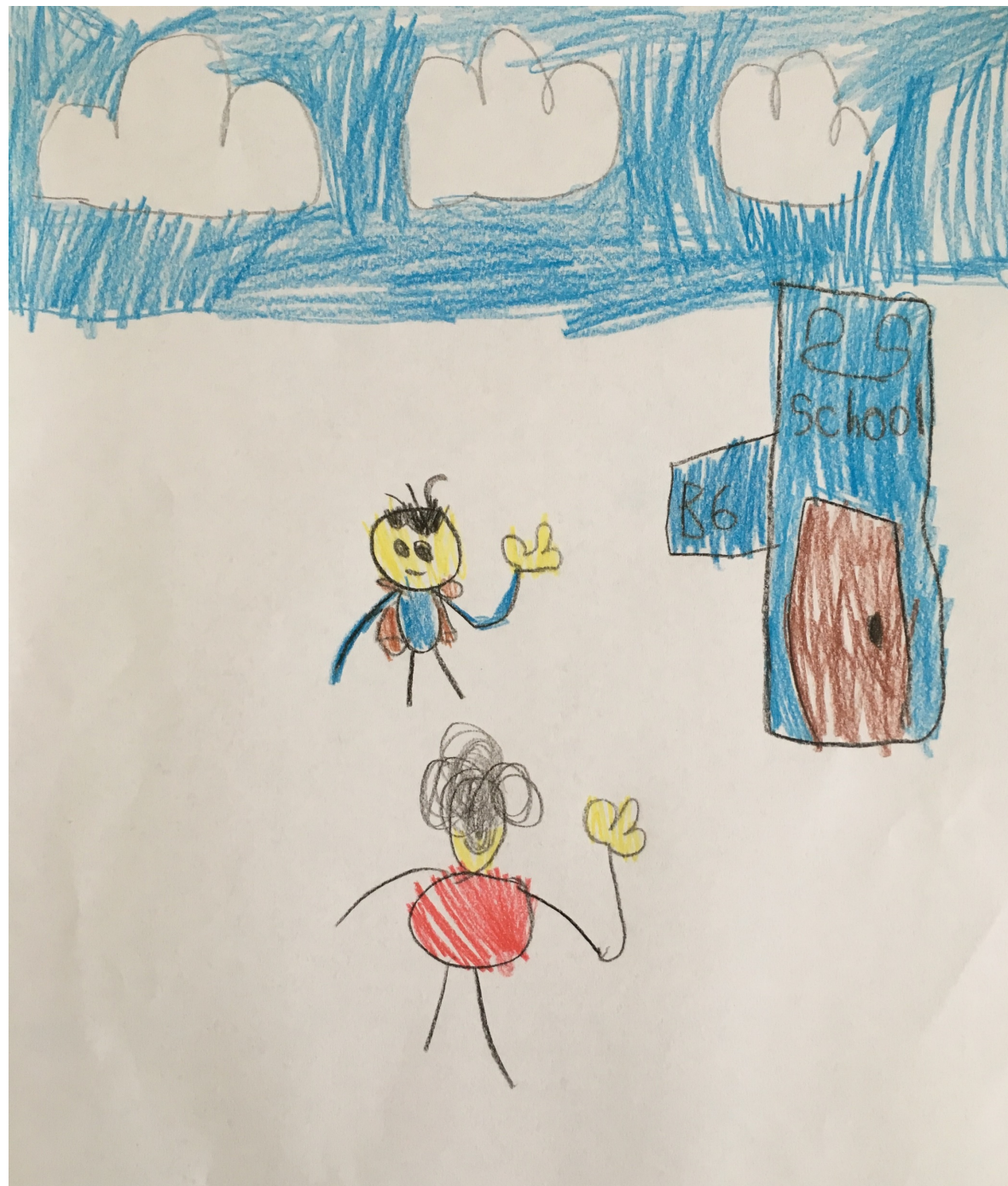
Spreckels
Elementary



5

Grade: K

Spreckels
Elementary



6

Grade: 10th

University
City High



7

Grade: 4th

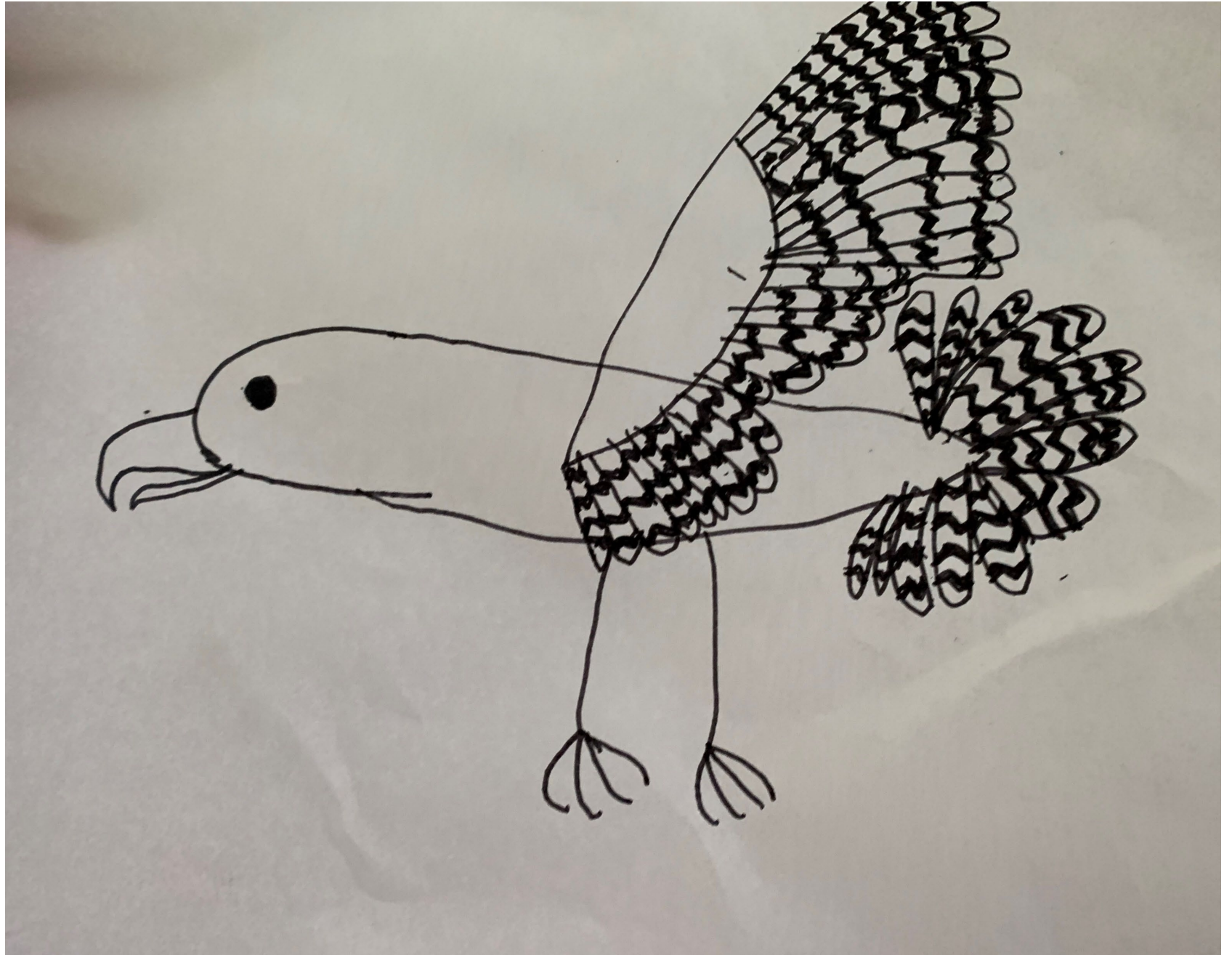
Spreckels
Elementary



8a

Grade: TK

Spreckels
Elementary



8b

Grade: TK

