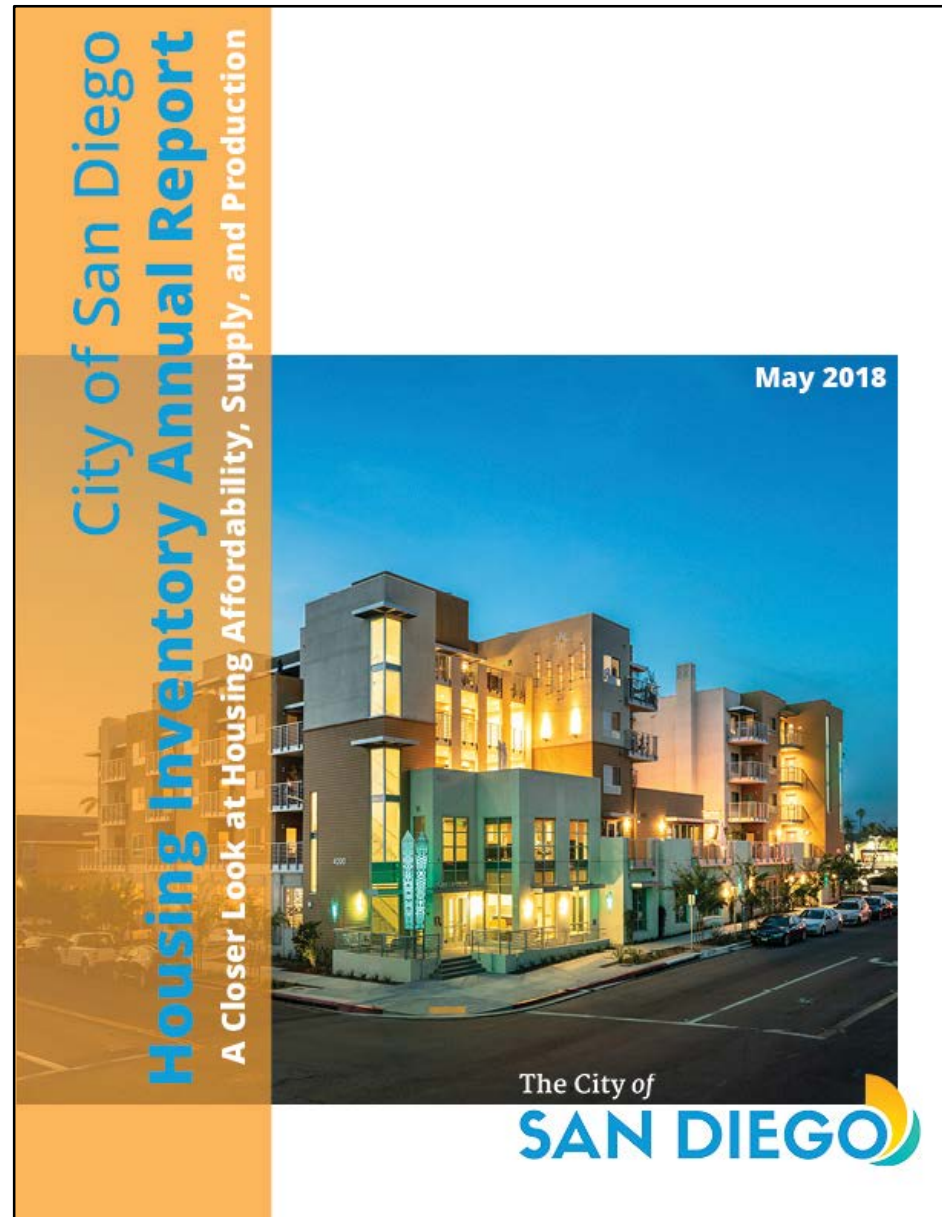




Housing Inventory Annual Report

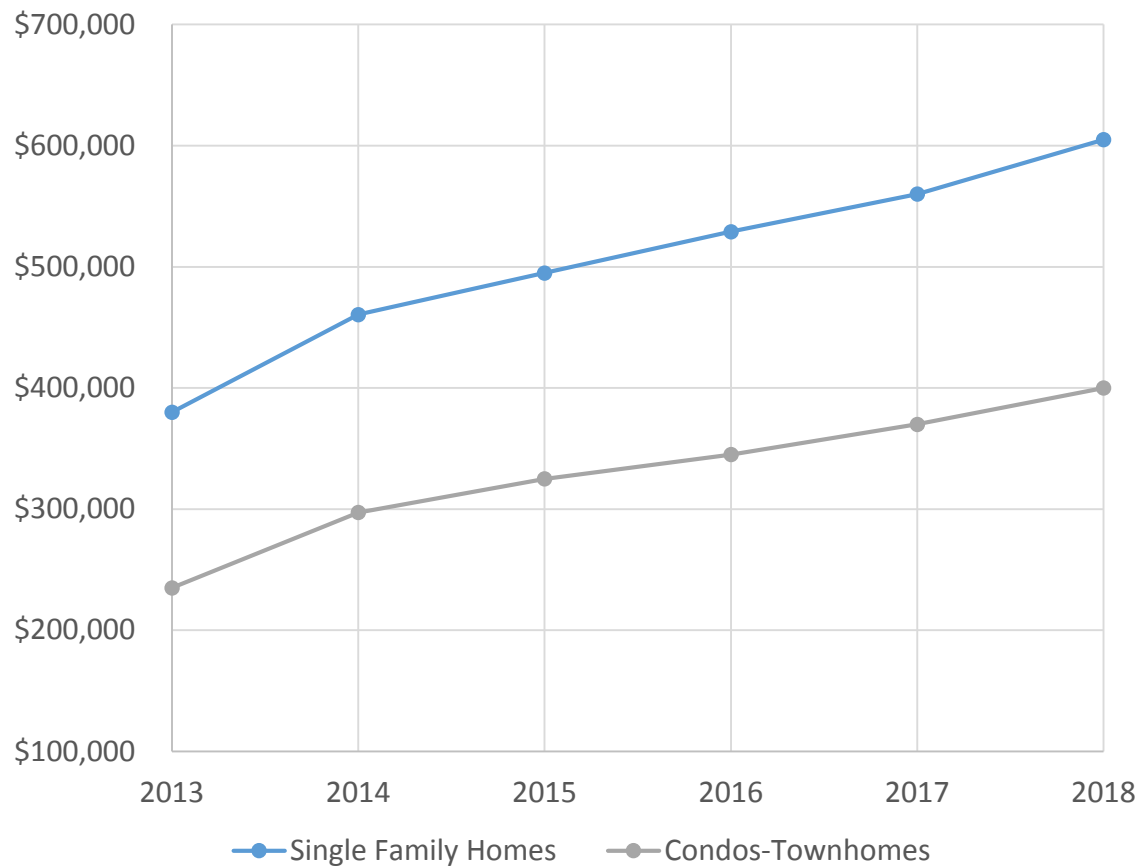
Planning Commission
June 21, 2018

