

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SAN DIEGO

Reporting Period 01/01/2016 - 12/31/2016

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

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

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Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, 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	
30th St. Lofts	5+	Renter	1	0	0	9	10	10		DB	
Sparks Apartments	5+	Renter	1	0	0	11	12	12		DB	
Berracasa Apartments	5+	Renter	0	1	0	7	8	8		DB	
Brant St. Lofts	5+	Renter	1	0	0	6	7	7		DB	
Casa Mira View	5+	Renter	0	21	0	207	228	228		Inc	
Fairbanks Terrace	5+	Renter	9	73	0	1	83	83	Low Income Housing Tax Credits, Multifamily Housing Program - HCD		

Gila Apartments	5+	Renter	0	2	0	10	12	12		DB	
Habitat on 31st	5+	Renter	0	4	0	31	35	35		DB	
Hacienda Heights	5+	Renter	0	1	0	13	14	14		DB	
Mesa Verde	5+	Renter	9	80	0	1	90	90	Housing Investment Partnership Program		
Monte Verde	5+	Renter	0	56	0	504	560	560		Inc	
Park and Polk	5+	Renter	4	0	0	43	47	47		DB	
Talmadge Gateway	5+	Renter	34	0	0	1	35	60	Housing Investment Partnership Program, Local Housing Trust Funds		
Villa Encantada	5+	Renter	44	15	0	1	60	67	Housing Investment Partnership Program		
(9) Total of Moderate and Above Moderate from Table A3					0	7028					
(10) Total by Income Table A/A3			103	253	0	7028					
(11) Total Extremely Low-Income Units*			32								

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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 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	0	24	270	294	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	24	270	294	

* 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	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	864	332	4987	0	0	6183	0

* Note: This field is 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.												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	21977	412	229	265	103	0	0	0	0	0	1009	20968
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	16703	628	184	446	253	0	0	0	0	0	1511	15192
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		15462	0	4	0	0	0	0	0	0	0	4	15458
Above Moderate		33954	4269	1991	4221	7028	0	0	0	0	-	17509	16445
Total RHNA by COG. Enter allocation number:		88096											
Total Units ▶ ▶ ▶			5309	2408	4932	7384	0	0	0	0	0	20033	
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													68063

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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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 local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Housing Opportunities for People with AIDS (HOPWA): Goal-4, Objective H	Provides homeless and non-homeless persons with rental and group home living assistance, permanent housing opportunities through acquisition/rehabilitation of housing units, and supportive services	2016	Funded by HUD
Shelter Plus Care (SPC): Goal-4, Objective H	"The plan recommends the implementation of five strategies which include: 1) Continue to expand supply of permanent supportive housing opportunities. 2) Sustain and expand collaborations with regional partners and systems."	Ongoing 2020	
Existing Public Housing: Goal-4, Objective H	These units will continue to be affordable and will be occupied primarily by low-income households"	Ongoing 2020	The SDHC maintains occupancy of the public housing units in which they own and manage.

First-Time Homebuyers Education, Counseling, Training and Workshops: Goal-4, Objective H	Community Housing Works provides homebuyer classes that educate people regarding budgeting, credit, mortgage loans, home maintenance, and other steps in the homeownership process	Ongoing 2020	
Financial Assistance to First-Time Homebuyers: Goal-4, Objective H	"Takes 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. "	Ongoing 2020	
Housing Opportunities Collaborative: Goal-4, Objective H	¿One-stop¿ housing resource center for low income individuals and families seeking a wide range of housing assistance	Ongoing 2020	
Housing Opportunities for People with AIDS (HOPWA): Goal-4, Objective H	HOPWA provides homeless and non-homeless persons with rental and group home living assistance, permanent housing opportunities through acquisition/rehabilitation of housing units, and supportive services	2016	Funded by HUD
Shelter Plus Care (SPC): Goal-4, Objective H	"The plan recommends the implementation of five strategies which include: 1) Continue to expand supply of permanent supportive housing opportunities. 2) Sustain and expand collaborations with regional partners and systems."	Ongoing 2020	
Existing Public Housing: Goal-4, Objective H	"(Permanent Supportive Housing) No more than 30% of household income can be spent for rent plus utilities. Therefore, these units will continue to be affordable and will be occupied primarily by low-income households"	Ongoing 2020	The SDHC maintains occupancy of the public housing units in which they own and manage.
First-Time Homebuyers Education, Counseling, Training and Workshops: Goal-4, Objective H	Community Housing Works provides homebuyer classes that educate people regarding budgeting, credit, mortgage	Ongoing 2020	

