

General Plan Housing Element Update

City of San Diego



**Public Workshop # 2
July 26, 2012**



State Requirements

- Detailed statutory requirements
- Mandatory review by the California Department of Housing and Community Development (HCD)
- California Senate Bill 375 (SB 375)
- Sustainable Communities Strategy (SCS) and Regional Transportation Plan (RTP)
- 8-Year Update Cycles





Housing Element Purpose

- Establishes City-wide housing goals, policies, and objectives
- Updated periodically to respond to the changing housing needs and to establish an action plan to address these needs



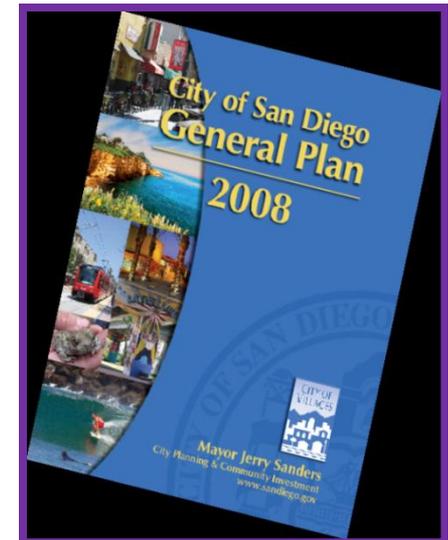
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General Plan Relationship

- One of ten elements of the City's General Plan
- Provided under separate cover due to need for frequent updates
- Consistent with other General Plan elements
- City of Villages strategy = key framework



General Plan

Housing Element Update

City of San Diego



Plan Organization and Content

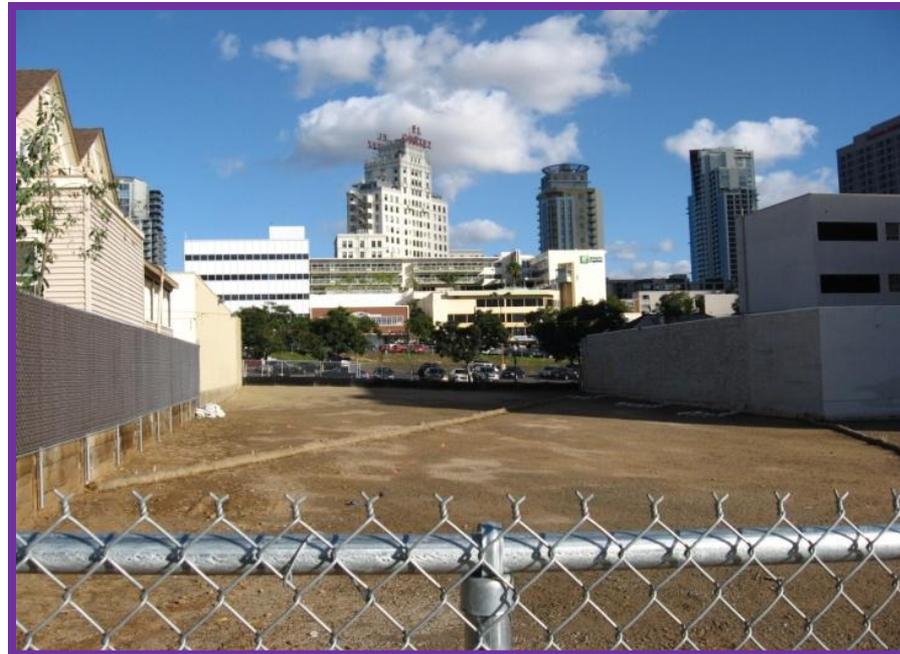
- Goals
- Objectives
- Policies
- Programs
- Community Profile
- Constraints to Development
- Adequate Sites Inventory
- Analysis of the Previous Housing Element





Regional Housing Needs Assessment (RHNA)

- Sufficient vacant and potentially redevelopable land zoned for residential use in various density categories.



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Previous RHNA CYCLE 2003-2010

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	Very Low	Low	Moderate	Above Moderate	Total
RHNA Allocation	9,613	8,126	8,645	19,358	45,742
Units Permitted	2,721	1,542	329	28,802	33,394



Current RHNA Cycle

- City of San Diego's regional share goal for 11-year period, January 1, 2010 – December 31, 2020 has been determined by SANDAG to be 88,096.

	Percentage AMI	Share
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

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Update Process



- Public Outreach
- Compile and Collect Data
- Release Draft For Public Input
- CEQA Review
- Public Workshops
- Final Draft
- CPC Recommendation
- Planning Commission Hearing
- Land Use & Housing Hearing
- CA Dept. of Housing & Community Development Review
- City Council Adoption
- State Certification by April 28, 2013

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Questions/Comments

