

General Plan

# Housing Element Update

City of San Diego

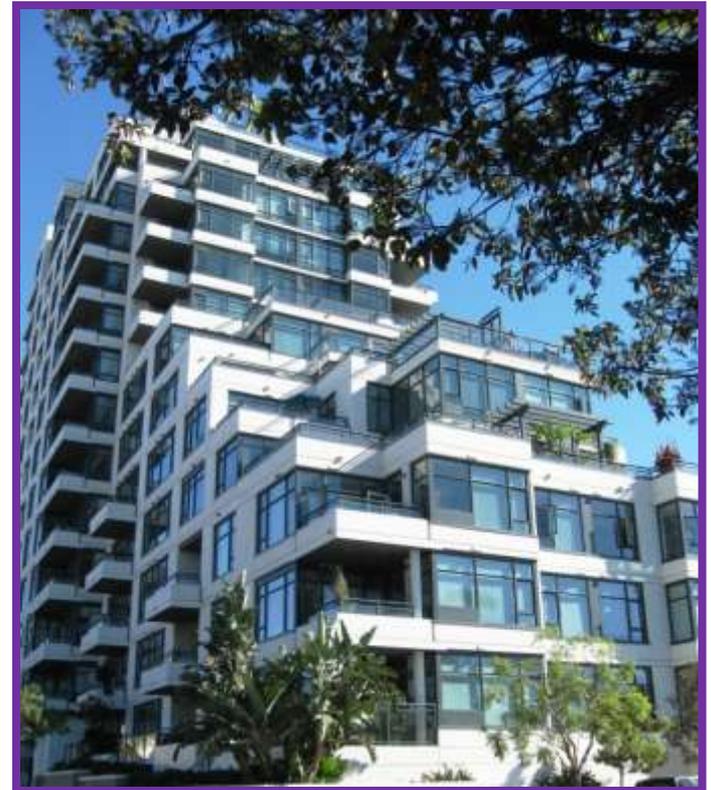


**City Council Hearing, March 4, 2013**  
**Brian Schoenfisch, Project Manager**



## State Requirements

- Detailed statutory requirements
- Mandatory review by the California Department of Housing and Community Development (HCD)
- California Senate Bill 375 (SB 375)
- 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



# General Plan Housing Element Update

City of San Diego



## 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



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## Plan Organization and Content

- Citywide Profile
- Goals
- Objectives
- Policies
- Programs
- Adequate Sites Inventory
- Analysis of the Previous Housing Element



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## Goals, Objectives, Policies, and Programs

- Five Major Goals To Address State Law
- Objectives, Policies, and Programs To Address Each Goal
- Implementation Tables To Annually Track Progress





## Regional Housing Needs Assessment (RHNA)

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





## 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
<b>Very Low-Income</b>	<b>0-50% of AMI</b>	<b>21,977</b>
<b>Low-Income</b>	<b>51-80% of AMI</b>	<b>16,703</b>
<b>Moderate-Income</b>	<b>81-120% of AMI</b>	<b>15,462</b>
<b>Above Moderate-Income</b>	<b>121% + of AMI</b>	<b>33,954</b>



## Adequate Sites Inventory

- City has sufficient land available to accommodate 126,259 potential housing units.
- Potential for 67,898 Low- or Very Low Units
- Full Draft Inventory Available On City's Website





## Constraints To Development

- Governmental Constraints
- Non-Governmental Constraints
- Policy and Program Recommendations to Reduce Negative Constraints and Facilitate Residential Development



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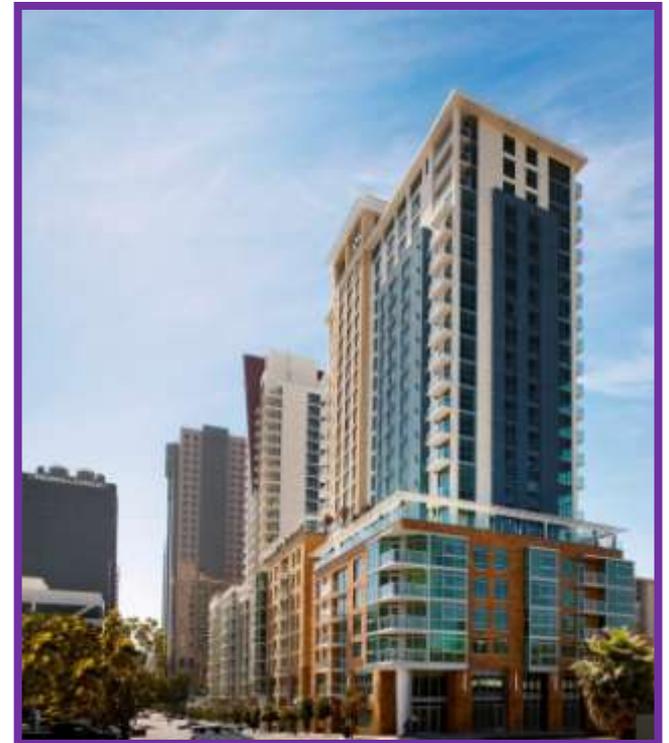
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## Dissolution of Redevelopment

- Loss of Major Source of Affordable Housing Funding
- Innovative Solutions to Fill the Redevelopment Void
- Reduce Cost of Housing Production
- Create Incentives
- Best Practices Policy and Program Recommendations



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## Sustainability

- AB 32: Incorporation of energy efficiency, sustainability, into the Housing Element
- SB 375: Promote the integration of land use planning and transit



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## State Law Compliance

- Future Land Development Code Amendments to address Fair Housing and Emergency Shelter Compliance.
- November 13, 2012 Letter from CA Department of Housing And Community Development



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## Analysis of FY 2005 – 2010 Housing Element

- Table 49 – Review of Past Accomplishments
- Evaluate Effectiveness of Current and Past Programs
- Provide Future Guidance



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## Public Participation Process

- Public Workshops: March 9, 2012 and July 26, 2012
- LU&H Briefing: May 9, 2012
- Joint P.C./LU&H Workshop  
Sept. 27, 2012
- Public Comments: Aug. 2012  
thru Oct. 2012
- CPC: Feb. 27, 2012,  
Sept. 25, 2012, Nov. 27, 2012



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## Public Participation Process Continued

- Affordable Hsng. Best Practices Task Force: 2011- Present
- Stakeholder Meetings
- Web Page
- Email Blasts
- Newsletter Articles
- City TV 24



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## Next Steps

- CA Dept. of Housing & Community Development Certification by April 28, 2013



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## CPC Recommendation

- November 27, 2012 Community Planners Committee (CPC) voted 20-4-1 to recommend approval of the General Plan Housing Element



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## Planning Commission Recommendation

- January 31, 2013 the Planning Commission Voted 5 – 0 to Recommend Approval of the General Plan Housing Element Update 2013 – 2020 to the City Council.



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## Land Use & Housing Committee Recommendation

- February 6, 2013 the Land Use & Housing Committee Voted 4 – 0 to Recommended Approval of the General Plan Housing Element Update 2013 – 2020 to the City Council.



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## Staff Recommendation

- **That The City Council Adopt the General Plan Housing Element Update 2013 – 2020 and Addendum No. 270400 to Environmental Impact Report No. 104495 .**