Purpose



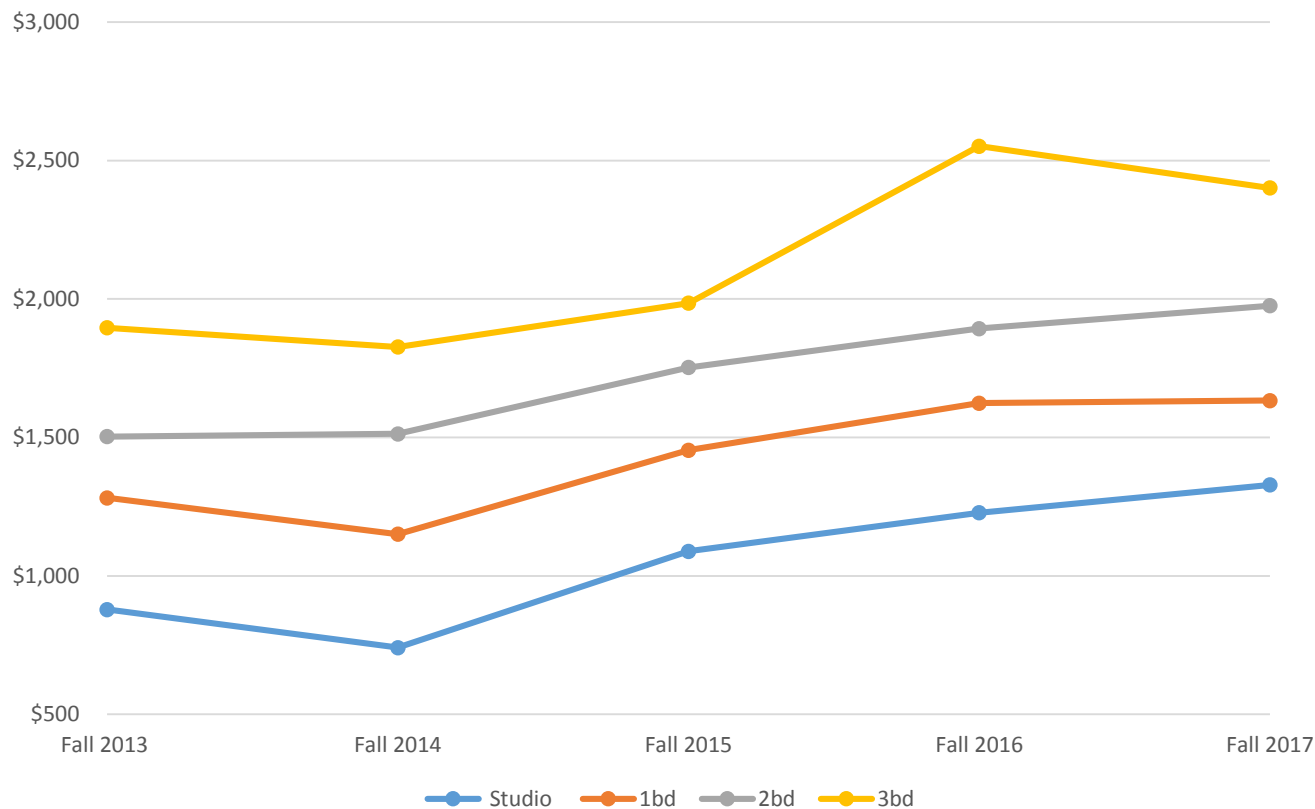
Home Sales Price

Regional Median Home Sales Price



Rental Rates

Citywide Average Monthly