	loans, home maintenance, and other steps in the homeownership process		
Financial Assistance to First-Time Homebuyers: Goal-4, Objective H	"Takes 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. "	Ongoing 2020	
Housing Opportunities Collaborative: Goal-4, Objective H	¿One-stop¿ housing resource center for low income individuals and families seeking a wide range of housing assistance	Ongoing 2020	
Shared Housing for the Elderly: Goal-4, Objective H	"Contribute financial support to Elder Help of San Diego to provide shared housing for the elderly. This non-profit organization matches elderly residents with low-income persons to share a housing unit in order to reduce living expenses and to facilitate assistance to the elderly resident."	Ongoing 2020	The goal is to provide 40 matches per year.
Housing Affordability Impact Statements: Goal-4, Objective H	"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 2020	"Included on all applicable staff reports to the Planning Commission and City Council."
Mobile Home Tenant Relocation Policy: Goal-4, Objective H	Ensure that the tenant relocation provisions of San Diego Municipal Code Chapter 14, Article 3, Division 6 are met	Ongoing 2020	
Mobile Home Mediation/Communication Program: Goal-4, Objective H	"The SDHC hires an agency to provide mediation and conflict resolutions services to mobile home and mobile home park owners, and to facilitate a Mobile Home Community Issues Committee (MHCIC).	Ongoing 2020	This Committee, which meets quarterly discusses issues of interest to the mobile home park community and hears issues which cannot be resolved through mediation, or where one or both parties choose not to use mediation."
Community Land Trusts: Goal-4, Objective H	"Community Land Trusts can serve as stewards for an expanding stock of permanently affordable owner-occupied housing in San Diego. A community land trust is a nonprofit organization formed to hold title to land to preserve its long-term	Ongoing 2020	"The City supports community land trusts through such actions as: (1) offering city- owned properties; (2) directing local, state and federal funds designated for first-time homebuyer subsidies; (3) encouraging partnerships with market-rate developers; (4) providing grant funds; and (5) consideration of developing a partnership to monitor compliance of outstanding City first-time homebuyer loans and other agreements with long term affordability

	availability for affordable housing and other community uses."		requirements that are enforceable by the City."
Community Reinvestment Act: Goal-4, Objective H	"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."	Ongoing 2020	The CCRTF under the Community Reinvestment Act, is responsible for: (1) monitoring banking practices in the San Diego region, and (2) developing strategies for reinvestment in partnership with public, community, and private lending"
Housing Trust Fund/ Affordable Housing Best Practices Task Force Recommendations: Goal-4, Objective H	"The Affordable Housing Fund supports the development of rental affordable housing, for-sale affordable housing (deferred payment loans, closing cost assistance grants), transitional housing, and capacity building."	Ongoing 2020	Housing Best Practices Task Force Recommendations create a long term funding source for affordable housing.
Support of Fair Housing Organizations: Goal-4, Objective I	"The City shall continue to support the SD Regional Alliance for Fair Housing (SDRAFH) which disseminates information about fair housing rights and responsibilities or offer related services. Support should also include cooperation with outreach programs conducted by such groups"	Ongoing 2020	"The City has continued to collaborate with the SDHC through participation in the SDRAFH in order to develop a strategy for de-concentration of Housing Choice Vouchers: -The City continued to support the activities of the (SDRAFH) to address impediments to fair housing. The City chairs the SDRAFH's Subcommittee for Strategic Planning. -SDRAFH established a regional website and initiated a radio PSA campaign"
Implementation of Affirmative Marketing Program: Goal-4, Objective I	Implement the provisions of Council Policy 600-20, with the affirmative marketing program	Ongoing 2020	
Compliance with Cedillo Bill (Senate Bill 2) and Fair Housing Laws: Goal-4, Objective I	Analyze constraints to the development of emergency shelters, transitional, and supportive housing	Ongoing 2020	
Implementation of Community Plan Density Ranges: Goal-5, Objective J	"Utilizes 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."	Ongoing 2020	
Transit Oriented Affordable Housing Development: Goal-5, Objective J	"Locates higher-density housing principally along transit corridors, near villages and in proximity to employment opportunities."	Ongoing 2020	"SDHC Program: Rental Housing Finance Transit-Oriented Development (TOD)/Workforce Housing: TOD/Workforce housing and affordable rental housing developments that meet certain geographical requirements will receive funding preference over other affordable rental housing developments."

Housing Related Parks Program (HRP): Goal-5, Objective J	"Improves infrastructure systems throughout the City's communities as to support infill development and promote new affordable housing."	2016	"In June of 2016, the City was awarded over \$4 million from the Department of Housing and Community Development HRP based on the permitting and construction of more than 1400 affordable housing units across the City. The grant funds will be used to provide park improvements to the Horton-Guymon Park in Encanto."
Car Sharing: Goal-5, Objective J	Support the installation of electric vehicle charging stations across the City	Ongoing 2020	
Bicycle Sharing: Goal-5, Objective J	Provide an affordable alternative to driving, facilitate an increase in transit use, reduce vehicle trips and traffic, encourage new bike commuters, and make biking a viable option for people without bikes or with no place to store them	Ongoing 2020	The City's 2015 Climate Action Plan is being implemented to help achieve this goal
Transportation Demand Management Program: Goal-5, Objective J	"Promotes the conservation of nonrenewable energy resources such as solar and water reclamation and increase the number of people who carpool."	Ongoing 2020	"SANDAG continues work with the City of San Diego, Caltrans, transit providers, and dozens of employers to provide numerous services, including: free online ride matching, a vanpool subsidy program, transit solutions, bicycle encouragement programs, and others."
Residential Water Survey Program: Goal-5, Objective J	"Provides 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."		No update
High Efficiency Clothes Washer Program: Goal-5, Objective J	"SoCal WaterSmart's provides financial incentives in a partnership with the San Diego County Water Authority. This Program provide a point-of-purchase discount starting at \$85 off the cost of a new qualifying High-Efficiency Clothes Washers. Funding is limited and available on a first-come, first-served basis"	Ongoing 2020	No update
Weather Based Irrigation Controller Rebates: Goal-5, Objective J	"Provides cash rebates (\$25/station) to City residents with properties >= 1 acre, who replace existing non-weather based controller with Smart Controller (also known as a weather based irrigation controller or WBIC) to promote water and energy conservation."	Ongoing 2020	No update