Spreckels
Elementary



9

Grade: 2nd

Spreckels
Elementary



10

Grade: 4th

Curie
Elementary



11

Grade: K

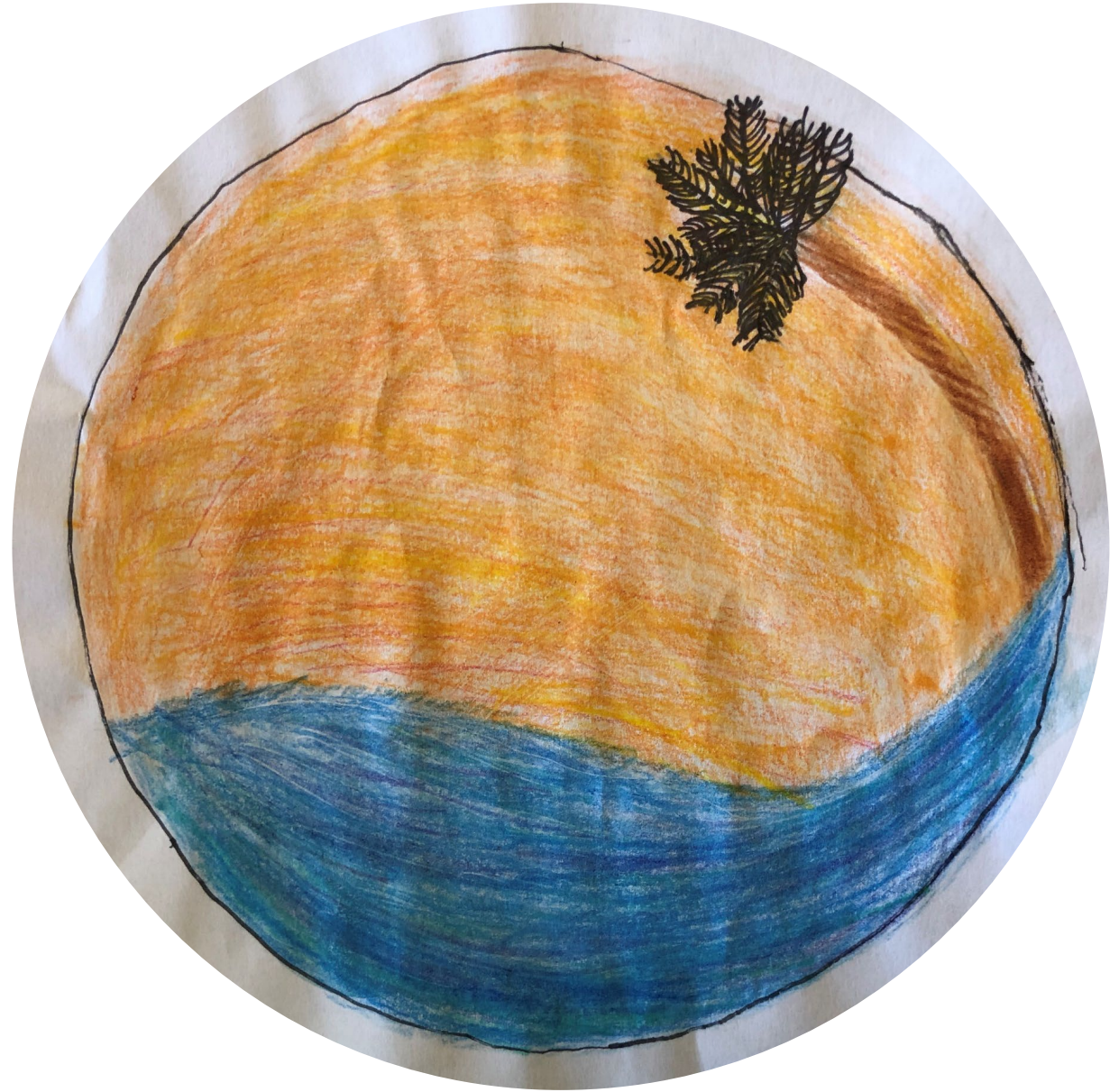
Curie
Elementary



12

Grade: 4th

Curie
Elementary



13

Grade: 5th

Doyle
Elementary



14a

Grade: 1st

Curie
Elementary