Rental Rate by Unit Type



Housing Supply

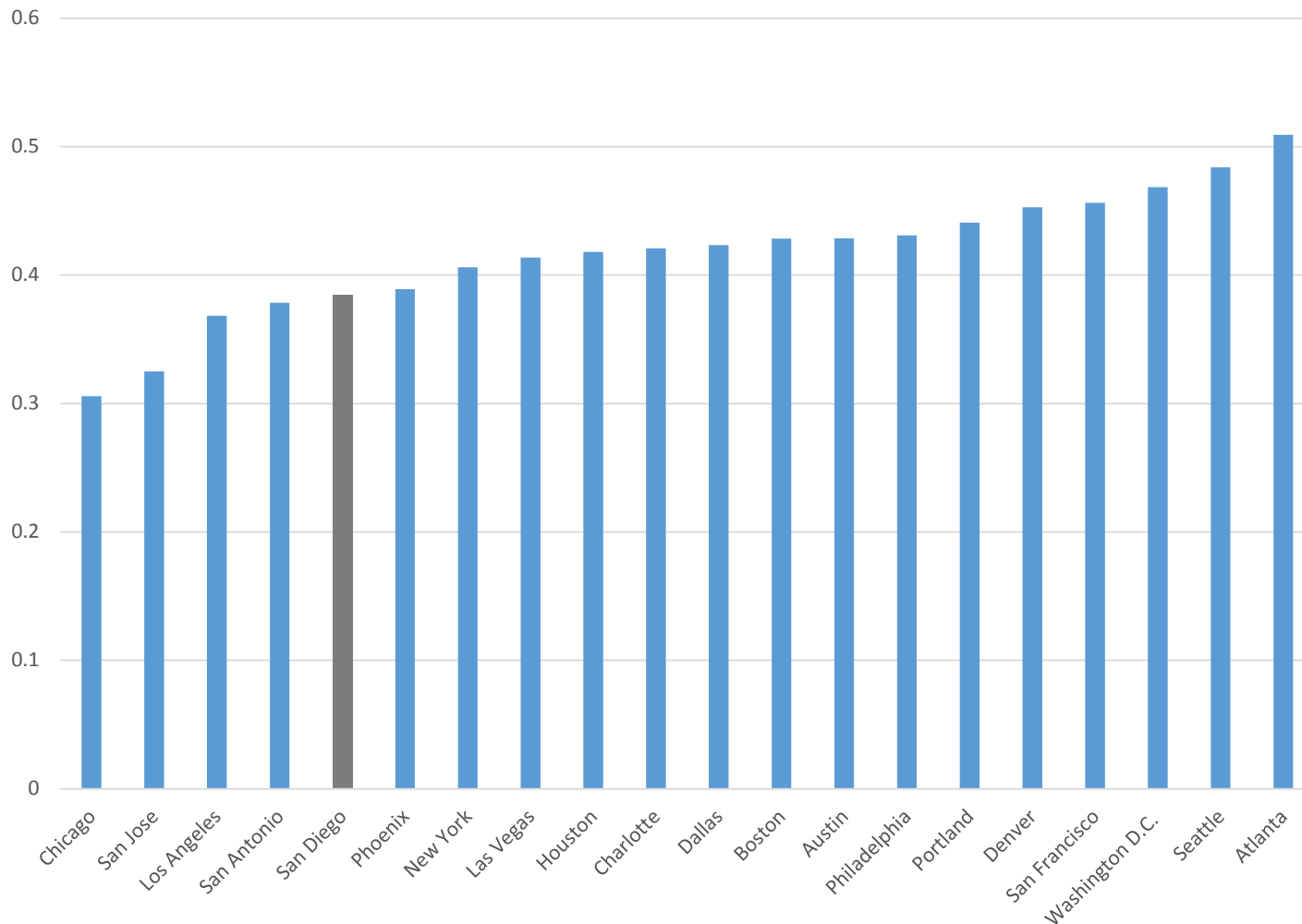
City of San Diego Total Housing Supply

Single Family	286,205	54%