Rotating Nozzle Rebates: Goal-5, Objective J	"California provides cash rebates (\$4/per nozzle with a 15 nozzle minimum) to City residents who replace existing spray nozzles with efficient rotating nozzles to encourage cost effective energy technologies."	Ongoing 2020	
Residential Rainwater Harvesting (Rain Barrel) Rebate Pilot Program: Goal-5, Objective J	City of San Diego Public Utilities residential customers served by an individual water meter can receive a cash back rebate when purchasing and installing a rain barrel to the home's rain gutter downspout	Ongoing 2020	
Smart Controller Rebates: Goal-5, Objective J	"Promotes water and energy conservation by offering customers residing in a single family home, duplex, townhome, or condominium that is served by an individual water meter rebates up to \$400 and save money on their water bill for upgrading a non-weather based irrigation controller to a Smart Controller."	Ongoing 2020	
Micro-Irrigation Rebates: Goal-5, Objective J	"Promotes water and energy conservation by offering customers residing in a single family home, duplex, townhome, or condominium that is served by an individual water meter a rebate of \$.20 per square foot (up to 2,400 square feet and \$480 per customer) for converting an overhead spray sprinkler system to a low application rate micro-irrigation system"	Ongoing 2020	
Sustainable Landscape-Turf Replacement Rebates: Goal-5, Objective J	"Encourages and support cost-effective energy technologies by offering customers residing in a single family home, duplex, townhome, or condominium that is served by an individual meter rebates of \$1.25 or \$1.50 per square foot (up to \$3,000 per customer) for replacing living front yard lawn with sustainable and water-wise landscaping."	Ongoing 2020	
SD Home Energy Upgrade Loan Program: Goal-5,	"Supports and encourages high	Ongoing 2020	

Objective J	performance design standards in new construction and redevelopment to promote increased energy conservation by offering attractive home-energy upgrade loans at relatively low interest rates (4.99 to 9.99%) and long term payback terms."		
Shared Risk Loan Pool: Goal-4, Objective H	Encourage banks and Savings and Loan institutions to utilize existing loan pools to provide loans for affordable housing and nontraditional development projects	Ongoing 2020	Operated through the California Community Reinvestment Corporation (CCRC) and the Savings Association Mortgage Company (SAMCO)
Energy Upgrade California: Goal-5, Objective J	"Supports SDG&E programs to promote energy conservation by allowing City of San Diego homeowners the chance to have qualified contractors perform home energy assessments and specific energy saving improvements."	Ongoing 2020	
California Solar Initiative: Goal-5, Objective J	"SDG&E and the Public Utilities Commission is providing \$2.1 billion to businesses, nonprofit organizations, public agencies, and homeowners to help lower their energy costs, reduce their reliance on fossil fuel-fed power plants, to create a sustainable energy future."	Ongoing 2020	
Multifamily Solar Affordable Housing (MASH): Goal-5, Objective J	"SDG&E and the California Solar Initiative are providing higher incentives (\$1.90 to \$2.80 per watt) to offset the project costs of installing photovoltaic systems on multifamily affordable housing."	Ongoing 2020	
CSI Thermal-Solar Water Heating: Goal-5, Objective J	"The CSI-Thermal Program offers cash rebates to San Diego Gas and Electric customers of up to \$1,875 for installing solar water heating systems on single-family homes and up to \$500,000 on multi-family homes."	2017	"The CSI-Thermal portion of the program has a budget of \$250 million from 2010 - 2017, and plans to install 200,000 new solar water systems."
Public Outreach Campaign: Goal-5, Objective J	Inform the public of mandatory water use restrictions and the need to conserve	Ongoing 2020	

	water		
Residential H-axis Washing Machine Rebate Program: Goal-5, Objective J	SDG&E rebate program that issues rebates for installation of H-axis washing machines	Ongoing 2020	
Residential Graywater: Goal-5, Objective J	"Encourages residential development to use Graywater, which is untreated household wastewater which has not come into contact with toilet waste."	Ongoing 2020	The City of San Diego has a number of efforts underway to respond to the drought and provide long-term tools and resources for residents and businesses. WasteNoWater.org. In 2013, the City streamlined its permitting process for "simple" and "complex" graywater system installation, in an effort to encourage homeowners to conserve water and save money. Rebates for barrels that catch and store rain water. For residential customers only.
Citywide Landscape Design Ordinance: Goal-5, Objective J	Encourage the use of plant materials to reduce heat island effects and require drought tolerant plants and low-flow irrigation systems	Ongoing 2020	The City's 2015 Climate Action Plan is being implemented to help achieve this goal.
SDG&E Energy Innovation Center: Goal-5, Objective J	"The non-profit California Center for Sustainable Energy (CCSE) works with policymakers, government agencies, utilities, businesses and individuals throughout the state and nationally to drive the adoption of clean energy technologies and practices. The highly trained energy industry experts in energy efficiency, building performance, clean transportation and advanced energy storage are helping to transform the market in support of sustainable energy goals. The City of San Diego's Environmental Services Dept. works with CCSE to implement policies and programs to improve the overall energy security and efficiency, while mitigating the environmental impacts of energy use."	Ongoing 2020	See more at: City of San Diego Energy Alliance
Community Energy Partnership Program: Goal-5, Objective J	Develop energy efficiency policies to encourage energy conservation through high performance standards in residential construction	Ongoing 2020	The City's 2015 Climate Action Plan is being implemented to help achieve this goal
Home Energy Partnership Program: Goal-5, Objective J	"Supports the installation of photovoltaic/solar electric and solar water	Ongoing 2020	Managed by SDG&E

