



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** January 16, 2013

REPORT NO. PC-13-017

**ATTENTION:** Planning Commission Agenda of January 31, 2013

**SUBJECT:** GENERAL PLAN HOUSING ELEMENT UPDATE 2013 - 2020

### SUMMARY

**Issue:** Should the Planning Commission recommend approval of the General Plan Housing Element Update 2013 – 2020 to the City Council?

**Staff Recommendation:** That the Planning Commission recommend approval of the General Plan Housing Element Update 2013 – 2020 to the City Council.

**Community Planning Group Recommendation:** On November 27, 2012, the Community Planners Committee (CPC) voted 20-4-1 to recommend approval of the General Plan Housing Element Update 2013 – 2020.

**Environmental Review:** An Addendum to Environmental Impact Report No. 104495 was prepared, and certified on December 12, 2012.

### BACKGROUND

The General Plan Housing Element serves as a policy guide to address the comprehensive housing needs of the City. It is one of ten elements of the City of San Diego's General Plan, however it is provided under separate cover due to the need for frequent updates and to facilitate compliance with State reporting requirements. State law requires that local jurisdictions update their Housing Elements every eight years in order to outline the existing and projected housing needs of their community, the barriers or constraints to providing that housing and actions proposed to address these concerns.

The Housing Element must remain consistent with all other elements of the General Plan, incorporating the City of Villages strategy as the key framework. The City of Villages strategy is to focus growth into mixed-use activity centers that are pedestrian friendly and linked to the regional transit system. This is an important component of the City's effort to reduce local contributions to greenhouse gas emissions because it becomes possible for larger numbers of people to make fewer and shorter auto trips, and helps the region meet the requirements of California Senate Bill 375 (2008).

## **DISCUSSION**

### **Overview:**

The November 2012 Draft Housing Element is organized into eight chapters, beginning with a detailed citywide profile of major demographic characteristics and trends. Chapters 2-6 present five major goals, and their associated objectives, policies, and programs. Chapter 7 is a summary of the adequate sites inventory and Chapter 8 provides an analysis of the previous housing element. As with other elements of the General Plan, the Housing Element provides the policy framework for future planning decisions, and identifies a series of implementation steps intended to meet the goals, objectives, and policies.

### **Goals, Objectives, Policies, and Programs:**

The Draft Housing Element includes a series of five goals aimed at ensuring the provision of sufficient housing for all income groups; maintaining the quality of San Diego's housing stock; streamlining the residential permitting process; facilitating compliance with housing regulations; and promoting sustainability. Each goal includes an implementation table which will be used to track the progress of program performance on an annual basis.

### **Regional Housing Needs Allocation (RHNA) :**

RHNA goals represent the projected share of regional housing needs for all income groups over the course of each Housing Element cycle. The San Diego Association of Governments (SANDAG) worked with each jurisdiction to conduct the RHNA process, based on such factors as: market demand, employment, availability of suitable sites and public facilities, commuting patterns, and type and tenure of housing need. On October 28, 2011, the SANDAG Board approved the RHNA for the current cycle. The City's regional share goal for the 11-year period, January 1, 2010 – December 31, 2020, has been determined to be 88,096. This goal is further broken down by income group as follows:

	<b>Area Median Income (AMI)</b>	<b>Share (Housing Units)</b>
Very Low-Income	0-50% of AMI	21,977
Low-Income	51-80% of AMI	16,703
Moderate-Income	81-120% of AMI	15,462
Above Moderate-Income	121% + of AMI	33,954

The regional share goal will be met if the City provides sufficient vacant and potentially redevelopable land, zoned for residential use in various density categories, to potentially meet the goals in each income group. It does not mean that San Diego must provide these numbers of housing units in each income category.

### **Adequate Sites Inventory:**

In accordance with State law, the Adequate Sites Inventory must demonstrate that the housing potential on land suitable for residential development is adequate to accommodate the City's regional share goal of 88,096 for the 11-year period, January 1, 2010 – December 31, 2020. In

2012, the City conducted a comprehensive Adequate Sites Inventory, the results of which indicate that the City does have sufficient land available to accommodate 126,335 potential housing units of which 67,898 could be low- or very low-income units (i.e., either permitted for affordable housing units or allow density of 30 dwelling units per acre or more). The inventory results are summarized in Chapter Seven and provided in full form on the City's website: [www.sandiego.gov/planning/genplan/heu/workingdocs.shtml](http://www.sandiego.gov/planning/genplan/heu/workingdocs.shtml).

#### **Analysis of the FY 2005 – 2010 Housing Element:**

The Draft Housing Element concludes with a detailed table analyzing the progress in which San Diego has made in implementing the policies and programs and achieving the goals and objectives of the FY 2005 – 2010 Housing Element. This table provides useful information to evaluate the effectiveness of current and past programs and provide guidance for future actions.

#### **Community participation and public outreach efforts:**

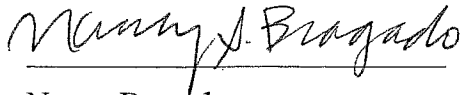
In order to reach a broad range of participants, the City has utilized a variety of outreach methods, including public workshops, task force meetings, email blasts, newsletter articles, the City's TV station, and a dedicated Housing Element Update web page. A community workshop was held on March 9, 2012 at the Mission Valley Library; followed by an informational workshop at the May 9, 2012 Land Use & Housing Committee meeting; a community workshop at the Jacobs Center for Neighborhood Innovation in Encanto on July 27, 2012; a presentation to the Community Planners Committee on September 25, 2012; a joint workshop of the Planning Commission and Land Use & Housing Committee on September 27, 2012; and a presentation to the Community Planners Committee on November 27, 2012. Over 5,000 individuals and organizations were sent email invitations to each of the community workshops and translation services were made available to ensure the public participation of all economic segments of the community.

Additionally, from January 2011 to present, monthly updates and discussions took place at the Affordable Housing Best Practices Task Force meetings. The Task Force, established by the San Diego Housing Commission per the direction of the City Council's Land Use & Housing Committee, is comprised of a diverse group of affordable housing stakeholders with the task of developing a menu of recommendations for potential policy changes, incentives and other revenue resources to increase affordable housing in San Diego.

#### **Conclusion:**

In accordance with State Law, the City of San Diego must have a City Council- adopted and State-Certified Housing Element by April 28, 2013. Throughout 2011 and 2012 City staff conducted a multi-faceted public outreach effort, resulting in release of the August 2012 Draft General Plan Housing Element. From August 2012 to October 2012 the City again conducted a widespread outreach effort soliciting public comments, resulting in a final November 2012 Draft. On November 13, 2012, the State of California Department of Housing and Community Development completed its review of the City of San Diego's draft Housing Element and determined that upon adoption by the City Council, the Housing Element will be found to be consistent with the statutory requirements of State housing element law (Article 10.6 of the Government Code).

Respectfully submitted,



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Attachments:

1. November 2012 Draft General Plan Housing Element
2. Addendum to Environmental Impact Report No. 104495
3. Summary Table of Public Comments Received (August 2012 – November 2012)
4. November 13, 2012 Letter from the State of California Department of Housing and Community Development