Multi-Family	240,844	46%
Total	527,049	—

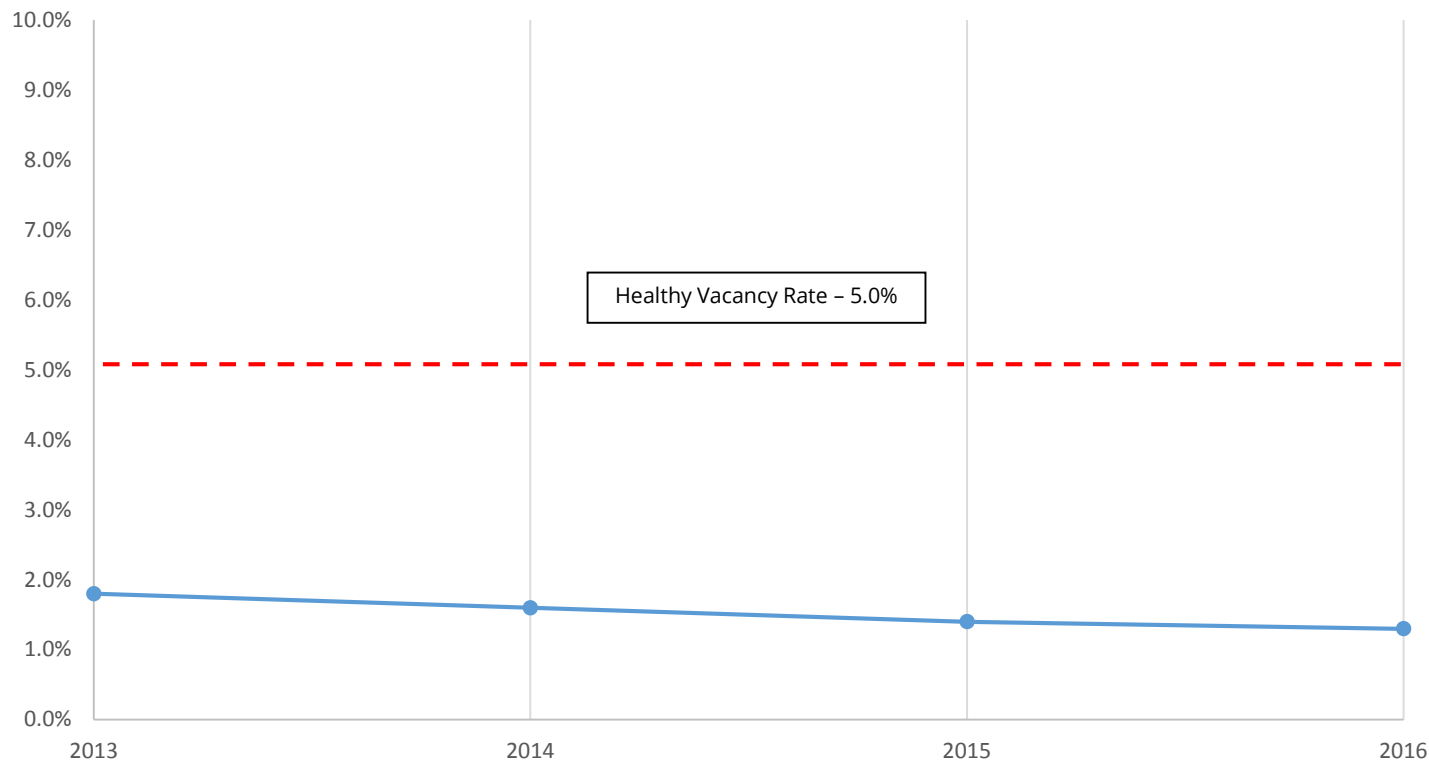
Source: U.S. Census Data: 2012-2016 American Community Survey (ACS)