14b

Grade: 1st

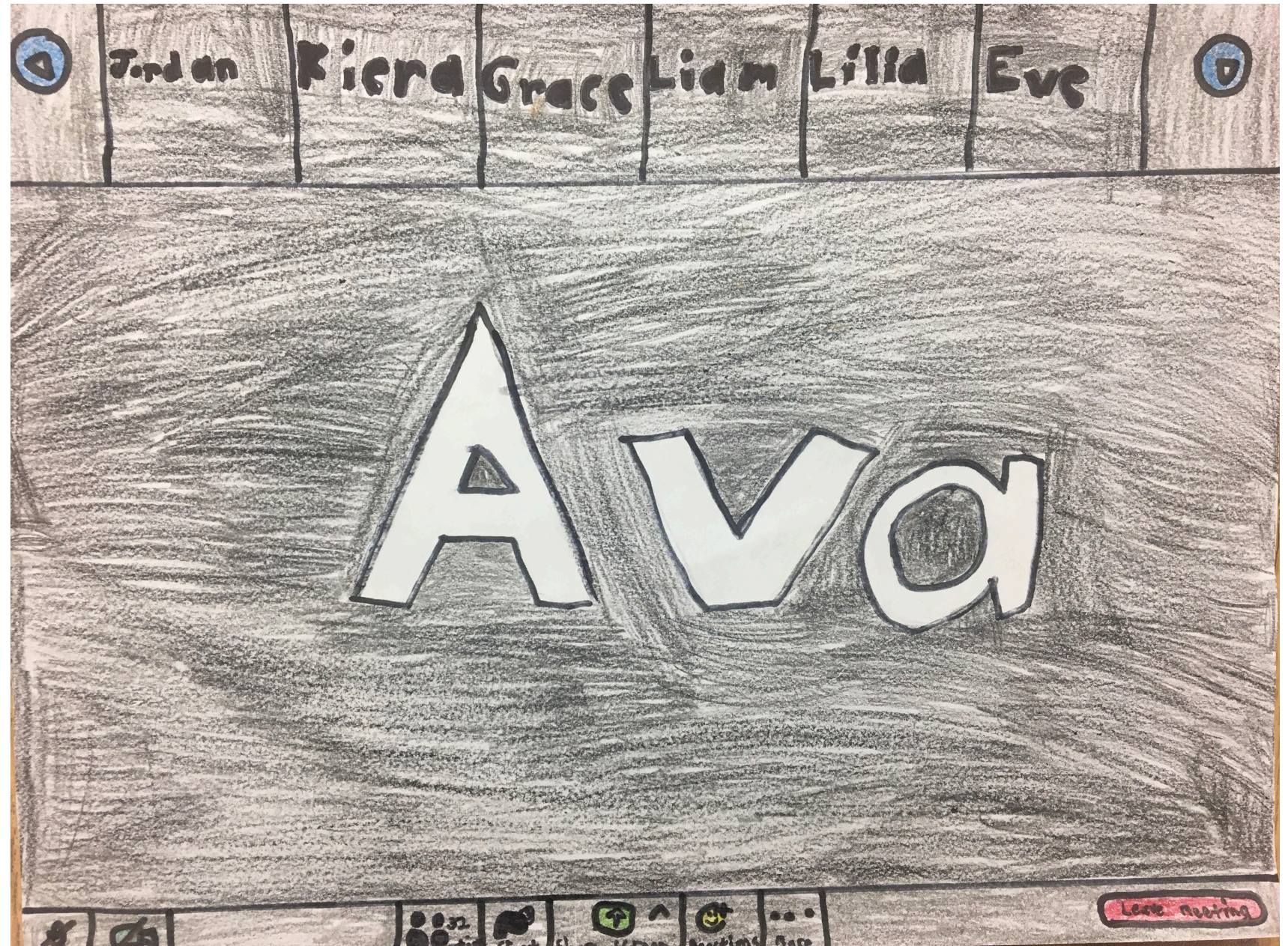
Curie
Elementary



15

Grade: 5th

Curie
Elementary



16

Grade: 4th

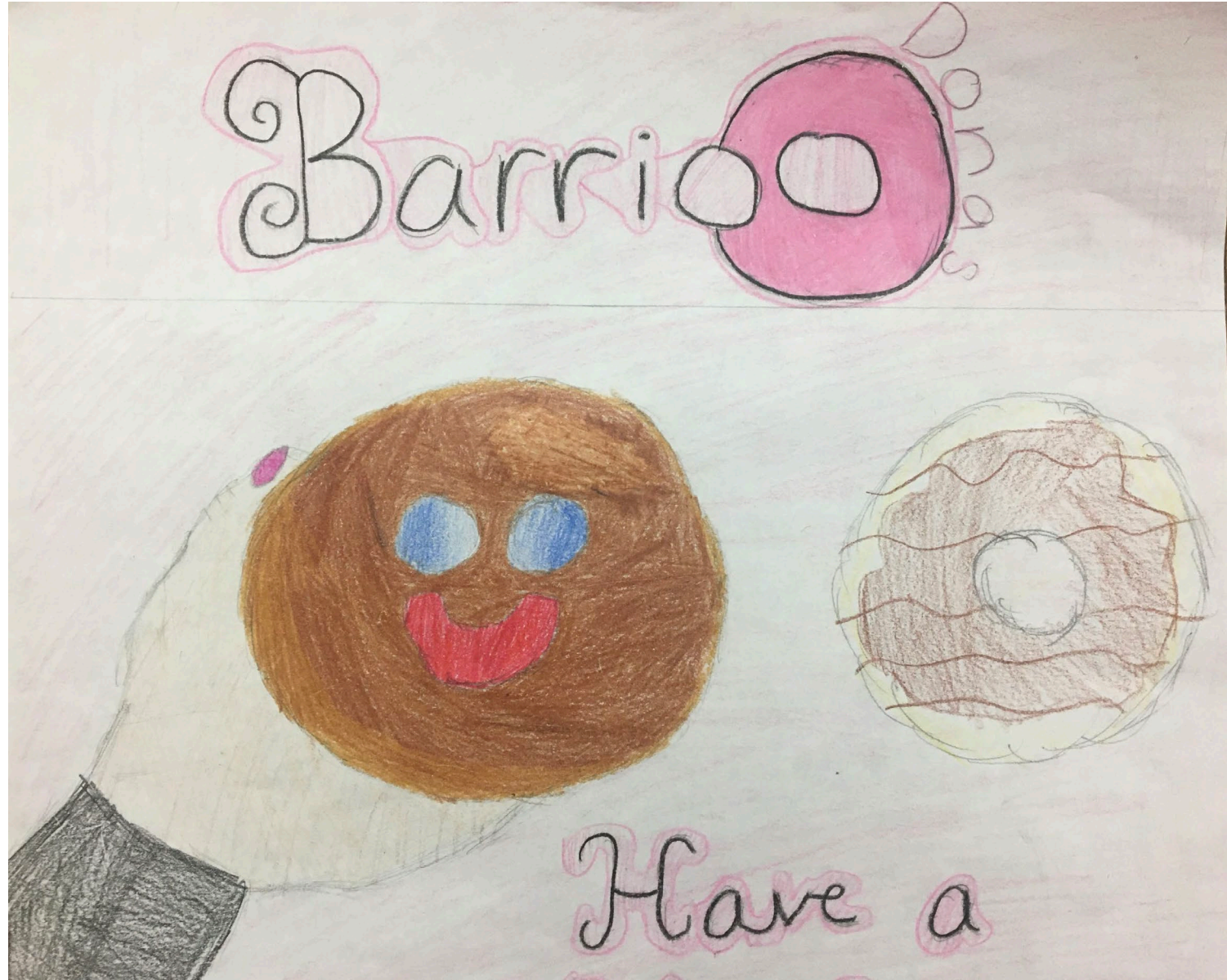
Curie
Elementary



17

Grade: 4th

Curie
Elementary



18

Grade: 5th

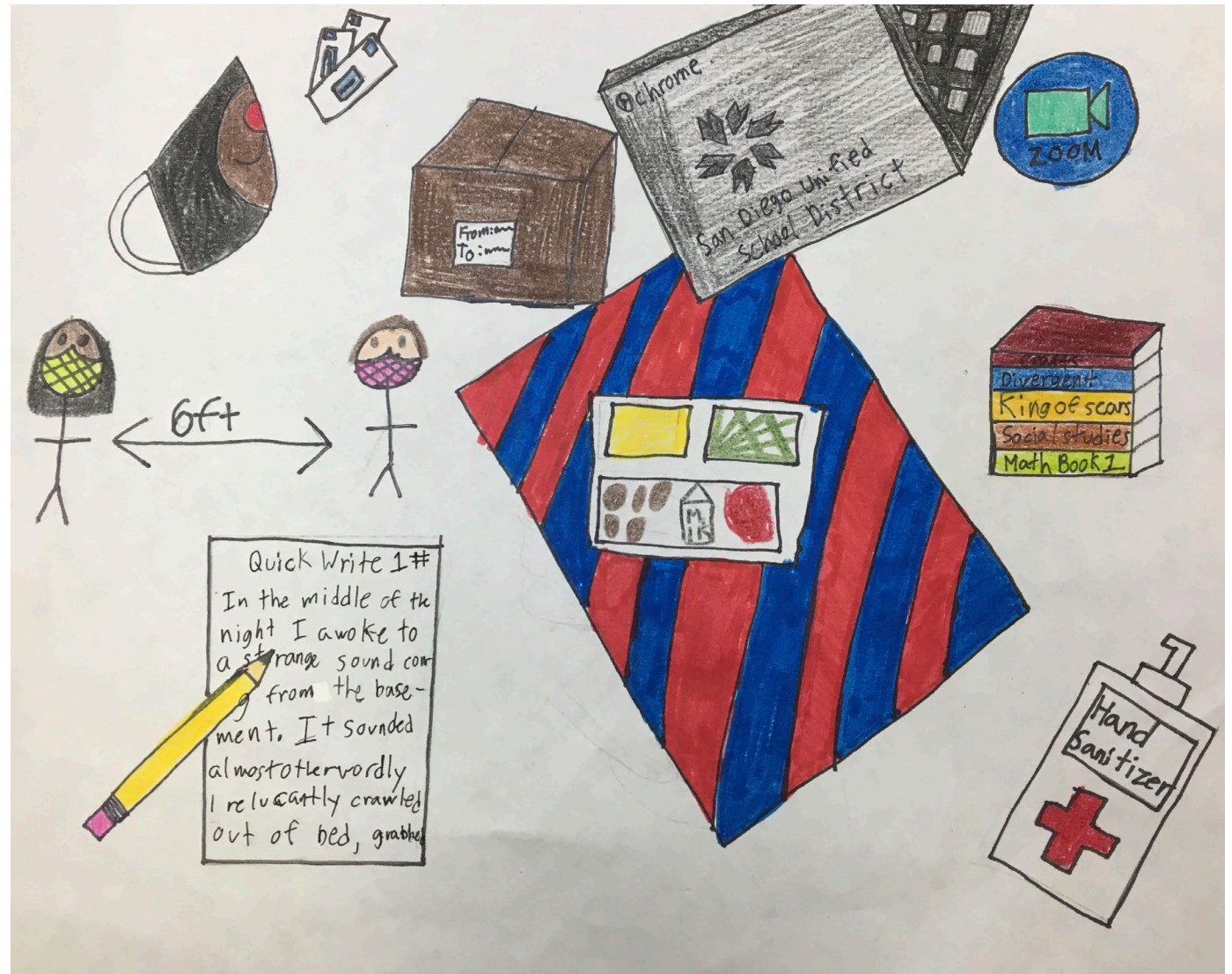