	heating systems on new construction to promote and increase the use of renewable resources."		
Renewable Buy Down Program: Goal-5, Objective J	The California Energy Commission will provide cash rebates on eligible renewable energy electric generating systems of up to \$3,500 per kilowatt or 50 percent of the eligible purchase price	Ongoing 2020	
Solar System Tax Credits: Goal-5, Objective J	"Emergency Economic Stabilization Act - Offers federal tax incentives with the purchase and installation of eligible solar systems, including solar photovoltaic and solar hot water systems, as well as other renewable energy investments to promote energy conservation."	Ongoing 2020	
Property Assessed Clean Energy Program (PACE): Goal-5, Objective J	"Promotes the conservation of nonrenewable energy resources for single-family homeowners in the City of San Diego by financing the installation of renewable energy, energy efficiency improvements, and water conservation measures through loans that will be repaid by special assessments on the property owner's tax bill."	Ongoing 2020	"Figtree was approved by the City Council for commercial properties and for residential properties with no mortgage loans in October 2012. Figtree's Commercial PACE program allows owners to finance improvements and pay for them over a defined period of time through an assessment collected on their property tax bill."
Sustainable Expedite Program: Goal-5, Objective J	"Completes the City's work program related to Council Policy 600-27 to offer additional incentives that encourage new development and redevelopment of existing structures and sites to exceed the new Mandatory CALGreen Building Standards."	Ongoing 2020	"See ""Affordable / in-Fill Housing and Sustainable Building Expedite Program"" for more information"
Clean Generation Program: Goal-5, Objective J	"The City has developed a solar-financing program that offers low-interest, 20-year loans for solar installations to support and encourage high performance design standards."	Ongoing 2020	
Climate Mitigation and Adaptation Plan: Goal-5, Objective J	"Establishes a planning horizon of 2013-2035 and quantifies GHG emissions from the community-at-large, including	Ongoing 2020	"The City of San Diego Climate Action Plan adopted December 2015 by the San Diego City Council."

	retrofitting existing single- and multi-family homes to achieve targeted energy savings."		
California Catalyst Communities: Goal-5, Objective J	Provides a living laboratory to evaluate and identify effective housing and land use strategies to promote Sustainable Communities Strategies required by SB 375	Ongoing 2020	The Village at Market Creek and Civita are the two locations selected for this program. Both are currently in the construction phase.
Development Monitoring System: Goal 1, Objective A	Monitor residential development for remaining development capacity and ability to track site inventory to determine/adjust phasing of community facilities	ongoing 2020	The City's OpenDSD, open data application, was implemented September 2014. It provides tools for developers and stakeholders to monitor development activity as well as code enforcement actions underway in communities. The City is also in the process of procuring a replacement to its PTS tracking system. The replacement should be online in 2017.
Identification of Locations for Mixed-Use, Urban Infill Development: Goal 1, Objective A	Through the community plan process, promote infill and mixed-use village-type development providing for social equity (allowing a variety of household incomes) to collocate in proximity to employment and commercial amenities, protect the environment, (redirecting development patterns from urban sprawl to urban villages) in line with goals of SB 375 and Sustainable Communities Strategy.	Ongoing 2020	The City of San Diego continues to implement the City of Villages Strategy through the implementation of the 2008 General Plan. Future community plan updates and focused plan amendments will locate and quantify density. In 2016 four community plans, Uptown, North Park, Golden Hill, and San Ysidro were adopted by the City Council.
Enforcing Adopted Density Ranges in Community Plans: Goal-1, Objective A	Utilizes 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.	Ongoing 2020	
Density Bonus: Goal-1, Objective B	Pursuant to state law, developers are provided a density bonus and up to three regulatory concessions in exchange for reserving a percentage of housing units for very low, low, and moderate income or senior housing.	2016	The City implements Density Bonus (DB) regulations pursuant to state law. Project permits issued in 2016 with DBs include: 30 th St Lofts Sparks Apartments Berracasa Apartments Brant St. Lofts Gila Apartments Habitat on 31st Hacienda Heights ¿Park and Polk"
Tax Credits and Tax-Exempt Bonds: Goal-1, Objective	The SDHC will promote the use of federal	Ongoing 2020	

B	and state tax credits and Multifamily Revenue Bonds to assist in the development of housing for low-income households. The Multifamily Bond Program provides below-market financing for developers willing to set aside a portion of their rental units as affordable housing		
Coastal Zone Program: Goal-1, Objective B	State law provides that the conversion or demolition of existing residential unit occupied by low and moderate-income households within the Coastal Overlay Zone shall only be authorized if provisions have been made for replacement of those units.	Ongoing 2020	The City complies with State law for replacement housing occupied by low-and moderate- income housing within the Coastal Overlay Zone.
Single Room Occupancy Hotel Units and Living Units: Goal-1, Objective B	In an effort to replace the existing stock of SRO hotel rooms and provide relocation assistance to tenants displaced as a result of SRO closures, this provides extremely low-income housing opportunities to homeless and nearly homeless individuals.	Ongoing 2020	
Small Lot Subdivision Ordinance: Goal-1, Objective B	Encourage the development of fee simple housing on smaller lots to provide a space efficient and economical alternative to traditional single dwelling units.	Ongoing 2020	"The use of the RT and RX zones are considered as part of the community plan update process. Four Community Plan Updates were adopted in 2016."
Section 202 and 811 Supportive Housing Programs: Goal-1, Objective B	Funded by HUD-Supportive Housing Program to provide capital advance to non-profit sponsors to construct and operate housing for the very low-income elderly (62 years or +) or extremely low-income non-elderly households with disabilities.	Ongoing 2020	
Military Housing Development: Goal-1, Objective B	It is anticipated that most military family housing will continue to be provided by the private sector, with financial incentives from the military	Ongoing 2020	
Student Housing Development: Goal-1, Objective B	Partner with others and local universities to provide as much student housing as	Ongoing 2020	"Guardian Scholars Program partners SDSU and SDHC for homeless students began in 2016."