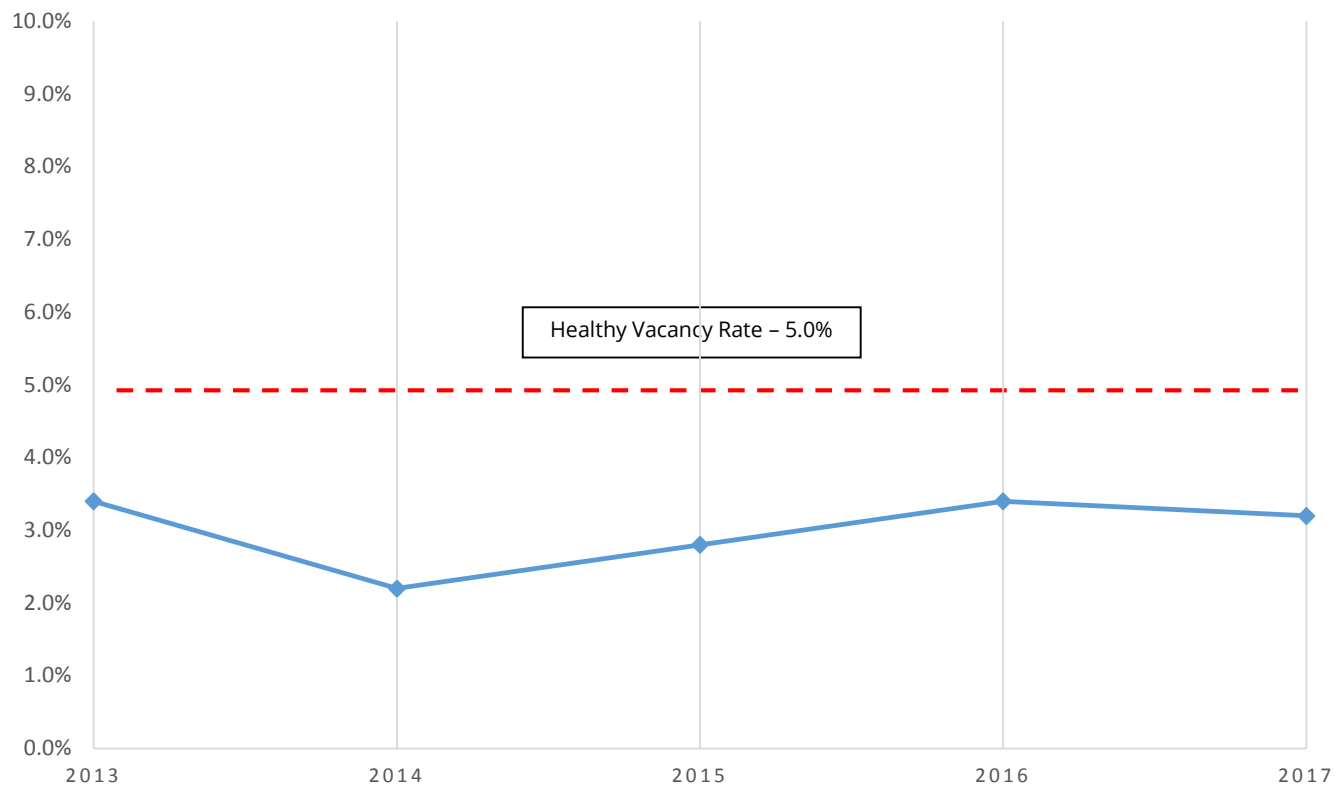
Number of Housing Units Per Person in Major Cities



