THE CITY OF SAN DIEGO

April 9, 2013

Governor's Office of Planning and Research
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Subject: City of San Diego Housing Element Annual Report 2012

I am pleased to submit the City of San Diego's Housing Element Annual Report for the calendar year 2012 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 2012 (Table C).

The City of San Diego is also pleased to report that on March 4, 2013 the City Council unanimously adopted the City of San Diego's 5th Cycle (2013-2021) Housing Element. The California Department of Housing and Community Development reviewed the document and found it to be in full compliance with State Housing Element Law (Article 10.6 of the Government Code), certifying it on April 5, 2013. Further, the document has been recognized by the San Diego Section of the American Planning Association by awarding it the 2013 Outstanding Planning in the Comprehensive Planning – Large Jurisdiction category. We look forward to implementing the policies and programs contained within the recently-adopted Housing Element and reporting upon the progress through future years' annual progress reports pursuant to Government Code Section 65400.

If you have questions about this report please contact me at (619) 533-6457 or by email at (bschoenfisch@sandiego.gov).

Sincerely,

Brian

Brian Schoenfisch
Housing Element Project Manager

cc: Members of the City Council

DIVERSITY
BRINGS US ALL TOGETHER

ANNUAL HOUSING ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction: City of San Diego
Reporting Period: 1/1/2012 – 12/31/2012

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 See Instructions	Deed Restricted Units See Instructions	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					
Kalos Apts. 3795 Florida St.		R	26	56			82	82	Tax Credits		
Mercado Del Barrio 1985 National Ave.		R	48	43			91	91	RDA, Tax Credits, Commission		
Mission Apts. 1825 Hancock St.		R	12	72			84	84	RDA, Tax Credits, Housing Commission		
Terramar Apts. 1381 Silver Ivy Ln.		R	5	15			20	20	Tax Credits, Housing Commission		
City Scene Apts. 4105 Georgia St.		R	13	17			30	30	Neighborhood Stabilization Program Federal Funds, Housing Commission Loan		
Connections Hsng. 1318 5th Ave.		R	73				73	73	RDA, Housing Commission Funds, Federal Housing Vouchers		In addition to the 73 studio units, 150 transitional housing beds are provided.
Veterans Village Phase III 3650 Couts St.		R	8	8			16	16	State of California EHAPCD, Housing Commission Funds, RDA, Grants, VVSD Equity		
Veterans Village Phase IV 4141 Pacific Hwy.		R	12				12	12	Federal Home Loan Banks (AHP), Housing Commission Funds, RDA		
Alvarado Apts. 6625 Alvarado Rd.		R		76			76	76	Tax Credits		
(9) Total of **Above Moderate** from Table A3 ▶ ▶											
(10) Total by income units (Field 5) Table A/A3 ▶ ▶ ▶			197	287							
(11) Total **Extremely Low-Income** Units*											

*Note: These fields are voluntary

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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 it 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	Moderate Income (RDA loans cover to 120%)	TOTAL UNITS	
(1) Rehabilitation Activity	0	49	0	0	49	Mason Hotel, Parker-Kier
(2) Preservation of Units At-Risk	0	0	0	0	0	
(3) Acquisition of Units	0	0	70	0	70	Park Crest
(5) Total Units by Income	0	49	70	0	119	

* Note: This field is voluntary

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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 **Moderate**							
No. of Units Permitted for **Above Moderate**	521	108	2,767	4	0	3,400	

*Note: These fields are voluntary

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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		RHNA Allocation by 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	283	258	221	197		2,410	8,235
	Non-deed Restricted												
Low	Deed Restricted	8,090	302	194	168	262	125	175	127	287		1,640	6,450
	Non-deed Restricted												
Moderate	Deed Restricted	8,645	136	6	67	3	17	29	0	0		258	8,387
	Non-deed Restricted												
Above Moderate		18,362	5,575	4,153	3,236	1,683	1,040	1,239	2,173	3,400		22,499	-4,137
Total RHNA by COG. Enter allocation number:		45,742	6,334	4,714	3,907	2,281	1,465	1,701	2,521	3884		26,807	18,935
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

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 generally not recorded until sometime after building permits have been issued. Therefore, issuance of a building permit does not necessarily reflect conveyance of an affordable unit.