	possible on and adjacent to campuses.		
Mobile Home Parks Overlay and Manufactured Housing Development: Goal-1, Objective B	Manufactured housing provides cost and efficiency advantages	Ongoing 2020	No new mobile homes were built in 2016
Provision of Farm Worker Housing: Goal-1, Objective B	Seek to provide additional housing units for farm workers with mobile home or manufactured housing units on City-owned land. Encourage the City's leaseholders in the San Pasqual Valley Agricultural preserve to provide additional farm worker housing on their leaseholds.	Ongoing 2020	The City monitors farm worker housing needs, and works with leaseholders in the San Pasqual Valley Agricultural Preserve to provide additional farm worker housing.
Housing for the Homeless: Goal-1, Objective B	Actively support providers of homeless services in establishing additional short-term and temporary housing as well as permanent supportive housing. Encourage interagency efforts to provide services and housing to specialized subgroups with disabilities including "at-risk" families.	Ongoing 2020	Some of the programs for housing the homeless include, but are not limited to: Veterans Village of San Diego, Connections Housing Downtown, Paul Mirabile Center, Cortez Hill Family Shelter, Hotel/Motel Family Voucher Program, domestic violence shelter, Transitional Housing Program.
Veterans Village of San Diego: Goal-1, Objective B	"SDHC is an investment partner with Veterans Village of San Diego. From 2006 to 2011, SDHC invested \$8.7 million to help Veterans Village create 320 transitional beds as well as a new developing 24-bed transitional facility for veterans. The 12,772 square foot facility includes community space that can accommodate three classrooms, meeting space and case management offices."	2016	Veterans Village helps low-income homeless vets returning from Iraq and Afghanistan, and provided services to more than 2,000 veterans in 2016.
Connections Housing Downtown: Goal-1, Objective B	"One-stop homeless service center with an on-site health clinic. The facility is housed in a historic 12-story building, located in downtown at 1250 Sixth Avenue. Connections Housing is a service and residential community designed to reduce street homelessness in the downtown neighborhoods by helping people who are living on the street move into permanent housing. Connections Housing provides 223 housing units, a health center and	Ongoing 2020	

	<p>numerous social services all conveniently located in one building. Connections Housing is one part of downtown's larger strategy to end homelessness."</p>		
<p>City of San Diego's Winter Shelter Program: Goal-1, Objective B</p>	<p>"The SDHC had administered the City of San Diego's two Emergency Winter Shelter Programs for homeless adults and veterans. Homeless Adult Shelter provided 220 beds. The Veterans Homeless Shelter provided 330 beds for homeless military veterans during the four month season (December to April). The shelter's partnerships with non-profit agencies also provided health care, legal assistance, and job referrals."</p>	<p>Ongoing 2020</p>	
<p>Cortez Hill Family Shelter: Goal-1, Objective B</p>	<p>"Administrated by SDHC, Cortez Hill Family Shelter is the City of San Diego's year round family shelter program. Operated by the YWCA, the center serves homeless parents and their children and provides up to 120 days of transitional housing for up to 45 homeless families."</p>	<p>Ongoing 2020</p>	
<p>Hotel/Motel Family Voucher Program: Goal-1, Objective B</p>	<p>"Through the County of San Diego Hotel/Motel Family Voucher Program, families can apply for emergency hotel/motel vouchers when there is no other shelter available"</p>	<p>Ongoing 2020</p>	
<p>Neil Good Day Center: Goal-1, Objective B</p>	<p>"At the Neil Good Day Center, homeless individuals are provided with laundry facilities, showers, mail, case management, and referral services. SDHC administers the contract for the City of San Diego, and the day-to-day operations are managed by Alpha Project."</p>	<p>Ongoing 2020</p>	
<p>Domestic Violence Shelters: Goal-1, Objective B</p>	<p>There are approximately 87 beds for those fleeing domestic violence in the City</p>	<p>Ongoing 2020</p>	
<p>Transitional Housing Program: Goal-1, Objective B</p>	<p>"Programs funded by the Housing Trust Fund and operated by non-profit agencies</p>	<p>Ongoing 2020</p>	<p>"As part of its Housing Trust Fund (HTF) oversight responsibilities, the Housing Commission is required by Section 98.0504 of the San Diego Municipal Code</p>