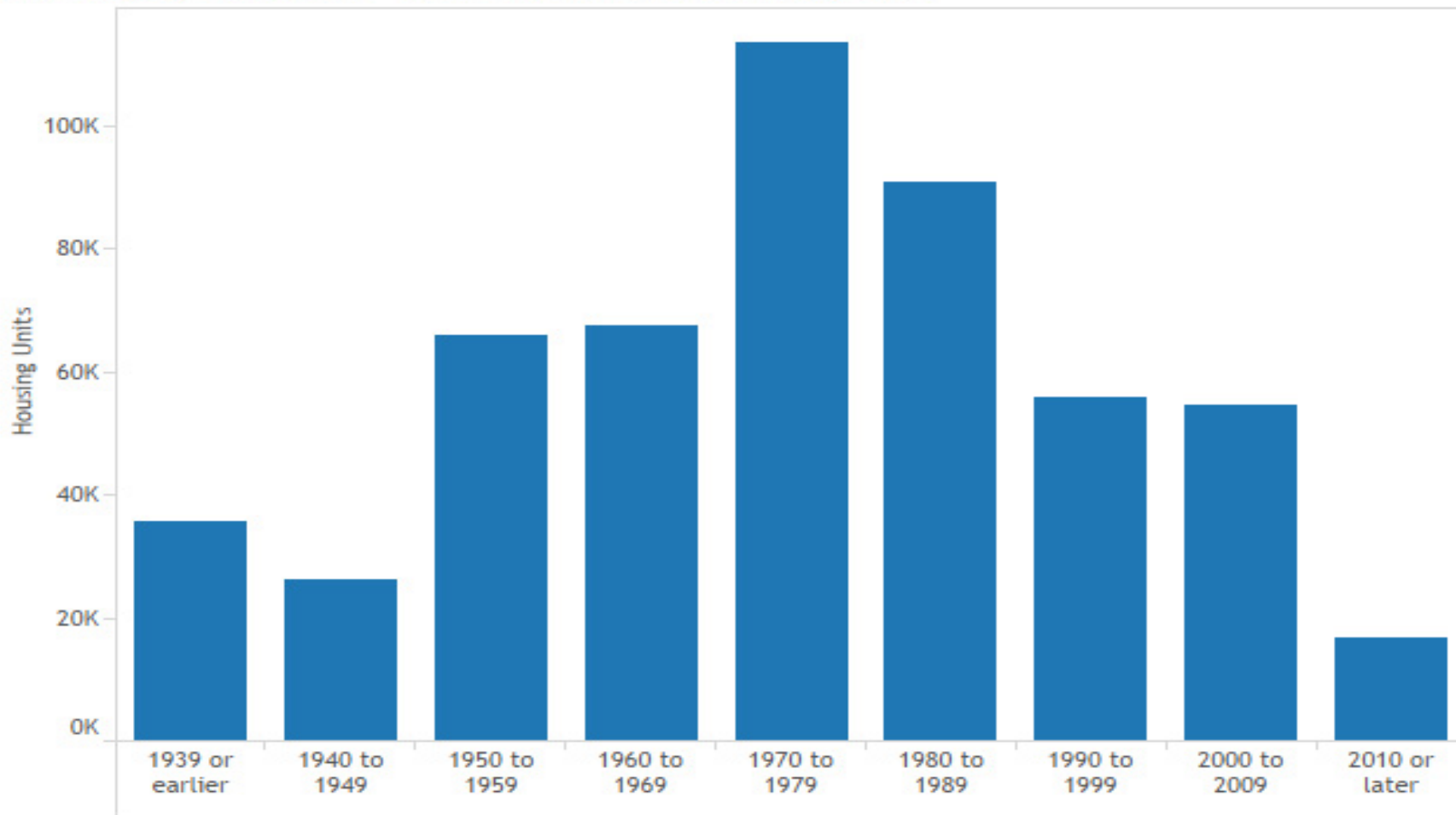
Regional Home Ownership Vacancy Rate



City of San Diego Rental Unit Vacancy Rate



City of San Diego Existing Housing Units Built per Decade



Affordable Housing Supply





Affordable Housing Units-Existing

Existing Affordable Housing Units for the San Diego Region by Jurisdiction as of 2016				
	Population	Percent Population of Region	Units	Percent Regional Contribution
Carlsbad	112,930	3%	2,239	5%
Chula Vista	265,070	8%	3,435	8%
Coronado	25,230	< 1%	189	< 1%
Del Mar	4,274	< 1%	0	< 1%
El Cajon	102,337	3%	1,286	3%
Encinitas	61,928	2%	175	< 1%
Escondido	150,760	5%	1,691	4%
Imperial Beach	27,434	< 1%	157	< 1%
La Mesa	59,982	2%	570	1%
Lemon Grove	26,611	< 1%	384	< 1%
National City	60,768	2%	2,432	5%
Oceanside	175,948	5%	1,637	4%
Poway	50,103	2%	864	2%
San Diego	1,391,676	42%	24,172	53%
San Marcos	93,295	3%	3,368	7%
Santee	56,757	2%	689	2%
Solana Beach	13,494	< 1%	69	< 1%
Vista	98,896	3%	640	1%
Unincorporated County of San Diego	511,119	16%	1,777	4%
Regional Total	3,288,612	100%	45,774	100%
Source: 2017 SANDAG Regional Housing Progress Report				

RHNA Housing

RHNA Housing		
Income Group	Percentage of AMI (Area Median Income)	RHNA Share
Extremely Low-Income	0 – 30% of AMI	10,988
Very Low-Income	31-50% of AMI	10,989
Low-Income	51-80% of AMI	16,703
Moderate-Income	81-120% of AMI	15,462
Above-Moderate Income	121% + of AMI	33,954

Source: City of San Diego Housing Element





Housing Production

Actual Housing Production (Units) of New Construction by Income (Compared to RHNA)					
Year	Very Low	Low	Moderate	Above Moderate	Total
2010	258	175	29	1,239	1,701
2011	221	127	0	2,173	2,521
2012	197	287	0	3,400	3,884
2013	412	628	0	4,269	5,309
2014	229	184	4	1,991	2,408
2015	265	446	0	4,221	4,932
2016	103	253	0	7,028	7,384
2017	324	301	0	4,395	5,020
Total Units	2,009	2,401	33	28,716	33,159