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Table C

Program Implementation Status Form

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
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, FY 2005 - FY 2010.					
Quantified Objective: Progress Towards Provision of an Adequate Site Inventory					
1	Development Monitoring System	DSD -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	Currently evaluating the process of replacing the current Project Tracking System with a modernized system that will enable staff to more easily gather the data necessary to adjust capacity estimates and prepare annual progress reports.
2	Urban Villages and Mixed-Use Development	DSD - PLANNING DIVISION	Identify areas of the City that have characteristics suitable for density sufficient to support affordable housing and a variety of	Establish five urban villages including 3,000 housing units by 2010	The City of San Diego 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

			support uses, transit and public facilities and services.		will locate and quantify density.
3	Enforcing Community Plan Density Ranges	DSD - PLANNING DIVISION	Require new residential development to be within the density ranges designated in community plans	Ongoing enforcement policy and program	Ongoing implementation of the 2008 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.	The City Implements Density Bonus pursuant to state law. A total of 206 affordable units were created using the Density Bonus program from 2005-2012.
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.	Bond Closings Knox Glen=53 units – close date: 11/7/2012 Fairbanks Commons=164 units – close date: 12/13/2012
3	Coastal Zone (HE-31)	Housing Commission, DSD - PLANNING DIVISION	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.	$109,000 of in-lieu fees collected 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
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.	The use of the RT and RX zones are considered as part of the community plan update process. Currently 12 community plan updates are in process.

				Application of 3 by 2010.	
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	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. Section 202 Award for $4.68 million – Comm 22 Senior, 168 affordable units.
7	Military (HE-32)	United States Navy, Naval Facilities Engineering Command Southwest	Cooperate with the military and the private sector to identify opportunities for additional military family housing throughout the City such that the occupants have the opportunity to become an integral part of communities.	1,400 units by 2010	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.
8	Student Housing (HE-33)	See below:	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			UCSD is in the planning stages of a 450-500 bed project for graduate students to open possibly in 2015.
	SDSU	SDSU			Several private development projects are currently in process in the vicinity of SDSU.
	USD	USD			USD has held some preliminary discussions regarding future plans for a large student village, within walking distance of both an existing and future light rail trolley stations.
	Alliant International University	Alliant International University			No additional information.
	Point Loma Nazarene	Point Loma Nazarene			Point Loma is unable to add any beds to their residence halls as they are capped at 1,670 beds.

9	Manufactured Housing (HE-33)	DSD - PLANNING DIVISION	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.	The City continues to regulate mobile home parks through the Mobile Home Park Overlay Zone.
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	As of December 31, 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.
	- Annual Surveys		Conduct an annual needs survey.	Ongoing	The San Pasqual Valley Land Use Task Force continues to meet on a quarterly basis to discuss such issues.
11	Housing for the Homeless - short-term beds (HE-34)	DSD - PLANNING DIVISION; 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.	The Regional Task Force on Homeless Point-in-Time Count on Jan. 26, 2012 reported: Emergency Shelter Beds=713
	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	The Regional Task Force on Homeless Point-in-Time Count on Jan. 26, 2012 reported: Transitional Housing Beds=2,272 Permanent Supportive Housing Beds=1,704
	Housing for the Homeless - Hoffmaster		In accordance with "Hoffmaster v. City of San Diego," publish	Report to Planning Commission	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

			and maintain a list of potential sites for emergency shelter and transitional housing on file at the City Clerk's office.	and City Council	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.	Construction was completed on the "Connections Housing Downtown." Project, consisting of 150 year-round beds for homeless men and women, and 73 studio units of permanent supportive rental housing, as well as a one-stop homeless service center and health clinic .
12	Parking Standards for Emergency Shelters (HE-37)	DSD - PLANNING DIVISION	Reexamine the space standards and parking requirements currently required for emergency shelters to ensure that they are reasonable.	Ongoing.	Affordable Housing Parking study was completed in 2011 and new parking regulations were adopted by the City Council in 2012.
13	Regional Task Force on Homeless (HE-37)	DSD - PLANNING DIVISION	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	Ongoing	The City has continued to provide annual funding. The RTFH continues to serve 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 lead for the region.