	provide temporary housing and services for over 400 households who need support to get back on their feet, obtain an income, and find housing they can afford. Most programs allow families up to two years to become self-sufficient. Continuum of Care (CoC) funds for the San Diego region are also used for Transitional Housing Program."		to expend at least 10 percent of each year's HTF program funds for transitional housing activities."
Project Homeless Connect: Goal-1, Objective B	"Organized by SDHC, Project Homeless Connect is an annual one-day resource fair that provides health and dental screenings, drug and mental health referrals, legal aid, food, clothing, and more for the homeless."	2016	With the participation of 100 agencies, the Homeless Connect annual event helped 1,215 homeless individuals in one day on January 27, 2016.
Five-Year Work Plan Toward Goal of Ending Homelessness in Downtown San Diego: Goal-1, Objective B	"The plan recommends the implementation of five strategies which include: 1) Continue to expand supply of permanent supportive housing opportunities. 2) Sustain and expand collaborations with regional partners and systems."	2018	The Regional Continuum of Care applies annually to HUD and has been successful in the award of over \$15 million in annual federal funds directed to programs and services for homeless San Diegans.
Regional Continuum of Care Council: Goal-1, Objective B	"The RCCC is structured under HUD requirements to serve as San Diego County's Continuum of Care (CoC) organization. The RCCC has approximately 80 members that comprise a broad spectrum of the community including providers of services, government agencies, and private sector. The RCCC was designed to promote communitywide commitment to the goal of ending homelessness. The SDHC acts as the lead applicant for the CoC HUD funds to address homelessness."	Ongoing 2020	The San Diego City and County Continuum of Care CoC (Regional CoC) is the coordinating body recognized by HUD and, in its 15-year history, the Regional CoC has brought over \$162 million in resources to the region.
Housing Opportunities for Persons with AIDS (HOPWA): Goal-1, Objective B	"Actively supports providers of homeless services in establishing additional short-term and temporary housing as well as permanent supportive housing."	Ongoing 2020	"Funds authorized under this program are used to prevent low-income individuals with HIV/AIDS from becoming homeless. Programs include: independent housing, residential services coordination and information, and referral services."

	Encourages interagency efforts to provide services and housing to specialized subgroups with disabilities including ""at-risk"" families."		
CalWORKS: Goal-1, Objective B	"Encourages interagency efforts to provide services and housing to specialized subgroups with disabilities including ""at-risk"" families"	Ongoing 2020	"Program is administered by the County of San Diego. Funds are available to individuals on public assistance to prevent homelessness by providing rent and utilities."
Workforce Partnership: Goal-1, Objective B	The Workforce Partnership coordinates job training and employment placement services including services for homeless veterans, youth, and the disabled	Ongoing 2020	
The Plan to End Chronic Homelessness: Goal-1, Objective B	"Provides homeless individuals with housing as quick as possible, with supportive services as needed to eradicate homelessness."	Ongoing 2020	"The SDHC landmark Homelessness Action Plan will impact the lives of as many as 1,500 homeless San Diegans in the nation's eighth largest city, second largest in California. This three-year strategic homelessness action plan is deep rooted in the national Housing First model, provides homeless individuals with housing as quick as possible. Housing created or converted will remain affordable for at least 55 years."
Homeless Outreach Program (HOT): Goal-1, Objective B	"Seek out and engage chronically homeless persons and, for those who are willing, place them in housing linked with appropriate services."	Ongoing 2020	"The Homeless Outreach Team (HOT) together with the Psychiatric Emergency Response Team (PERT) provide outreach and engagement services throughout the City of San Diego. They are the City's initial point of contact with both chronic homeless and chronic inebriates living on the streets. Each HOT Team is composed of police officers, County psychiatric clinicians and County Mental Health eligibility technicians. The teams provide care, resources and assistance to approximately 700 individuals per year."
Project 25: goal-1, Objective B	Permanent housing and supportive services to 25 chronically homelessness individuals	pilot 2015	No update
Homeless Management Information System: Goal-1, Objective B	"Actively support providers of homeless services by managing one secure database of information."	Ongoing 2020	"On behalf of the Regional Continuum of Care Council (RCCC), RTFH manages the San Diego region's Homeless Management Information System (HMIS), a secure online countywide database that enables service providers to manage services. The HMIS enables our region to effectively collaborate and deliver cost-effective services."
Support for Regional Task Force on the Homeless: Goal-1, Objective B	The RTFH serves as a central repository of information on homeless needs and	Ongoing 2020	The Regional CoC entered into a Memorandum of Understanding (MOU) with the Regional Task Force on the Homeless, Inc. (RTFH) to establish the RTFH

	assistance, and serves as the Regional Continuum of Care's designated Homeless Management Information System (HMIS) lead for the region		as the Regional CoC's recognized HMIS Lead.
Listing of Affordable Housing Units: Goal-1, Objective B	"Maintain a comprehensive listing of housing developments in the City which have units reserved for low-income households"	Ongoing 2020	"Updated quarterly and posted on the Affordable Housing Resource Guide, the document is a comprehensive listing of housing developments in the City, which have units reserved for low-income households."
Support for Research and Legislation for Affordable Housing: Goal-1, Objective B	"The mission is to advocate for affordable housing, encourage small business and economic development, and promote consumer education and fair access to financial services by assisting financial institutions with identifying the credit and savings needs of the San Diego region."	Ongoing 2020	The City promotes 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."
Pursuit of State and Federal Funding for Affordable Housing: Goal-1, Objective B	"Seek legislative changes at the state and federal levels to make affordable housing programs more responsive to the needs of low-income households."	Ongoing 2020	"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."
Inclusionary Housing Programs: Goal-1, Objective B	"Promote provision of affordable housing throughout all areas of the City and near all major employment centers. Require 10% of units be affordable to low- and/or moderate-income residents or payment of an in-lieu fee."	Ongoing 2020	In 2016, 90 new affordable units were built through inclusionary housing.
Low-Interest Loans: Goal-1, Objective B	"The Housing Commission will provide low-interest loans for the development of affordable rental housing targeted to extremely low-, very low-, and low-income households including families, seniors, and persons with special needs."	2016	The Commission used financial resources to invest in low-interest loans for the development and/or rehabilitation of over 300 affordable housing units
Accessibility: Goal-1, Objective B	All units in multifamily projects with four or more units are required by state law to meet accessibility standards	Ongoing 2020	The City complies with State accessibility standards.
City-Owned Land for Housing: Goal-1, Objective B	"Develop appropriate City owned sites with housing."	Ongoing 2020	City owned surplus land that is first offered to affordable housing developers before other developers.
Employer-Assisted Housing: Goal-1, Objective B	Coordinate with employers to provide	Ongoing 2020	