RHNA Allocation	21,977	16,703	15,462	33,954	88,096
Percent of RHNA Achieved	9%	14%	0.2%	85%	38%
Total Remaining RHNA	19,968	14,302	15,429	5,238	54,937

Source: City of San Diego Building Permit Data and Housing Commission Data (2010-2017)

Community Plan Updates





Additional Housing Supply Community Plan Updates and Amendments

Additional Housing Capacity in Community Plan Updates and Amendments (2013-2017)		
Community Plan	Adoption Year	Additional Housing Capacity (Units)
North Park	2016	2,275
Uptown	2016	0
Golden Hill	2016	45
San Ysidro	2016	1,760
Ocean Beach	2015	102
Southeastern San Diego	2015	3,010
Encanto	2015	7,874
Grantville (Navajo)	2015	8,275
Chollas Triangle (Eastern Area)	2015	75
Otay Mesa	2014	6,374
Total		29,790
Source: City of San Diego Planning Department		

Case Study - Grantville



Case Study - Grantville



Case Study - Grantville



Case Study - Grantville



Case Study - Grantville



Case Study - Grantville



Housing Incentives 2013-2016

- Housing Impact Fees (Linkage Fees)
- Accessory Dwelling Units (ADU's)
- Utilization of a Development Permit (Extension of Time)
- Ability to Use New Regulations Without Amending a Development Permit
- Shared Parking
- Development Impact Fee Deferral
- Community Plan Implementation Density Incentive (Huffman Six Pack Initiative)
- Affordable Housing Density Bonus
- Promise Zone Designation



HousingSD

- Companion Unit Incentives
- Streamlined Environmental Review
- Affordable/Infill and Sustainable Expedite
- Affordable Housing Ordinance Update
- 11th Land Development Code Update
- Housing Inventory Annual Report
- Mixed-Use Zoning Package
- Development Impact Fee Calculations
- Parks Master Plan
- Transit Priority Area Parking Standards
- Mobility and VMT Thresholds
- Live/Work Ordinance
- 12 Land Development Code Update
- Comprehensive Community Plan Updates





Questions?