			homeless and those at risk of becoming homeless.		
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 www.sdhc.org, the Affordable Housing List document is a comprehensive listing of housing developments in the City, which have units reserved for low-income households.
15	Legislation for Affordable Housing (HE-37)	Housing Commission	Seek and support legislation related to Affordable Housing	Ongoing	The City has continued to support research by the state and other agencies to identify and adopt new construction methods and technologies to provide affordable housing and research 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.
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 has continued to 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.
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.	ongoing
18	Low-Interest Loans (HE-39)	Housing Commission	Promote provision low-interest loans throughout all areas of the City and near all	Provide 150 units per year and 750 units by 2010.	No activity during this reporting period. However, assuming that San Diego will continue to receive HOME and Housing Trust Fund revenues, approximately 1,840 affordable units will be created

			major employment centers.		by 2020.
19	Accessibility (HE-39)	DSD	Prepare an ordinance to address visitability in new single-family and duplex dwellings.	Adoption of an ordinance	All units in multifamily projects with four or more units are required by state law to meet accessibility standards.
	Visitability in Single-family and Duplex homes		Regulations to address visitablity and accessibility to new single family and duplex homes for people with disabilities.	70% of newly constructed units will incorporate universal design features	The City recently adopted an ordinance augmenting state regulations that mandate accessibility features including fully accessible common facilities in new multifamily housing.
20	Identify City-owned property for affordable housing (HE-39)	Housing Commission; Real Estate Assets	Develop City owned sites with housing.	2 or more City-owned sites by 2010	The City will continue ongoing efforts to identify City-owned parcels that have potential to be used for affordable housing.
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	The City plans to 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 #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.					
Quantitative Objective: Progress Towards Maintenance and Preservation					
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 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.	The City's Neighborhood Code Compliance Division of the Development Services Department inspects residential units on a complaint driven basis.
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 are on an "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	The City will continue to inspect mobile home parks for compliance with minimum health and safety standards. Inspect 5%(980 mobile home parks) annually.
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 City will continue to encourage new and existing property owners to participate in self-help training workshops and classes through outreach efforts.
	- 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	This effort is ongoing.
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	Efforts are ongoing.
6	Neighborhood Cleanup (HE-52)	Environmental Services Department, Waste Reduction & Enforcement Division, Code Enforcement	Support neighborhood cleanup programs.	10 per year	Efforts are ongoing, although they are now limited due to the dissolution of Redevelopment, which had provided a significant source of funding.
Quantitative Objective: Progress Towards Preservation of Low-Income Housing					
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.	Rehabilitation: Mason Hotel=16 units Parker-Kier=33 units Acquisition: Park Crest=70 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 during this reporting period.
Quantitative Objective: Progress Towards Housing Rehabilitation					
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 268 units of owner-occupied residential 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.	49 units. Mason Hotel and Parker-Kier.
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.	Due to the mobile home grant program, grants up to $5,500 are available to very low-income mobile home owners for safety repairs..
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.	Rehabilitation: Mason Hotel=16 units Parker-Kier=33 units Acquisition: Park Crest=70 units
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 6 units with the Tenant Accessibility Grant.
6	Farm Worker Housing Rehabilitation (HE-71)	Real Estate Assets	Rehabilitate City owned units in San Pasqual Valley.	Ongoing as needed.	As of Jan. 1, 2012, there are 53 farm worker housing units in San Pasqual Valley (the City owns 23). The lessees are responsible for maintenance of the units, however the City, through the Water Utilities Department, provides funds for rehabilitation where needed.

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.					
Quantitative Objective: Progress Towards Reduction of Government Constraints					
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 customer flow, maps project information, supports development review, project management, fee invoice, and permit and inspection activities.	Ongoing	Ongoing – 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 / 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%	Ongoing. Anticipated to go to City Council in 2013 for adoption.
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%	The Voluntary Accessibility Program is a new incentive program that became available citywide to residential projects as of April 11, 2012. 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 (HE-77)	DSD	Continue to study and implement zoning and permit processing	See below:	Continue to implement DSD's Business Process Re-engineering (BPR) measures.

			changes to further reduce housing costs and average permitting times.		
	- 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.
	- Parking Regulations	DSD/DSD - PLANNING DIVISION	Consider changes to the parking regulations to facilitate housing production and affordability.	Implement Changes by 2010	Based on the Study completed in 2011, Affordable Housing Parking Regulations were developed and adopted in 2012.
6	Companion Unit Ordinance (HE-78)	DSD	Adopted in 2003 to be more streamlined and efficient by allowing ministerial processing.	Ongoing	The amended companion unit regulations are effective outside the coastal zone (October 6, 2011), and will require unconditional certification by the Coastal Commission to become effective citywide.
7	Re-examination of Public Facility Standards (HE-78)	DSD - PLANNING DIVISION	Realistic standards that allow for provision of public facilities in all communities.	Update General Plan to include flexible 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.
8	Impact Fee Reevaluation (HE-79)	Housing Commission; DSD	Review current fees and explore additional sources.	Implementation of revised fee system	The Affordable Housing Best Practices Task Force continues to meet to discuss potential new revenue sources.
9	Master Environmental Impact Reports (HE-79)	DSD	Use Master EIR's for redevelopment and specific plans.	Ongoing	Ongoing.
10	Exemptions of Affordable Housing from Environmental Review (HE-79)	DSD	Utilize CEQA exemption for affordable housing.	Ongoing	Ongoing.

11	Community Planning Group Training (HE-79)	DSD - PLANNING DIVISION	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 Accommodations requests.	Revise procedures by FY 2008	All requests are now processed through a ministerial process (as of 2009). This is no longer a constraint.
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	As identified in the Housing Element Update, amendments to the Land Development Code will be processed over the coming year.
GOAL #4					
Provide Affordable Housing Opportunities, Both for Low-Income Renters and Low- to Moderate-Income Homebuyers					
Quantitative Objective: Progress Towards Housing Affordability					
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	SDHC's 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. Other voucher programs include the Veterans Administration Supportive Housing program, which provides 410 formerly homeless veterans with permanent housing and the Family Unification Program which provides housing for 100 local families.
2	Supportive Housing Program (HE-87)	Housing Commission	Take maximum advantage of resources	300-400 beds annually	

			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.		
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	Ongoing
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.	Ongoing
5	Existing Public Housing (HE-88)	Housing Commission	Take maximum advantage of all federal state and local resources available to provide financial assistance, counseling and related services to low-income renters and first-time homebuyers. Maintain occupancy of 1,782 units.	Ongoing	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 residence 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.
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. The City of San Diego has approximately ten HUD approved nonprofit housing counseling agencies.
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	94 first-time home buyers were assisted with a combined total of $4,033,244.25 in loans and grants.
8	Relocation / Eviction Assistance (HE-89)	San Diego County Department of Health and Human Services	Take maximum advantage of all federal state and local resources available to provide financial assistance, counseling and related services to renters. Assistance to at least 125 households.	25/year	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.
9	Shared Housing for the Elderly - ElderHelp of San Diego (HE-89)	Elder Help of San Diego	Help adults 55+ remain independent at home while providing an affordable housing option for adults of all ages.	70 matches per year for a total of 350 matches by 2010	The program administers nearly 200 matches.
10	Housing Affordability Impact Statement (HE-89)	Housing Commission; DSD - PLANNING DIVISION	A Housing Impact Statement is provided in reports to decision	Ongoing	City staff continues to provide housing impact statements in reports to the Housing Authority, Planning Commission, and City Council.

			makers to covey the effect of a proposal on achieving or maintaining affordable housing.		The Housing Commission addresses housing impact in each project report by stating the number of units being created, the type of affordable housing being provided, the number of bedrooms per unit, affordability level and term of affordability.
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	The Housing Commission continues to monitor tenant relocation in accordance with the Municipal Code and Housing Commission Policy PO-BEF-301.06.
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	The Housing Commission continues to fund the mobile home mediation and communication program.
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	SDHC continued to work with the County of San Diego to fund the City-County Reinvestment Task Force, which is responsible for monitoring banking practices in the San Diego region and developing strategies for reinvestment in partnership with public, community, and private lending institutions.
14	Housing Trust Fund (HE-	Housing Commission	Consider alternative	Ongoing	

	90)		strategies for leveraging public dollars allocated for affordable housing to generate maximum external revenues in order to make expand the HTF and other public affordable housing resources.		The Best Practices Task Force is anticipated to develop and present to Council a "Master Plan" recommending the creation of a broad-based sustainable revenue stream dedicated to affordable housing.
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.	Reinvestment Task Force continues to encourage lending institutions to provide loans for affordable housing and nontraditional development projects, such as mixed-use or mixed-income developments.
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
	Condo Conversion Good and Neighborhood Policy		Units undergoing conversion to meet good neighbor standards.	Ongoing	ongoing.
17	Assistance to Nonprofit Development Corporations (HE-93)	Local Initiative Support Corp.; Housing Commission	1,000 units	200 per year	Ongoing
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	Ongoing	ongoing

			low- and/or moderate-income residents or payment of an in-lieu fee.		
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.	
3	Community Plan Density Range Implementation (HE-103)	DSD - PLANNING DIVISION; DSD	Ensure that new developments adhere to housing density ranges in community plans.	Ongoing	The City will continue to 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.
4	Balanced Community Policy (HE-103)	DSD - PLANNING DIVISION; 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	Language was drafted to incorporate the concepts of Balanced Communities and council Policy 600-19 into the Housing Element update. 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. 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.
5	Transit-Oriented Development (HE-103)	DSD - PLANNING DIVISION	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. Additionally, the SDHC has created a "Three-Year Work Plan To Facilitate Transit-Oriented Affordable Housing Development (TOD).
Quantitative Objective: Progress Towards Use of Redevelopment Agency Low- And Moderate-Income Set Aside Fund					
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.	Due to the passage of AB 1X 26, the "Dissolution Act." all California Redevelopment Agencies were dissolved and their successor agencies began to function on February 1, 2012. Civic San Diego was formed in 2012, to continue the wind down of redevelopment contracts and activities.
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.	Due to the passage of AB 1X 26, the "Dissolution Act." all California Redevelopment Agencies were dissolved and their successor agencies began to function on February 1, 2012. Civic San Diego was formed in 2012, to continue the wind down of redevelopment contracts and activities.
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 revitalize	Approx. 40 per year and 250 units by 2010.	Due to the passage of AB 1X 26, the "Dissolution Act." all California Redevelopment Agencies were dissolved and their successor agencies began to function on February 1, 2012. Civic San Diego was formed in 2012, to continue the wind down of redevelopment

			depressed neighborhoods.		contracts and activities.
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.	Due to the passage of AB 1X 26, the "Dissolution Act." all California Redevelopment Agencies were dissolved and their successor agencies began to function on February 1, 2012. Civic San Diego was formed in 2012, to continue the wind down of redevelopment contracts and activities.
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.	Due to the passage of AB 1X 26, the "Dissolution Act." all California Redevelopment Agencies were dissolved and their successor agencies began to function on February 1, 2012. Civic San Diego was formed in 2012, to continue the wind down of redevelopment contracts and activities.
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	Due to the passage of AB 1X 26, the "Dissolution Act." all California Redevelopment Agencies were dissolved and their successor agencies began to function on February 1, 2012. Civic San Diego was formed in 2012, to continue the wind down of redevelopment contracts and activities.
Quantitative Objective: Progress Towards Reducing Housing Discrimination					
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	In 2012, the City engaged two Fair Housing service providers for a multi-year contract: The Housing Opportunities Collaborative and Legal Aid Society of San Diego Inc. Actions will be taken to reduce the impediments to fair housing as identified in the 2011 update of the 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	Annual Funding	In 2012, the City engaged two Fair Housing service providers for a multi-year contract: The Housing Opportunities Collaborative and Legal Aid Society of San Diego Inc. Actions will be taken to reduce the impediments to fair

			fair housing allegations, and provide quarterly reports to the City on discrimination complaints and their resolution.		housing as identified in the 2011 update of the Analysis of Impediments to Fair Housing Choice.
3	Council Policy 600-20 Implementation (HE-111)	Housing Commission	Continue implementation of Council Policy 600-20.	Ongoing	An Affirmative Marketing Program has been implemented; with the program now codified, Council Policy 600-20 is fulfilled.
Quantitative Objective: Progress Towards Energy Conservation					
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	Ultra-Low Flush Toilet Program (HE-114)	City of San Diego Water Utilities Department	The Water Dept. shall provide financial incentives of $75 per installed toilet to City residents in Multi-Family properties who install ultra-low flush toilets.	Save 30,000 units annually and 150,000 Acre Feet by 2010	Ultra-Low Flush Toilets are no longer the industry standard. High Efficiency Toilets are now required in California.
4	Single-family and Multi-family Audits (HE-114)	City of San Diego Water Utilities Department	The Water Department will conduct 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.	Voluntary audits are ongoing.
5	San Diego Municipal Code Section 93.0208 and Title	DSD	Reduce Sewer flows as part of Memorandum	Ongoing	Completed.

	24 California Building Code (HE-115)		decision in Civil Case 88-1001-B (United States, State of California & Sierra Club vs. City of San Diego)		
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	Coordination between agencies is Ongoing.
7	Residential H-axis Washing Machine Rebate	City of San Diego Water Utilities Department	Provide financial incentives in a partnership with the San Diego County Water Authority to provide a program that provides a point-of-purchase discount of $175 off the cost of a new qualifying HEW.	750 units annually and 3,750 units by 2010.	Now funded by the Metropolitan Water District of Southern California - ongoing.
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	The City continues to implement the citywide landscape design ordinance.
9	SDG&E Conservation Programs	California Center for Sustainable Energy; City of San Diego Environmental Services Department/Energy Conservation & Management	See below:	See below:	
	- Energy Conservation A		Support SDG&E program to promote energy conservation	Ongoing	California Center for Sustainable Energy reports the following: 1. CCSE contract with SDG&E for contractor training for residential energy efficiency through 2013. Goal = 3,600 homes. 2. Energy Resource Center continuing through 2012. The Local Government Partnership with SDG&E includes the following: 1. Municipal retrofits.

					2. Review of City Codes and Standards. 3. Investment in a Green City 4. Community Education & Outreach 5. CFL Build Recycling 6. Balboa Park Energy Efficiency Program 7. Energy Efficiency Marketing
	- Energy Conservation B		Support installation of photovoltaic/solar	Ongoing	1. CCSE support to City via CSI incentive programs. 2. CCSE implementer and agent for Solar America Cities implementation. 3. VNEM analysis. 4. Fire Safe Communities.
	- Energy Conservation C		Support cost effective energy technologies with both positive economic and environmental impacts	Ongoing	CCSE is completing an assessment of 3rd party energy efficiency work in City facilities. Street Lighting retrofit is ongoing.
10	Community Energy Partnership	California Center for Sustainable Energy; City of San Diego Environmental Services Department/Energy Conservation & Management	Support and encourage high performance standards in new construction and redevelopment to promote increased energy conservation.	Ongoing	Ongoing
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	Ongoing. The California Energy Commission provides cash rebates on eligible renewable energy electric generating systems.
13	California Tax Credit	San Diego Gas and Electric	Support the use of tax credits for photovoltaic or wind driven system that generates capacity	Ongoing	Ongoing until the end of 2016.

			of not more than 200 kilowatts.		
14	General Plan and Community Plan Updates	DSD - PLANNING DIVISION	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, San Ysidro, Midway, Old Town, and Golden Hill, and Southeastern San Diego.