	workforce housing		
Keys to Housing Toolbox: Goal-1, Objective B	The Toolbox, a regional vision for ending family homelessness by 2020, outlines five key areas for action with eight core outcomes that can be used as a planning tool for organizations and communities, as well as an interactive website with hundreds of resources.	Ongoing 2020	
Housing Code Enforcement: Goal-2, Objective C	"The City shall continue to support and, where possible, expand its code enforcement activities. Such activities shall emphasize amelioration of defects which threaten the basic health and safety of the occupants and community."	Ongoing 2020	
Mobile Home Inspection Program: Goal-2, Objective C	Inspect 5% of Mobile Home Parks, approximately 980 mobile home park spaces, annually to ensure compliance with CA Code of Regulations, Title 25, and Health and Safety Codes.	Ongoing 2020	
Housing Maintenance Educational and Training Program: Goal-2, Objective C	Self-help training workshops and classes are offered by a variety of organizations and institutions including the San Diego County Apartment Association (SDCAA), San Diego Board of Realtors, community colleges and other entities.	Ongoing 2020	
Code Enforcement/Rehabilitation Coordination: Goal-2, Objective C	Owners of multifamily housing with multiple code violations are referred to the Housing Commission for possible amelioration with the assistance of Housing Commission rehabilitation programs.	Ongoing 2020	
Neighborhood Cleanup Programs: Goal-2, Objective C	The City cooperates with neighborhood and trade associations in neighborhood cleanup campaigns.	Ongoing 2020	
HUD Lead Hazard Control Grant: Goal-2, Objective C	"This grant to reduce lead hazards in residences occupied or frequently visited by children under six year of age in available for owner-occupied or rental properties with occupants under 80% of	2017	The Urban Corps Training Center, a non-profit organization working to provide low-income individuals ages 18-25 with education and training in various trades to help them succeed in their careers; has partnered with the City to meet this goal"

	the AMI and located within the City of San Diego. Financial assistance up to \$10,000 is offered for single family residences and up to \$5,000 per multifamily unit."		
HUD Healthy Homes Demonstration Grant: Goal-2, Objective C	"Property owners in the City of San Diego are eligible for a complete risk assessment of their property and up to \$5,000 per unit to remedy health and safety issues discovered during the assessment."	Ongoing 2020	"The City's ""Home Safe Home"" program protects low-income children and families in the City of San Diego from lead-based paint and other home health hazards, with priority given to families whose homes are frequented by children under the age of six years old. The program provides blood tests for lead levels and lead paint remediation in qualifying homes that were built before 1979. Maximum grant amounts are: -\$10,000 for single-family structures. -\$5,000 per unit for multi-family structures. An additional \$5,000 per project will be made available for multi-family projects to control lead hazards in common areas. This Program administration is provided by the SDHC."
Financing: Goal-2, Objective D	"There are a number of federal, state and local financing mechanisms and subsidies available to preserve ""at-risk"" units. The City has also set aside a portion of HOME, CDBG and local Housing Trust Fund Dollars for preservation, and has established a priority for preservation in the allocation of such funds."	Ongoing 2020	Over 480 households received financial assistance in 2016 for the acquisition of housing or to subsidize rental expenses (HOME).
Preservation of "At Risk" Units-Compliance, Monitoring, Education: Goal-2, Objective D	Help preserve existing low-income housing	Ongoing 2020	The Housing Commission maintains a monitoring system.
Single Room Occupancy: Goal-2, Objective D	Ensure the continued preservation and expansion of SROs as a viable housing resource	Ongoing 2020	
Homeowner Rehabilitation: Goal-2, Objective E	Emphasize Homeowners Rehabilitation Program	Ongoing 2020	This program is administered by the Housing Commission
Mobile Home Repair Grants: Goal-2, Objective E	SDHC provides up to \$5,500 for health and safety repairs to mobile homes.	Ongoing 2020	
Acquisition and Rehabilitation: Goal-2, Objective E	assist for-profit and not-for-profit developers in acquiring and rehabilitating housing units with a portion of these units to be affordable to low-income households."	2016	Low-Income Housing Tax Credits (LIHTC): The federal 4% and 9% LIHTC is the principal source of funding for the construction and rehabilitation of affordable rental homes. They are a dollar-for-dollar credit against federal tax liability. The Housing Commission currently projects 524 units utilizing this federal source.
Farm Worker Housing: Goal-2, Objective E	Provide housing for full-time agricultural	Ongoing 2020	