Curie
Elementary



19

Grade: 5th

Curie
Elementary



20

Grade: 5th

Curie
Elementary



21

Grade: 5th

Curie
Elementary



22

Grade: 4th

Curie
Elementary



23

Grade: 5th

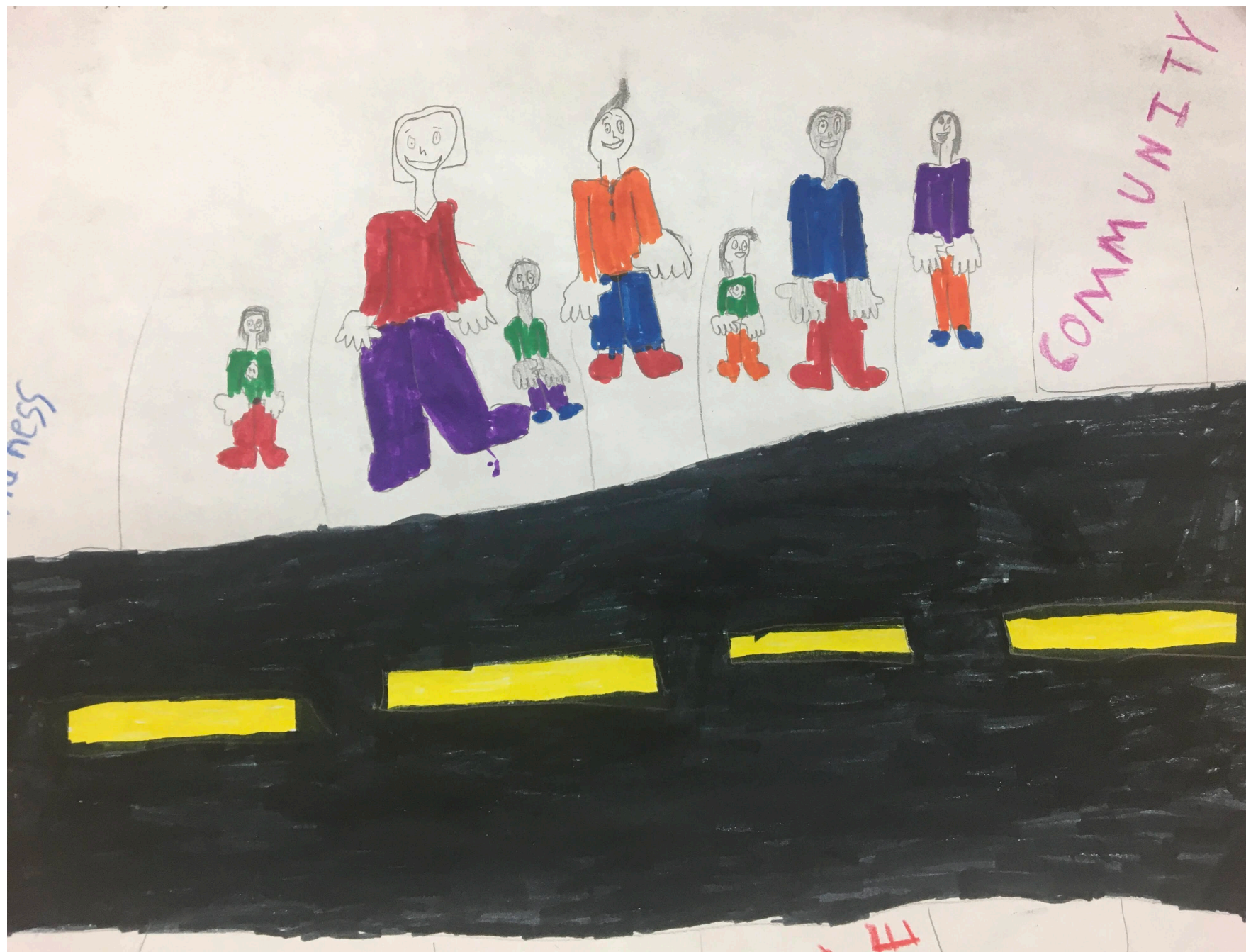
Curie
Elementary



24

Grade: 4th

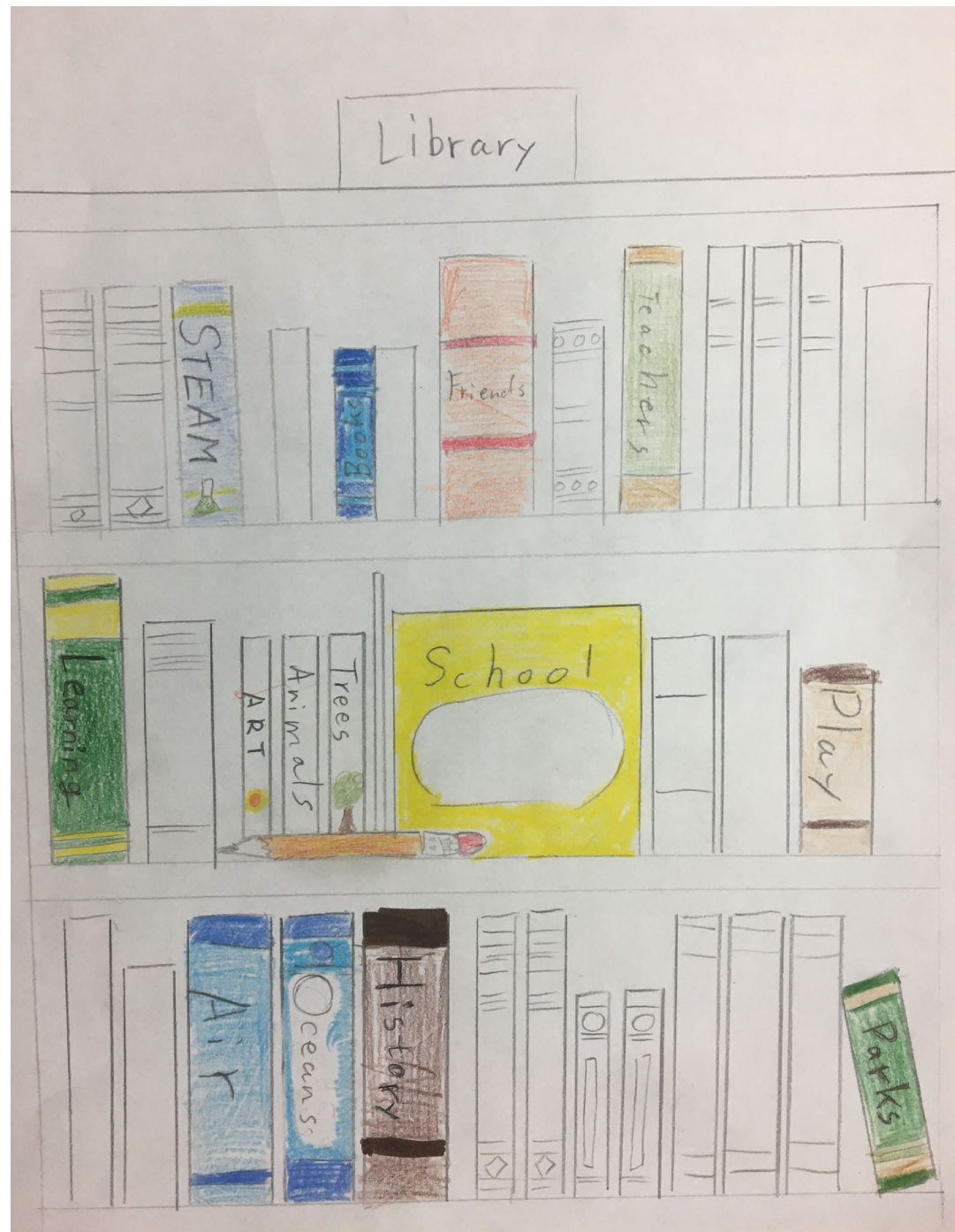
Curie
Elementary



25a

Grade: 5th

Curie
Elementary



25b

Grade: 5th

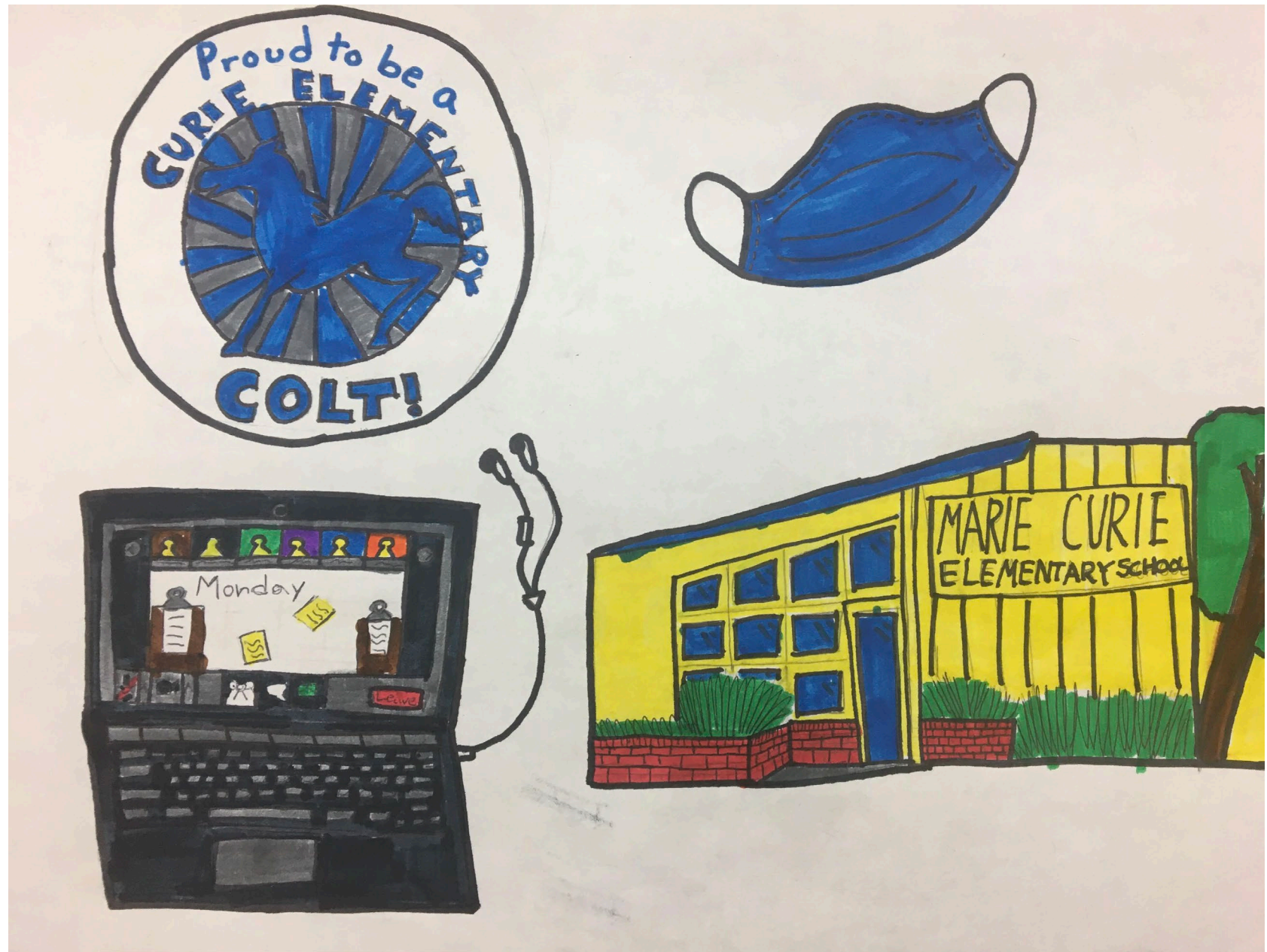
Curie
Elementary



26

Grade: 5th

Curie
Elementary



27

Grade: 5th

Curie
Elementary



28

Grade: 5th

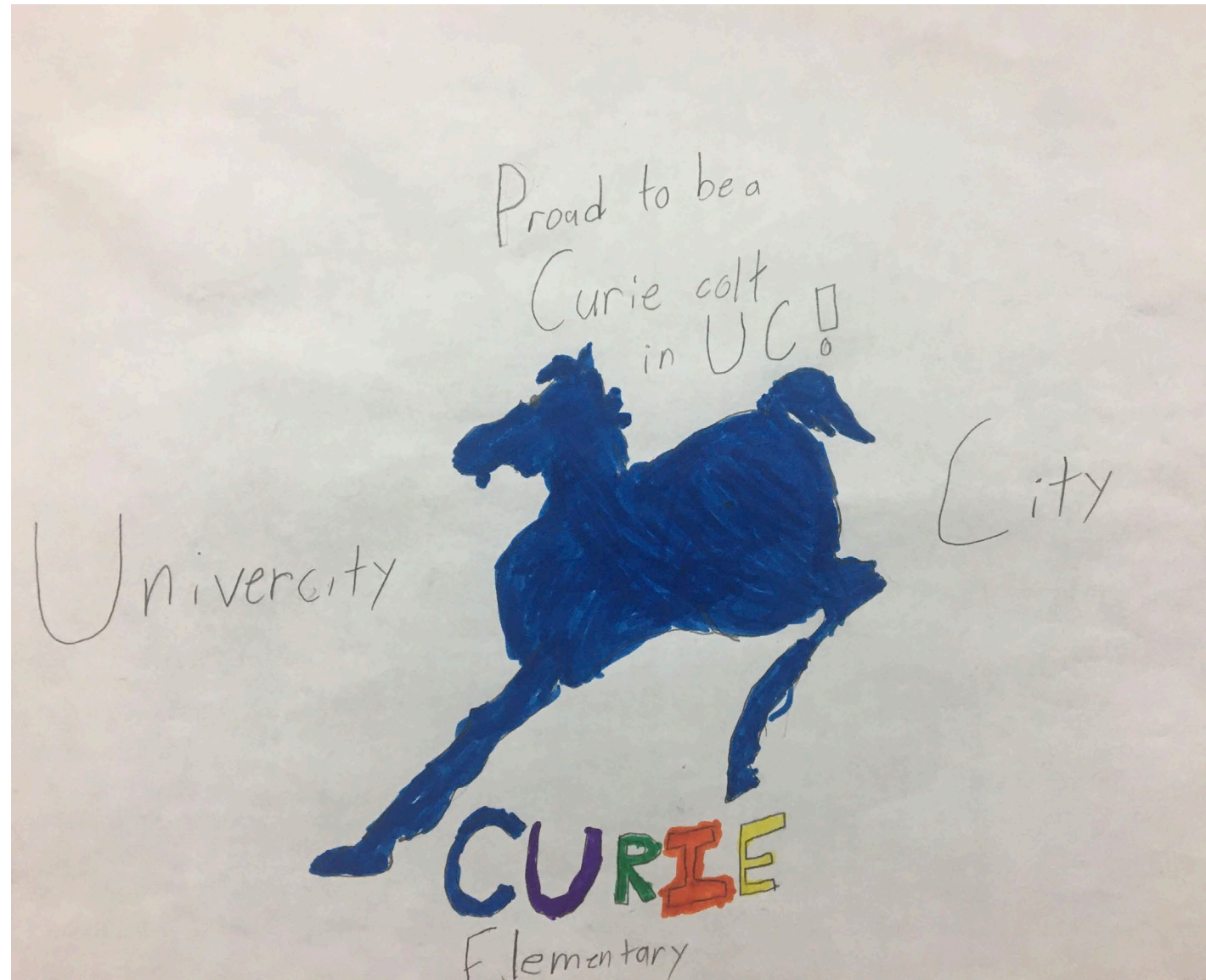
Curie
Elementary



29

Grade: 4th

Curie
Elementary



30

Grade: 4th

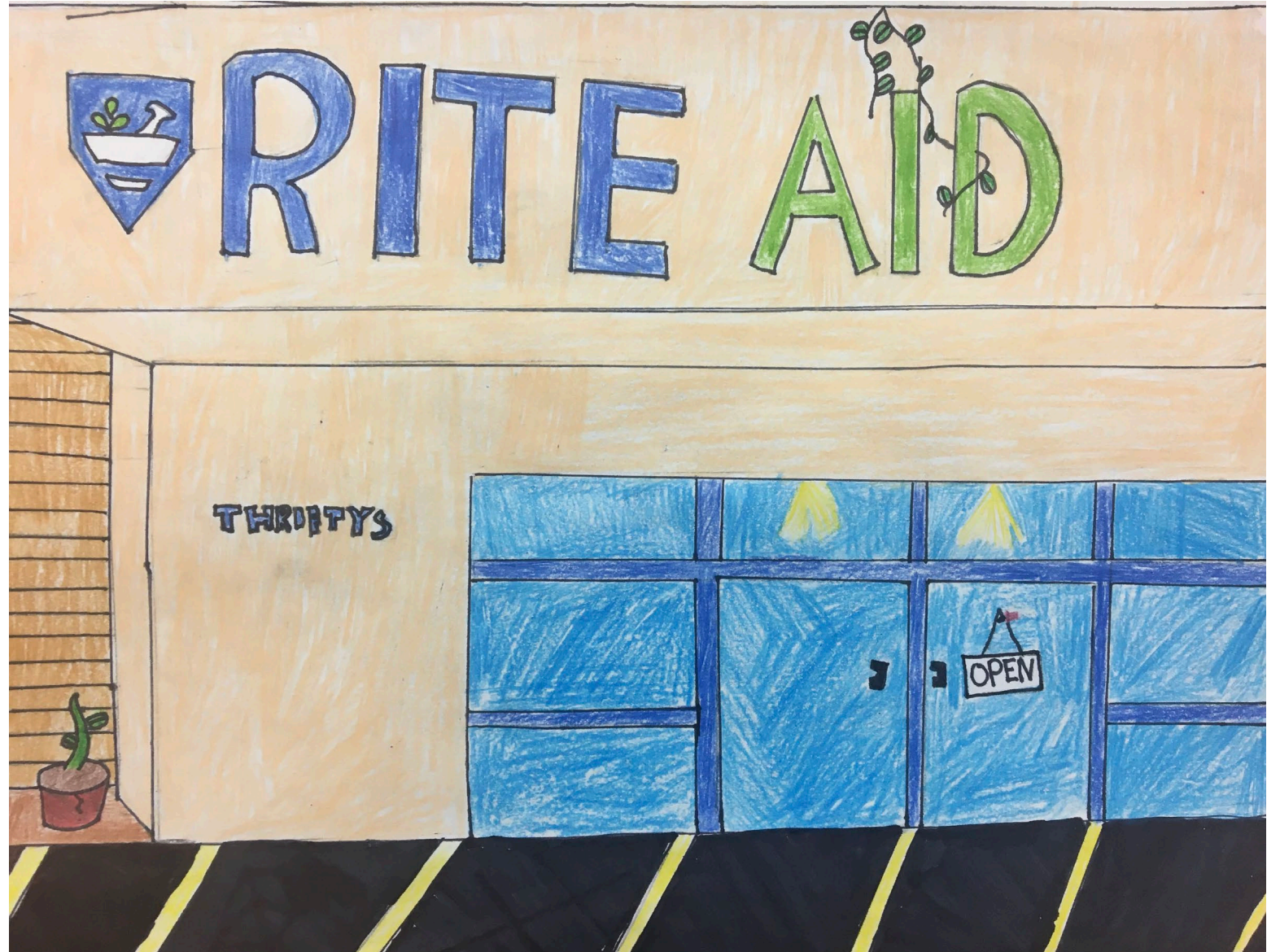
Curie
Elementary



31

Grade: 4th

Curie
Elementary



32

Grade: 4th

Curie
Elementary



33

Grade: 4th

Curie
Elementary



34

Grade: 5th

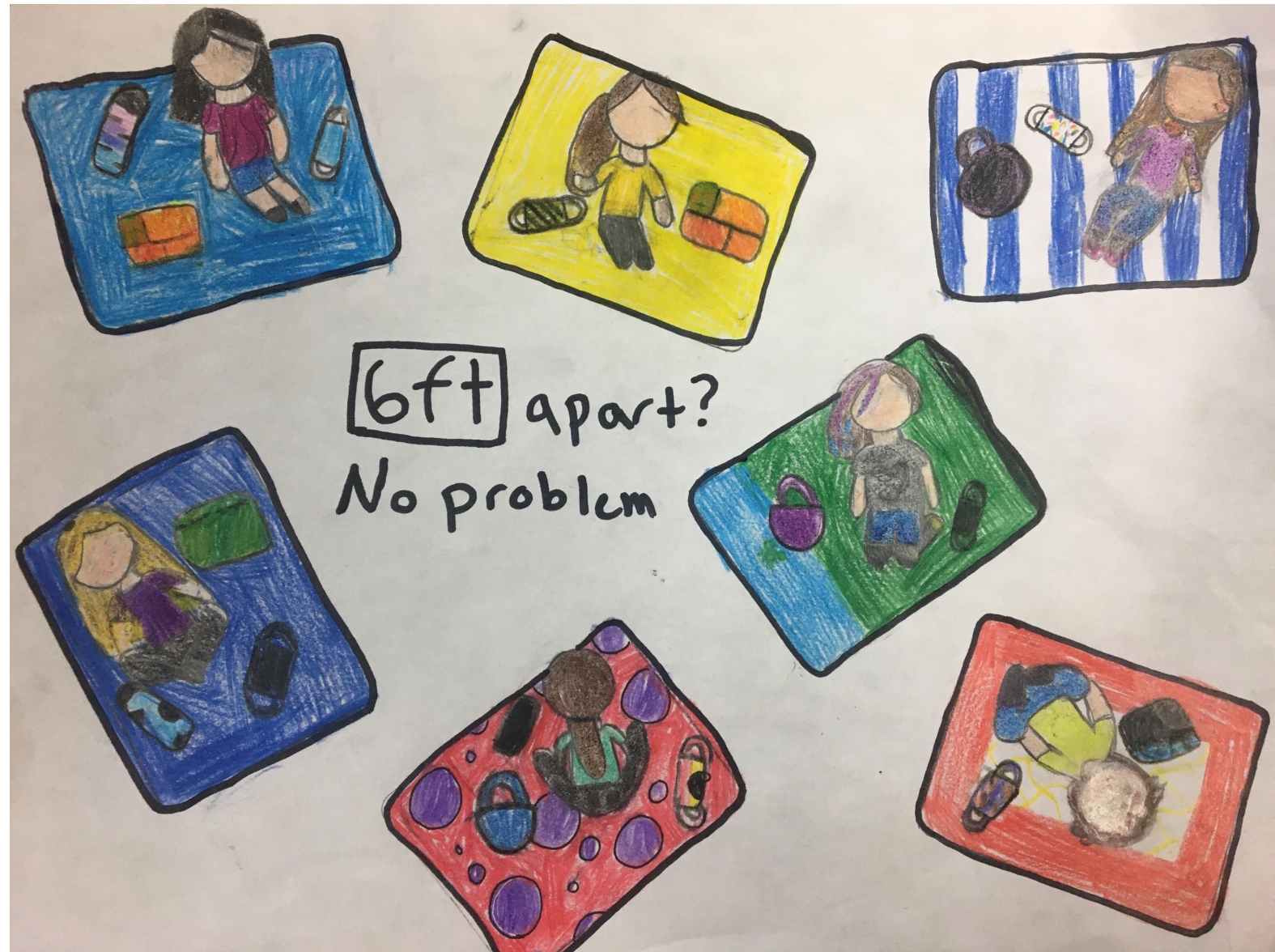
Curie
Elementary



35

Grade: 5th

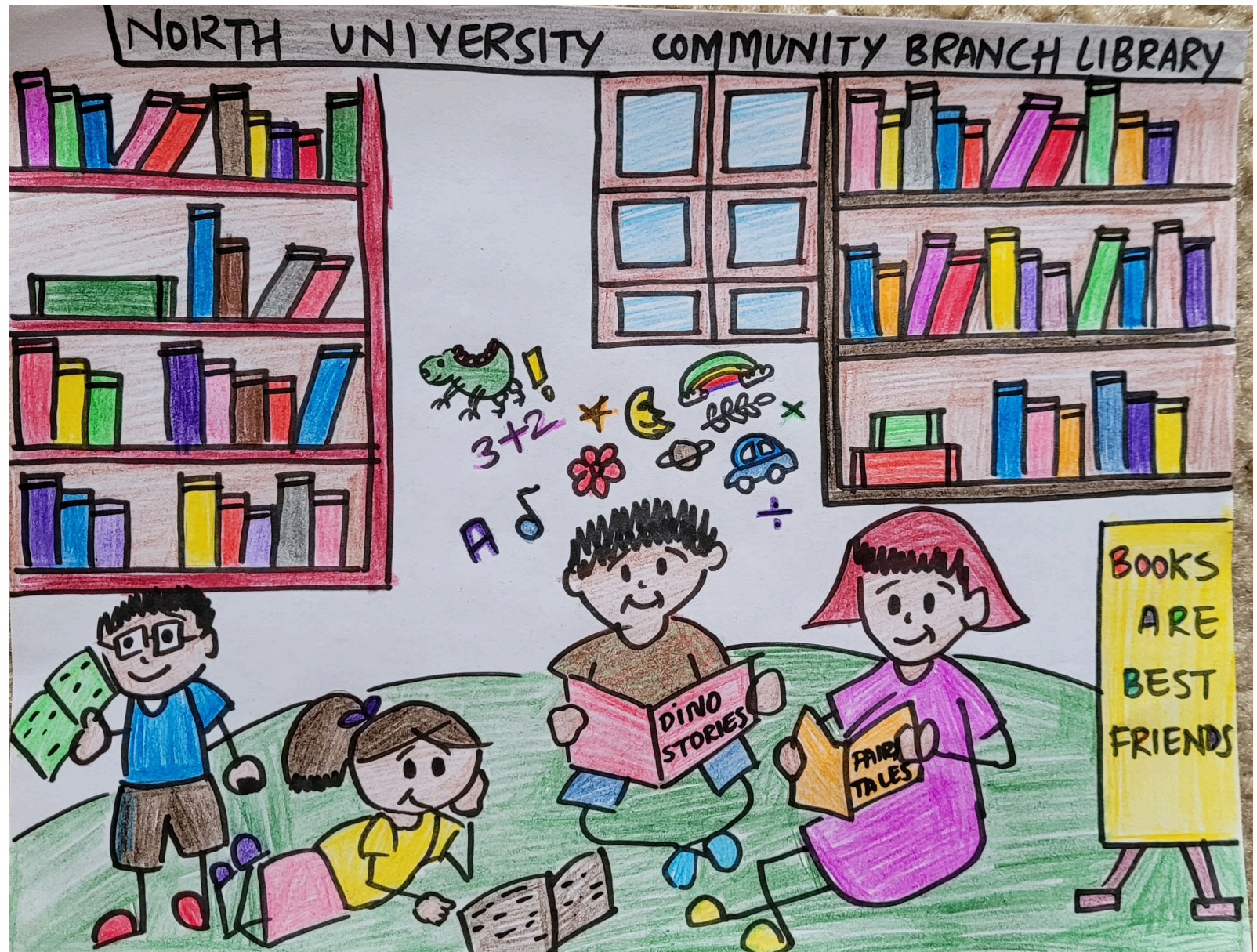
Curie
Elementary



36

Grade: K

Curie
Elementary



37

Grade: 4th

Mission Bay
Montessori



38

Grade: 3rd

Mission Bay
Montessori



39

Grade: 4th

Mission Bay
Montessori



40

Grade: 3rd

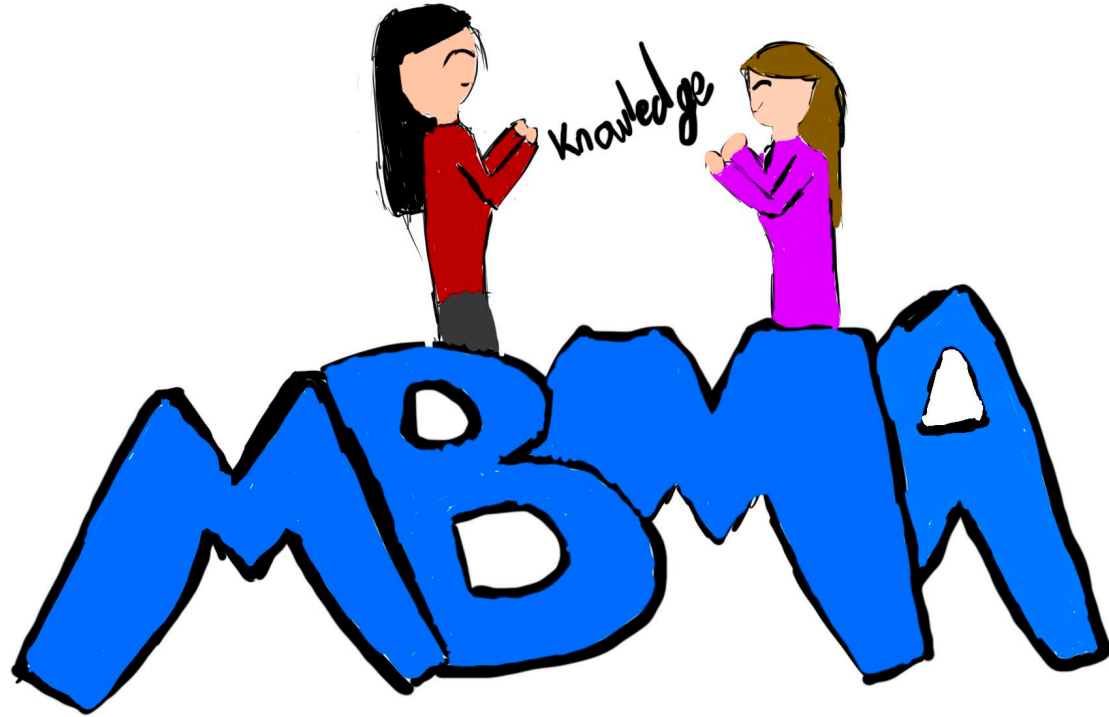
Mission Bay
Montessori



41

Grade: 4th

Mission Bay
Montessori



42

Grade: 1st

Mission Bay
Montessori



43

Grade: 1st

Mission Bay
Montessori



44

Grade: 4th

Mission Bay
Montessori



45

Grade: 1st

Curie
Elementary