	employees and their families who are of very low-income.		
No Interest (0%) Deferred Payment Loans: Goal-2, Objective E	"In order to eliminate health and safety hazards and implement neighborhood improvements, very low-income owner occupants of one unit properties within the City of San Diego are offered home repair loans of up to \$25,000. Full repayment of principal is required upon future sale, further encumbrance, non-owner occupancy, or 30 years from the date of the loan, whichever occurs first."	Ongoing 2020	
Project Management: Goal-3, Objective F	"An assigned project manager serves as a single point of contact for an applicant and coordinates processing for all permits related to that applicant's project."	Ongoing 2020	The Affordable/ In-fill Housing and Sustainable Building Expedite Program and the 900-12 Expedite Program for economic base sector developer can pay for project manager services during discretionary review."
Project Tracking System: Goal-3, Objective F	"Efficient development review and customer service, organizes customer flow, maps project information, supports development review, project management, fee invoice, and permit and inspection activities."	2017	"Currently, the Project Tracking System (PTS) will be replaced with Acela in 2017. This modernized system Acela which will further streamline the review process. In addition, enable staff to more easily gather the data necessary to adjust capacity estimates and prepare annual progress reports"
Affordable/Infill Housing and Sustainable Buildings Expedite Program: Goal-3, Objective F	"Reduced processing times for projects meeting criteria to be considered Affordable/Infill projects or sustainable buildings. Efforts are to reduce processing time by 50%."	Ongoing 2020	
Voluntary Accessibility Expedite Program: Goal-3, Objective F	To encourage accessible design, projects will be granted incentives to help streamline project processing and/or to provide relief from development regulations to facilitate accessible design	Ongoing 2020	
Land Development Code Changes for Housing Affordability: Goal-3, Objective F	Measures which could facilitate housing production and affordability	Ongoing 2020	
Companion Unit Ordinance: Goal-3, Objective F	Promote ministerial approval of companion units consistent with State	Ongoing 2020	

	Law		
Master Environmental Impact Reports: Goal-3, Objective F	The expanded use of Master EIRs could enable environmental reviews on individual projects pursuant to the Specific Plan to be completed more expeditiously.	Ongoing 2020	
Exemptions of Affordable Housing from Environmental Review: Goal-3, Objective F	Streamlining the CEQA process for Transit Priority Projects and projects which conform to the Sustainable Communities Strategy and meet specific criteria set forth in SB 375	Ongoing 2020	
Affordable Housing Parking Regulations: Goal-3, Objective F	Allows required parking reductions, based on a scientific study commissioned by the City.	Ongoing 2020	
Reasonable Accommodations Requirement: Goal-3, Objective F	Ministerial Process for Reasonable Accommodations requests for disabled persons	Ongoing 2020	
Needs Assessment: Goal-3, Objective G	Utilize the Community Plan Update process to identify the existing infrastructure and public facility deficits/unmet needs and future needs	Ongoing 2020	Four community plan updates were approved in 2016
Facilities Financing Plan Updates: Goal-3, Objective G	"Identify the various existing and potential funding sources for infrastructure/public facility needs, including local, state, and federal money, as well as potential ballot measures."	Ongoing 2020	Updated through the community plan update process
Public Facility Standards: Goal-3, Objective G	"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. This approach should reduce the cost burden on infill development."	Ongoing 2020	"Per the Community Plan Update process, Facility Finance Plans are updated concurrently, in order to provide for implementation of public facilities."
Infrastructure Committee: Goal-3, Objective G	provide a renewed focus on the City's policy towards infrastructure by reviewing best asset management practices and developing a comprehensive 5-year infrastructure plan to acquire, plan, design, construct,	Ongoing 2020	"Meets monthly. Action item: Explore use of other financing tools such as Community Financing Districts (CFDs) to provide infrastructure needed to support TOP and mixed use. Infill development. An emphasis will be placed on affordable housing and sustainability."

	maintain, renovate, and rehab the City's infrastructure."		
Section 8 Housing Choice Voucher Program: Goal-4, Objective H	"Aggressive pursuit of all federal, state and local resources available to provide financial assistance, education, and related services to low-income persons and families."	Ongoing 2020	"Federal funding allocated to SDHC for public housing and Section 8 Housing Choice Voucher rental assistance."
Supportive Housing Program: Goal-4, Objective H	Promotes the development to assist homeless people, including people with disabilities and other special needs, transition from homelessness to independent living."	Ongoing 2020	Funded by HUD
Down Payment/Closing Cost Assistance Grants: Goal-4, Objective H	"City of San Diego first-time home buyers purchasing market-rate and affordability restricted homes earning 80% to 100% of the area median income are eligible for grant amounts between 4% and %6 of the purchase price, not to exceed \$15,000."	Ongoing 2020	
Mortgage Credit Certificate Program: Goal-4, Objective H	"Available to qualified first-time homebuyers earning 100% or less of the AMI, as adjusted for family size. The loans carry an interest rate of 3% interest and require no monthly payments of principal or interest until the buyer sells the home or the end of 30 years."	Ongoing 2020	
Deferred Payment 3% Interest Loan Program: Goal-4, Objective H	First-time home buyers purchasing market-rate and affordable homes in the City of San Diego earning 80 to 100 percent of the area median income (AMI) are able to defer payment of three percent interest loans for a term of 30 years	Ongoing 2020	
Transitioning Out of the Public Housing Program: Goal-4, Objective H	"Consider alternative strategies for leveraging public dollars allocated for affordable housing to generate maximum external revenues in order to expand the Housing Trust Fund and other public affordable housing resources."	Ongoing 2020	

Reduce Impediments to Fair Housing: Goal-4, Objective I	"The City will take actions it can to reduce the impediments to fair housing identified in the 2011 update of the Analysis of Impediments to Fair Housing Choice"	Ongoing 2020	
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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SAN DIEGO

Reporting Period 01/01/2016 - 12/31/2016

General Comments: