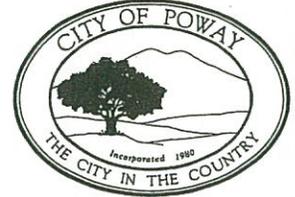


CITY OF POWAY



STEVE VAUS, Mayor
DAVE GROSCH, Deputy Mayor
JIM CUNNINGHAM, Councilmember
BARRY LEONARD, Councilmember
JOHN MULLIN, Councilmember

March 19, 2015

ck-2014
gn
Housing Policy Department
Received on:

APR - 6 2015

Lisa Bates, Deputy Director
Housing Policy Development
Department of Housing and Community Development
1800 3rd Street
Sacramento, CA 95811-6942

Dear Ms. Bates,

A copy of the City of Poway's Annual Report - Implementation Status of the Poway General Plan for Calendar Year 2014 is enclosed for your records. The report was prepared in compliance with Government Code Section 65400(a)2 and was reviewed by the Poway City Council at its March 17, 2015, meeting.

Should you have any questions regarding this report, please contact me via email at croas@poway.org or by phone at (858) 668-4659.

Sincerely,

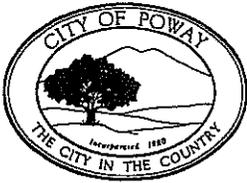
DEVELOPMENT SERVICES DEPARTMENT

Carol Rosas
Associate Planner

Enclosure

c: Scott Morgan, Governor's Office of Planning and Research
Susan Baldwin, Senior Regional Planner, San Diego Association of Governments

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City of Poway COUNCIL AGENDA REPORT

APPROVED	<input type="checkbox"/>
APPROVED AS AMENDED (SEE MINUTES)	<input type="checkbox"/>
DENIED	<input type="checkbox"/>
REMOVED	<input type="checkbox"/>
CONTINUED _____	
Resolution No.	

DATE: March 17, 2015

TO: Honorable Mayor and Members of the City Council

FROM: Robert Manis, Director of Development Services *RM*

CONTACT: Carol Rosas, Associate Planner *CR*
(858) 668-4659 or crosas@poway.org

SUBJECT: 2014 Annual Report - Implementation Status of the City of Poway General Plan

Summary:

Government Code Section 65400(a)(2) requires that the planning agency of a local government provide an annual report to its legislative body on the status of the General Plan. The attached report provides a list of projects and programs implemented by the City during the 2014 Calendar Year in compliance with the various goals, policies and strategies of the Poway General Plan. The information in the report shows the City's success in implementing the policies of the General Plan.

Recommended Action:

It is recommended that the City Council receive and file this report.

Discussion:

Government Code Section 65400(a)(2) requires that an annual report be provided to the City Council on the status of the implementation of the General Plan. The report must address the City's progress in its General Plan implementation, including the progress in meeting its share of regional housing needs. The Annual Report should also include a discussion of constraints to the maintenance, improvement and development of housing.

The intent of this requirement is to ensure that the General Plan directs all land use decisions and remains an effective guide for future development. Since the General Plan acts as a long-term guide for the physical development of the City, and because a periodic update is required to reflect current circumstances, it is important that the City annually review the General Plan and its implementation.

The information shown in the Annual Report (Attachment A) provides a list of projects and programs implemented by the City during the 2014 Calendar Year in compliance with the direction of the various goals, policies and strategies of the Poway General Plan.

The information provided in the report is intended to assist the City Council in determining the success of implementing the policies in the General Plan. The 2014

Annual Report – Implementation Status of the City of Poway General Plan, addresses the goals of the following elements of City of Poway General Plan:

- Community Development
- Housing
- Transportation
- Public Facilities
- Public Safety
- Resources

The City of Poway has many ongoing programs and maintenance projects that contribute to the implementation of the policies of the General Plan. A brief overall description of these ongoing programs and maintenance projects is discussed in the document, along with the specific projects that implement the goals and policies of each element.

Pursuant to state law, the 2014 Annual Report will be sent to the State Department of Housing and Community Development (HCD) and the State Office of Planning and Research (OPR). The Annual Report is also sent to the San Diego Association of Governments (SANDAG).

Summary of 2014 General Plan Highlights

- Community Development/Land Use Element
 - SPA 13-005 – Changed the land use designation from Industrial Park to Light Industrial on 16 properties located on Community Road, south of Kirkham Way, and north of Gregg Street on Dearborn Place, Flint Place and Paine Street.
 - SPA 13-006 – Amended the South Poway Specific Plan relating to outdoor storage in the Poway Business Park to allow outdoor storage on lots designated Light Industrial (LI) and Light Industrial/Storage (LI/S); and established standards for outdoor storage in the LI and LI/S areas without a Conditional Use Permit requirement.
 - Development applications submitted included one new Tentative Parcel Map, nine new Development Review applications, and 41 Minor Development Review Applications.
 - Building Permits were issued for two significant new commercial projects; the Lowe's Home Improvement Store (a 121,000-square-foot building and a 31,500-square-foot garden center) and the Perry Ford of Poway auto dealership expansion (a new two-story, 17,500-square-foot sales and administrative office building).
 - In the South Poway Business Park, there were several building permits issued for industrial tenant improvements, including approval of a proposal to redevelop an existing 12,000-square-foot industrial building located at 12260 Crosthwaite Circle to establish a brewery and tasting

facility. New construction involved two buildings (45,245 square feet and 24,115 square feet) located at the Poway Corporate Center at the terminus of Community Road, as well as a small addition (3,000 square feet) onto an existing 206,000-square-foot industrial building and the development of an equipment yard at the General Atomics site located at 11906 Tech Center Court.

- City Council approval was given for the development of an automobile inventory storage lot for the Poway Hyundai/Mitsubishi dealership on a vacant, two-parcel site located at 13956 Poway Road and 13917 Courier Way.
- City Council approval was given to establish an irrigation supply store with outdoor storage, which included the construction of a 3,314-square-foot addition onto the existing 3,200-square-foot commercial building at 12270 Oak Knoll Road.

Housing Element

- In November 2014, the Poway Housing Authority approved an Exclusive Negotiating Rights Agreement with Next Stage U, to analyze the feasibility of the development of an affordable housing project for developmentally disabled individuals on a 2.06-acre Housing Authority site located on Monte Vista Road. The Poway Housing Authority approved an Exclusive Negotiation Rights Agreement with San Diego Habitat for Humanity, Inc. to work with City staff to determine the feasibility of a proposal to develop for-sale affordable housing units for low income veteran households on a 2.15-acre Housing Authority site located on Twin Peaks Road.

Transportation Element

- The City selected MIG, a planning and transportation consultant firm, to assist the City in planning Poway Road's future. The project is known as the Poway Road Corridor Study and is expected to provide recommendations on land use, transportation, design/ aesthetics, and economic development for Poway Road.

Public Facilities Element

- Community Services staff accommodated 1,260 facility rental reservations; a total of 22,925 fishing permits were purchased and 9,294 boats were rented at Lake Poway; Summer Day Camp provided outdoor summer fun and teen counselor training for over 670 youth; over 300 people, especially first-time campers and families with young children, enjoyed the Family Campouts; and 156 performances were enjoyed by 55,650 people at the Poway Center for the Performing Arts.
- Construction of the Oak Knoll Sewer Siphon Air Jumper project was completed.

- Construction of fall protection devices on top of all City-owned reservoirs was completed.

- ☒ Public Safety Element
 - The Safety Services Department continued its management of the City's Emergency Operations Plan (EOP) and Emergency Operation Center (EOC) to ensure an effective response to large-scale emergencies and disasters.
 - The Poway Sheriff's Department conducted multiple traffic enforcement details in an effort to reduce traffic collisions and the number of persons driving under the influence, and improve teen driver safety.
 - The City's Household Hazardous Waste (HHW) Collection Facility in the Business Park collected over 298,542 pounds of HHW.
 - The eight Used Oil Recycling Program collection centers in the City collected 15,525 gallons of used motor oil and 3,276 oil filters.

- ☒ Resources Element
 - The City Council approved a strategy for habitat acquisition using the criteria described in the Poway Subarea Habitat Conservation Plan.

Environmental Review:

This action is not subject to review under the 2014 California Environmental Quality Act (CEQA) Guidelines.

Fiscal Impact:

None.

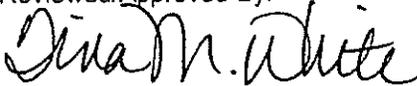
Public Notification:

None.

Attachments:

- A. General Plan Implementation - Annual Report (2014)

Reviewed/Approved By:



Tina M. White
Assistant City Manager

Reviewed By:



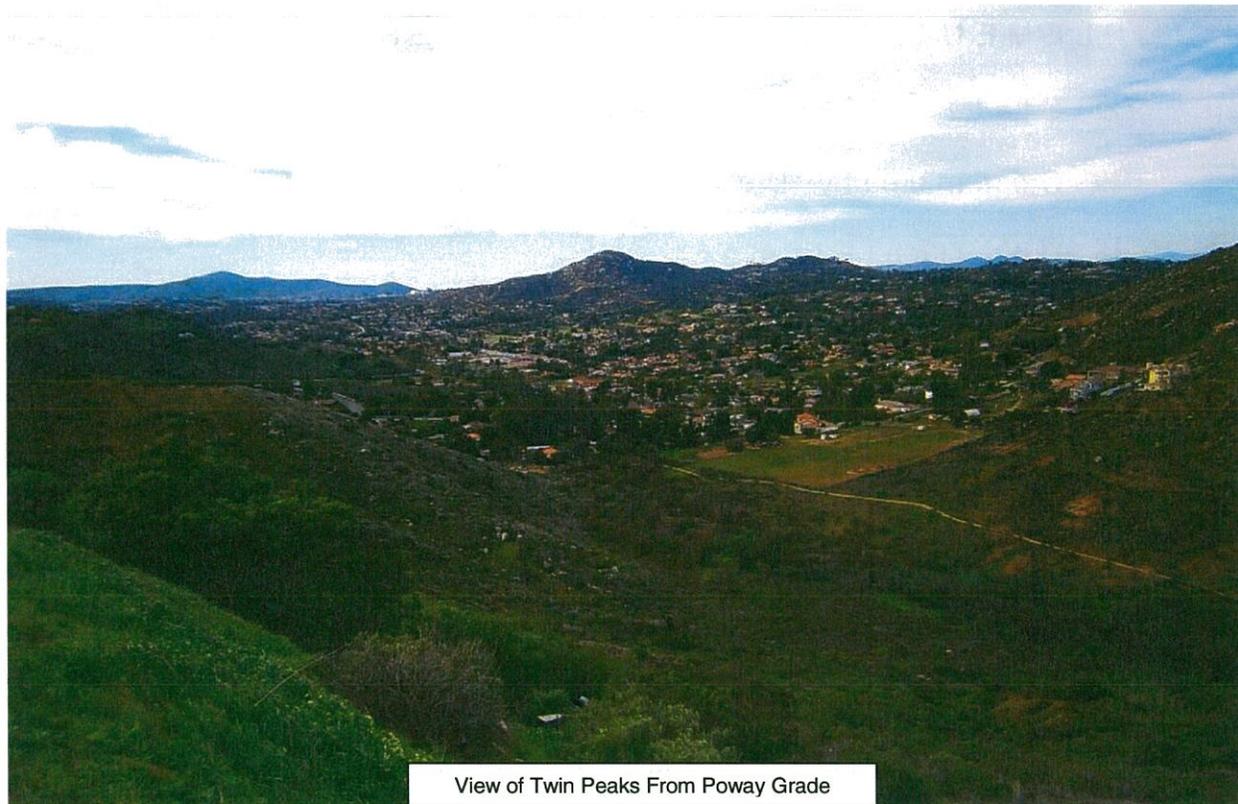
Morgan Foley
City Attorney

Approved By:



Daniel Singer
City Manager

CITY OF POWAY GENERAL PLAN IMPLEMENTATION ANNUAL REPORT 2014



View of Twin Peaks From Poway Grade

**Development Services Department
13325 Civic Center Drive
Poway, CA 92064**

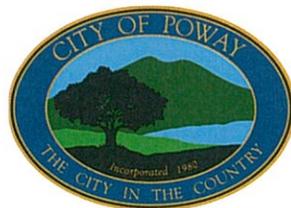


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INTRODUCTION

Section 65400(1)2 of the California Government Code requires the preparation of an annual report to advise City officials and residents of progress toward accomplishing the goals listed in the General Plan. This report covers Calendar Year 2014, and provides information on the following:

- A. The status of the General Plan and the City's progress in its implementation;
- B. The City's progress in meeting its share of regional housing needs, and the City's efforts to remove governmental constraints to the maintenance, improvement and development of housing for all income levels, as well as for special housing needs; and
- C. The degree to which the General Plan complies with the State General Plan Guidelines and the date of the last revision to the General Plan.

State law also requires that a copy of the Annual Report be provided to the State Department of Housing and Community Development (HCD), and the Governor's Office of Planning and Research (OPR) before April 1st of each year.

IMPLEMENTATION OF THE GENERAL PLAN

The purpose of the General Plan is to provide for the long-term planning of Poway's physical development through the establishment of general guidelines for decision making with regard to land use, recreation, cultural, circulation, natural resource conservation/open-space, noise, safety, and housing goals and policies. While the General Plan is a policy document, it also provides background information and analysis relative to the policies that it contains.

The Poway General Plan was prepared as a comprehensive, internally consistent document that promotes sustainable development, and maintains the flexibility to provide the long-term perspective and direction to guide the community into the future. Therefore, Poway's General Plan is consistent with, and in compliance with, the State General Plan Guidelines.

The City of Poway Comprehensive Plan was originally adopted over 30 years ago in 1983, and included the General Plan, the Zoning Development Code and an Environmental Analysis Section. In 1991 and 1996, the General Plan underwent major review and updates. The Environmental Analysis section was replaced with a Master Environmental Assessment (MEA).

The Housing Element was updated and certified by HCD in 2013 to cover the 2013-2020 planning cycle. A comprehensive amendment to the Transportation Element was adopted by the City Council in 2010. City staff will continue to comprehensively review the elements of the General Plan and complete any necessary revisions in light of past amendments.

The Poway General Plan is divided into six master elements: Community Development, Public Facilities, Transportation, Resources, Public Safety, and Housing. Some of these master elements are further divided into elements: Community Development includes Land Use, Community Design and Energy Conservation; Transportation includes Roadways, Public Transit, Bikeways, and Pedestrian Facilities; Resources includes Natural Resources, and Prehistoric and Historic Resources; and Public Safety includes Emergency Services and Hazard Management.

Over the past 30 years, some notable accomplishments have been achieved in the City through implementation of the goals and policies of the General Plan. Key accomplishments include the following:

- The appearance of Poway Road has improved through the adoption of the Poway Road Specific Plan and amendments to the City's Sign Ordinance, which have guided new development and redevelopment.
- The City's economic base and employment opportunities (over 400 businesses/17,000 jobs) have expanded through the planned development within the 700-acre South Poway Business Park.
- The equestrian/pedestrian trails system of Poway, the "City in the Country", has expanded from three miles to approximately 56 miles.
- Since 1983, the City (Poway's former Redevelopment Agency and the Poway Housing Authority) have developed or facilitated the rehabilitation of 742 affordable living units in the community.

State-wide and Regional Issues

The Poway Redevelopment Agency (Agency) was established in 1983, and provided vital funding for the development of new parks and community facilities, commercial and industrial revitalization, enhancement of school facilities, community infrastructure, and new affordable housing. This work benefitted the community and was done consistent with the goals and strategies of the Poway General Plan and the Redevelopment Plan.

On December 29, 2011, the California Supreme Court upheld ABX1 26 with certain modifications, which meant that all redevelopment agencies in California would be dissolved effective February 1, 2012. In accordance with ABX1 26, the Oversight Board to the Successor Agency of the Poway Redevelopment Agency was created in 2012 to oversee the dissolution of the Agency. Pursuant to the dissolution, approximately \$70 million in residual distribution payments have been made to all affected taxing entities as of January 2, 2015.

As part of the dissolution process, the Oversight Board approved a Long Range Property Management Plan (LRPMP) in September 2013, which identifies all non-housing property owned by the former Agency and provides recommendations as to which properties should be sold or retained. The LRPMP has been submitted to the State Department of Finance for review, and is still under consideration.

Prior to dissolution, the former Agency received approximately \$40 million dollars annually in tax increment. Through the Recognized Obligation Payment Schedule (ROPS) process, the Successor Agency now receives funds to pay approved enforceable obligations of the former Agency and the County makes payments to the affected taxing entities pursuant to the former Agency's pass-through agreements. Any residual funds are then allocated to the affected taxing entities within the former Paguay Redevelopment Project Area. This includes approximately \$2.6 million annually in residual funds to the City of Poway. The \$2.6 million received by the City is expected to increase over time as property values increase and enforceable obligations of the former Agency decline.

While Poway's policies, plans and programs seek to maintain a high quality of life for its residents and businesses, the City does not exist unto itself. Poway actively participates in regional policies and plans established for the benefit of the San Diego County region. The San Diego Association of Governments (SANDAG) is the regional public agency that serves as the forum for regional decision making, building consensus, making strategic plans, obtaining and allocating resources, and providing information on a broad range of topics relevant to the region's quality of life. Poway participates in the following SANDAG planning processes and programs:

- City staff coordinated with SANDAG on the following:
 - Assisted in the development of "San Diego Forward – The Regional Plan", a comprehensive update that combines the Regional Comprehensive Plan and the Regional Transportation Plan;
 - Continued assistance in ongoing update to the 2050 Regional Growth Forecast;
 - Participated as a voting member on the Environmental Mitigation Program (EMP) Committee for the TransNet funding program;
 - Participated as a voting member on the Regional Planning Technical Working Group (RPTWG), including active involvement with Smart Growth site mapping and descriptions, as well as development of the San Diego Forward Regional Plan;
 - Participated as a voting member on the Cities/County Transportation Advisory Committee (CTAC); and
 - Participated as a voting member on the San Diego Transportation Engineers Council (SANTEC) Advisory Committee.

- The City participated in the implementation of the San Dieguito Watershed Master Plan and has a representative on the San Dieguito Watershed Council.

- The City meets monthly with all utility agencies to discuss projects and resolve issues.

Community Development Element

It is the goal of the City of Poway to provide for an orderly balance of both public and private land uses in convenient and compatible locations throughout the City, and to ensure that all such uses serve to protect and enhance the environment, character and image of the City.

General Plan Amendments

There were no General Plan Amendments in 2014.

Specific Plan Amendments

In 2014, the City approved two Specific Plan Amendments (SPA) to the South Poway Specific Plan which provides detailed development standards for the South Poway Business Park planned community area.

Type	Location	Description
Approved SPA 13-005	Six properties located on Community Road south of Kirkham Way, and 10 properties located north of Gregg Street on Dearborn Place, Flint Place and Paine	Amended the South Poway Specific Plan (SPSP). Changed the Land Use Designation on 16 properties from Industrial Park to Light Industrial.
Approved SPA 13-006	Throughout the South Poway Business Park	Amended the SPSP standards relating to outdoor storage in the Poway Business Park to: 1) allow outdoor storage on properties that are designated Light Industrial (LI) (in addition to LI/S properties) and 2) established standards for outdoor storage in the LI and LI/S areas without a CUP requirement

Housing Element

It is the goal of the City of Poway to provide adequate and appropriate housing opportunities to meet the needs of current and future residents.

With the adoption of the City's Housing Element Update in 2013, City staff continues work on several Program Implementation tasks of the Housing Element including:

- Began preparation of an amendment to the Zoning Ordinance to comply with SB 2 and other special needs housing (homeless shelters, transitional and supportive housing and agricultural workers housing), which requires local governments to identify one or more zoning districts that allow year-round

homeless shelters, by right, without discretionary review. The City has identified the Residential Apartment (RA) zone to allow homeless shelters by right. In 2014, Staff initiated the process of implementing Program 16 and 17 in Chapter 6 of the Housing Element Update that requires the City to amend its Zoning Code within two years of adoption of the Housing Element to explicitly address compliance with SB 2. It is anticipated that the Zoning Code amendment will be completed by June 2015.

- ❏ Began preparation of a Zone Change and an amendment to the General Plan and Land Use Designation on 20 properties identified in the new Residential Sites Inventory (Table 4-4) in Chapter 4 to place an Affordable Housing Overlay Zone (AHOZ) for Low Income households or Moderate income households. Application of the AHOZ on existing and future sites will be implemented pursuant to the regulations of the City's Municipal Code and California Government Code Section 65583.2(h) and 65583.2. The AHOZ will allow the densities required to meet the City's Regional Housing Needs Assessment (RHNA) allocation. A total of six publically-owned properties were assigned an AHOZ in 2012. The appropriate AHOZ will be placed on all remaining sites in order to achieve the unit yield identified in Table 4-4 in Chapter 4. The underlying zoning on these sites will not change. During this process, evaluation of the current development standards within the AHOZ for Low Income and Moderate Income households will be analyzed and amended as necessary.
- ❏ In 2014, City staff began work on two potential affordable housing projects in Poway. An affordable housing development for developmentally disabled adults has been proposed for a 2.06-acre Housing Authority owned site located on Monte Vista Road. As proposed, the project would include approximately 41 low-income units. The Poway Housing Authority approved an Exclusive Negotiating Rights Agreement with Next Stage U on November 18, 2014. Over a one-year period, staff will work with Next Stage U to determine the project's feasibility and negotiate the terms of a Disposition and Development Agreement.
- ❏ Additionally, an affordable housing development for veterans has been proposed for a 2.15-acre Housing Authority site located on Twin Peaks Road. This project would include approximately 28, for-sale units for low-income veteran households. On December 2, 2014, the Poway Housing Authority approved an Exclusive Negotiating Rights Agreement with San Diego Habitat for Humanity, Inc. (Habitat). Staff will work with Habitat for a six-month period to determine the project's feasibility and negotiate the terms of a Disposition and Development Agreement.

As part of the General Plan Annual Report, HCD requires an update on the City's efforts to implement its housing programs. Implementation programs from the adopted 2013-2020 Housing Element Update have been in effect. The City's completed Annual Element Progress Report for Housing Element Implementation is included as Attachment 1 of this report.

Transportation Element

It is the goal of the City of Poway to provide a safe, realistic, efficient, and integrated transportation system to serve the present and future mobility needs of all the residents of Poway.

Roadways and Circulation

- ❏ In October 2013, the City Council directed staff to pursue a pedestrian safety project consisting of a multi-purpose decomposed granite sidewalk on the west side of Espola Road from Mountain Road to Willow Ranch Road, the undergrounding of utilities, and other improvements such as lighting and fencing. On April 15, 2014, the City Council approved a Resolution of Intention to establish Underground Utility District No. 67, along a 2000 foot portion of the project, and on October 21, 2014, Council approved a consultant agreement for preparation of final design of the improvements.
- ❏ In December of 2014 construction was completed on the Lowe's Home Improvement Warehouse on Poway Road. A new traffic signal which was required as a project condition of approval was installed at the project entrance at the intersection of Gate Drive and Poway Road. Lane restriping and traffic signal modifications at Midland Road and Poway Road were completed as well.
- ❏ As part of the street maintenance program in 2014, 22 miles of roadway were slurry sealed and almost one mile of roadway received full asphalt overlay.
- ❏ In 2014, the City began work on the future planning of Poway Road. In September 2014, the City hired MIG Inc., a planning and transportation consulting firm, to assist the City in planning for Poway Road's future. The project, known as the Poway Road Corridor Study (PRCS), is expected to provide recommendations on land use, transportation, design/aesthetics, and economic development for Poway Road, the City's main commercial corridor. The study will be based on an evaluation of existing land use and transportation conditions along Poway Road. The transportation and land use analysis will result in recommendations and an implementation strategy regarding the appropriate transportation improvements and mix of uses along the project corridor. These may include proposed changes to regulatory and policy documents such as the Poway Municipal Code (PMC) and the City's General Plan. The study will consist of the following components:
 - PRCS Report – This report will summarize existing conditions and make recommendations regarding future land use, pedestrian, bicycle, transit and automobile mobility, development types and patterns, landscape design options, lighting, way-finding signage, and public improvements.

- Poway Road Specific Plan Amendment - The PRCS will identify potential land use changes and zoning regulation amendments to implement the goals of the corridor. A key portion of the study will include an evaluation of the potential for mixed-use development in the “Town Center” area. The Town Center is an area within the corridor envisioned to have a concentrated development of commercial and residential uses and public spaces. The specific plan amendment will address land use, zoning (development criteria), Town Center concept recommendations, and design alternatives.
- Complete Streets Report – The components of transportation and mobility will be summarized into a Complete Streets Report. This is required in order to meet all regional and State guidelines. Recommendations and implementation strategies to enhance the movement of pedestrians, bicycles, public transit and vehicles in the corridor will be included in the report.
- Economic/Market Analysis and Implementation Strategy - As part of the overall study, MIG will conduct an economic/market analysis and produce recommendations on the appropriate mix of uses and an implementation strategy to stimulate new development within the Poway Road Corridor. The report will recommend actions the City can take to maximize land use and economic opportunities, which will be based on projected market supply/demand conditions and economic forecasts.

Pedestrian and Equestrian Trail Systems

- ☒ There were no new significant trail extensions constructed in 2014. However, small segments of new trail easements and improvements were completed with the 7th Day Adventist Church expansion and the Goldstein Subdivision projects. The City continues to monitor and maintain approximately 56 miles of existing trails.

Public Facilities Element

It is the goal of the City of Poway to enhance the well-being of Poway residents by providing opportunities for relaxation, rest, activity, and education through a well-balanced system of private and public facilities distributed to serve the entire community.

Facilities

- ☒ The City of Poway operates cultural, historical, and outdoor recreation facilities enjoyed by residents and visitors from all over the region. Poway is home to 18 community and neighborhood parks, and 10 recreation centers (joint-use school facilities, ballparks, and a skate park) and sports complexes, as well as the Poway Center for the Performing Arts, and the Poway branch of the San Diego County Library.

In 2014, planning began on the \$1.5 million remodel of the Poway Library, which is jointly funded by the City, the Friends of the Poway Library, and San Diego County Library Services. Portable furniture and equipment will be utilized in an updated floor plan. The teen area will be expanded and defined, and the family and children's area will be increased. Study areas will be added and the computer lab will be remodeled. On the exterior of the building, a patio cover will be installed over the area between the library building and the meeting room to provide more programming/event space. The improved functionality of both the interior and exterior spaces will create more opportunities for the City to partner with the Poway Library to provide programs and activities for teens and families.

- ❑ In August 2014, approval was granted to permanently operate the Poway Farmers Market within a section of Midland Road. The market has been extended by 1.5 hours each Saturday, and operates from 8:00 a.m. to 1:00 p.m. The relocation provides additional parking and increased capacity from 65 to 91 booths. The street location creates a pedestrian-friendly area where patrons can easily access local businesses, Old Poway Park, and Veterans Park.
- ❑ The Community Services, Development Services, and Public Works Departments successfully coordinated the completion of many construction and repair projects at park facilities with minimal or no impact to activities and services. Old Poway Park improvements included: American's with Disabilities Act (ADA) upgrades, a pedestrian safety sidewalk project, and replacement of deteriorated barbeque structures. Community Park improvements included: the construction of a new rentable gazebo, bocce court repair, renovation of the baseball fields, Senior Center roof repairs, sports court resurfacing, Swim Center locker room repairs, and baseball dugout repairs. Other park improvements included: Hilleary Park sports court resurfacing, and Lake Poway Recreation Area concession building ADA upgrades, bathroom repairs, and ball field dugout repairs. A number of improvements made at Community Park in 2014 were funded, in part, by a Housing Related Parks Program (HRPP) grant from the Department of Housing and Community Development.
- ❑ In September 2014, the City was awarded a second HRPP grant, which will be utilized for playground resurfacing at Hilleary Park.

Facility Utilization

- ❑ Outdoor enthusiasts enjoyed hiking, fishing, boating, and picnicking at the Lake Poway Recreation Area in 2014. A total of 22,925 fishing permits were purchased and 9,294 boats were rented at the Lake. Parking permits were issued to over 32,000 non-resident visitors to Lake Poway.

Lake Poway was also the site of 4 of the 7 concerts in the Summer Concert Series, which entertained 7,000 guests. Summer Day Camp provided outdoor summer fun and teen counselor training for over 670 youth. Over 300 people, especially first-time campers and families with young children, enjoyed the Family Campouts, which included guided night hikes, pedal boating, campfire with s'mores, and a continental breakfast.

❏ The Blue Sky Ecological Reserve provided outdoor programs to the public that were unique, educational, and fun such as: Insects at Night, Hoot, Howl and Prowl, Solar Walk/Stargazing, and Reptiles Rock! Blue Sky also offered interactive Discovery Tables and a Junior Nature Ranger program for children. Group hikes were conducted for the general public, schools, and scout troops. Hundreds of people visited the Kumeyaay-Ipai Interpretive Center, operated by the Friends of the Kumeyaay. The Friends conducted 40 school tours for over 1,000 students. The tours meet the Poway Unified School District curriculum for local history.

❏ In 2014, Community Park was the hub for many activities and programs including: In the Park Series, Kid's Night Out, Teen Night Out, and Movie-in-the-Park Series. Close to 4,300 people of all ages, interests, and abilities were enriched by their choice of 509 class and camp offerings. The Community Park Swim Center conducted swim classes and private swim lessons to over 2,700 enrollees, and hosted 7,000 competitors at swim meets.

To better serve the interests and needs of the community, a revamped Winter Festival debuted in January 2014 at Community Park. The City partnered with the Poway special needs community to host the Winter Festival event for about 500 special needs children/adults and their families prior to opening to the general public. Total attendance for the two-day festival was 7,500. The event was made possible with the support of generous corporate sponsors and volunteers.

❏ History was brought to life at Old Poway Park, a reflection of early 20th Century California. In 2014, more than 71,000 visitors enjoyed the vintage 1907 Baldwin No. 3 steam locomotive and other antique rolling stock at the Poway Midland Railroad or toured the Heritage Museum and historic Nelson House. Over 1,900 students experienced local history through a fun and interactive guided tour, which also meets the Poway Unified School District curriculum for local history.

Old Poway Park is well known for hosting large, historically-themed community events. Over 21,400 visitors came from near and far to experience Old Fashioned Fourth of July, Christmas in the Park, and Rendezvous in Poway. The park also hosted 3 of the 7 concerts in the Summer Concert Series, which drew 1,400 listeners.

- ❑ The City's sports fields were utilized over 16,637 hours by 25 youth and adult sports organizations in 2014.
- ❑ Over 10,000 people participated in open play at the gymnasiums in 2014.
- ❑ In 2014, the Community Services Department staff accommodated 1,260 facility rental reservations for picnics, meetings, events, and weddings.
- ❑ The Poway Center for the Performing Arts is unique in that it serves as a professional theatre, as well as a community theatre. Three performing arts partners utilize the venue for the presentation of the fine and performing arts and educational programming: the Poway Center for the Performing Arts Foundation, the Poway Unified School District (PUSD), and community-based rental clients. In 2014, 156 performances were enjoyed by 55,650 people.
- ❑ In addition to circulating 640,665 materials in 2014, the Poway Library implemented 731 cultural and educational programs to 23,198 adults, teens, and children.

Community Outreach

- ❑ The City of Poway utilizes over 700 volunteers who serve in a wide variety of capacities and donate over 138,000 hours annually. The City has made a significant investment in volunteer recruitment, training, and retention. The use of volunteers at programs and events produces significant cost efficiencies, and makes it possible for the City to enhance the scope and caliber of programming available at its recreational and cultural facilities. The Community Services Department benefited from 4,449 volunteer hours from ushers at the Poway Center for the Performing Arts; 1,666 volunteer hours from teens at Community Park programs and events; nearly 3,450 volunteer hours from docents and tour guides at the Blue Sky Ecological Reserve and Kumeyaay-Ipai Interpretive Center; and over 10,000 hours from the tour guides and railroad volunteers at Old Poway Park.
- ❑ The City of Poway continues to offer the PLAY (Poway Leisure Assistance for Youth) Scholarship program, providing financial assistance to children who would not otherwise be able to participate in City-sponsored recreation programs. The scholarship is available to Poway children 17 years or younger; whose families meet established income guidelines. Developmentally disabled individuals of any age who live in Poway are also eligible. The program is supported by City funding, as well as private donations. In 2014, 325 scholarships were granted.
- ❑ One of the City's goals in 2014 was to enhance communication and service delivery to the public with the use of technology. The Community Services Department partnered with the Information Technology Division

to launch new social media sites on Facebook and Twitter. The social media was used to publicize the many classes, camps, and events offered in the community. The sites provide the City a place to post valuable public announcements. The City also sends email newsletters to over 500 subscribers to share information and make announcements. The process for sports organizations to reserve sports fields and lighting was streamlined by enabling the groups to make reservations online. The City purchased and implemented a new, web-based ticketing software program for the Poway Center for the Performing Arts (PCPA), a more efficient product with customized settings to adapt to future changing needs.

- ❏ The City launched YourGov, a smart phone and web application for a fast and easy way for the public to contact the City to report non-emergency issues such as potholes, graffiti, streetlight outages and other maintenance needs any time of the day or night.
- ❏ In 2014, the City continued its partnership with faith-based organizations to plan, prepare, and train for care and shelter operations at their sites in the event of an emergency.

Water

- ❏ Construction of fall protection devices on the top of all City-owned water reservoirs was completed in April of 2014.
- ❏ In December of 2014, the Water Treatment Plant Maintenance/Rehab Study and the Water Distribution System Maintenance/Rehab Study were completed. These studies documented and prioritized recommended maintenance, repair, and rehabilitation projects for the City's potable water system. The results of these studies were used by staff to update and prioritize the long-range Capital Improvement Program (CIP) water project list.
- ❏ In 2014, design began on the Water Treatment Plant Clearwell Redundant Highline project. The plans will be completed in early 2015 and construction of the project is scheduled for completion in 2015.

Wastewater

- ❏ The City began a study to investigate sewer odor complaints in various locations Citywide. The study will determine the causes of sewer odor and will provide options for long term solutions for each area.
- ❏ Construction of the Oak Knoll Sewer Siphon Air Jumper project was completed in late 2014. This project installed an air jumper across the

existing sewer siphons to help eliminate odors associated with the siphons.

- ❏ The annual Sewer Line Repair Replace Project was completed in 2014. This project repaired aging sewer mains and manholes in various locations Citywide.

Public Safety Element

It is the goal of the City of Poway to provide a safe and healthy environment for the residents of Poway.

Fire Safety

- ❏ In 2014, the Safety Services Department continued to respond from three fire stations strategically located within the City of Poway. Emergency and non-emergency response is provided 24 hours a day, seven days a week.
- ❏ In 2014, the Safety Services Department maintained staffing levels to provide efficient and effective response. Seventeen first responders staff three paramedic engines, two paramedic ambulances, one paramedic ladder truck, and one incident command vehicle.
- ❏ In 2014, the Safety Services Department continued to deliver manipulative skill learning and training activities that promote the professional development of its personnel resources and improve team response capabilities.
- ❏ In 2014, the Safety Services Department continued its management of the City's Emergency Operations Plan (EOP) and Emergency Operations Center (EOC). The Department continues to foster regional partnerships to ensure an effective response to large-scale emergencies and disasters.
- ❏ In 2014, the Safety Services Department continued to collaborate with the Development Services Department to implement defensible space strategies for protection from wildfires. These strategies include use of landscape design on new developments and two brush management programs - the Wildfire Defensible Space Program (WDSP) and the Vegetation Management Program.
- ❏ In 2014, the Safety Services Department implemented the Enhanced Fire & Life Safety New Construction Plan Review and Inspection Services Initiative within the Fire Prevention Division. This initiative resulted in the addition of a fire inspector position, award of a services contract for plan review and inspection of new construction of non-residential projects, and modification of existing staff duties to include plan review and inspection of new construction of residential projects.

- ❏ In 2014, the Safety Services Department adopted the most current International and California fire codes with local amendments that address the City's specific needs based upon unique climate, topography and geologic features.

Law Enforcement Services

- ❏ In 2014, the Poway Sheriff's Department conducted multiple traffic enforcement details. The goals of these operations are to reduce traffic collisions and the number of persons driving under the influence, and to improve teen driver safety.
- ❏ In 2014, the Poway Sheriff's Department continued to reduce youth access to drugs and alcohol through education, prevention and enforcement. The Poway Station also conducted several Truancy and Curfew sweeps during the year; the goals of these sweeps are two-fold; compliance enforcement and victimization prevention of minors. Additionally, the Sheriff's Department and the City of Poway teamed up to get active prosecution and restitution regarding several Social Host violations within the City.
- ❏ In 2014, the Poway Sheriff's Department continued to employ a strategy that uses information-led policies, practices and philosophies to prevent, reduce and disrupt crime within the community. During the year, the Sheriff's Poway Station conducted numerous parole and probation searches of convicted felons and compliance checks on convicted sexual predators and arsonists living within the City of Poway. The results of these and many other efforts have helped maintain Poway's lowest crime rate for the County of San Diego.
- ❏ In 2014, the Poway Sheriff's Department continued its efforts to control gang-related crimes and disrupt the recruiting efforts of known gang members.
- ❏ In 2014, the Poway Abatement Team (PAT), consisting of members of the Sheriff, Fire, Building Departments and Code Enforcement staff, investigated seven properties. The PAT seeks to resolve serious code violations in both residential and commercial properties in order to protect public health and safety and to eradicate criminal activities. Illegal activities, substandard living, and/or lack of building permits are the most common sources of violation.

Hazardous Waste Management

- ❏ The City has a regional, permanent Household Hazardous Waste (HHW) Collection Facility where residents can recycle used oil, and dispose of HHW and electronic waste. It is open every Saturday, 9 a.m. to 3 p.m., except holiday weekends. The City's Household Hazardous Waste

Collection Facility collects over 298,542 pounds of HHW each calendar year from over 2,918 visits to the site from Poway residents. The City spent \$149,262 for HHW disposal for its residents in 2014. There are also eight Used Oil Recycling Program collection centers in the City, and they collected an additional 15,525 gallons of used motor oil and 3,276 oil filters during the 2013-14 reporting year.

Resources Element

It is the goal of the City of Poway to preserve its natural, scenic, and cultural resources for the future benefit and enjoyment of its residents, and to protect biological and ecological diversity.

The City of Poway covers an area that has many natural resources, including creeks, canyons, grassland areas, and mountains. Historically, the City has protected its biological and natural resources. The Poway Subarea Habitat Conservation Plan (HCP) was approved in 1996. A key objective was to create sustainable, interconnected habitat preserves for the purpose of maintaining viable populations of biological resources. Implementation of the HCP ensures compatibility between development and conservation in the City, while meeting the mitigation requirements for building private and public development projects.

Development projects that impact habitat land are required to mitigate the impacts in accordance HCP mitigation requirements. Mitigation is achieved through either dedication of Biological Conservation Easements over comparable quality and quantity habitat located within the HCP Mitigation Area or payment of a Habitat Mitigation In-Lieu fee. The "In-Lieu" fee provides an efficient and viable option for biological resource impact mitigation and serves as mitigation compensation for direct, indirect, and cumulative impacts, where the direct purchase of habitat lands by a project proponent or on-site preservation are determined by the City to be infeasible. Per the HCP, the Habitat In-Lieu Fee is to be assessed in accordance with a fee schedule adopted by the City Council. The current fee is \$17,000 per acre. The purpose of the Habitat In-Lieu Fee is to provide the City the ability to acquire land within the Mitigation Area for preservation and dedication.

The City has acquired property over the years to meet the preservation goals of the HCP through the dedication and purchase of biologically sensitive land in the City. Several hundred acres were purchased in the early 2000's with Sensitive Land funds that preserved portions of important City landmarks such as Twin Peaks Mountain and Van Dam Peak. These parcels contain native vegetation that will be preserved by the City in their natural state, and count toward meeting the City's HCP habitat preservation goals. Since the approval of the HCP, the City has collected over \$1.9 million in Habitat In-Lieu fees (\$109,475 collected in 2014) and has spent over \$668,000 of that for the purchase of 517 acres containing native habitat.

In 2014, the City developed and approved the Habitat Acquisition Strategy, an implementation plan to use in acquiring properties for habitat preservation using funds from the City's habitat In-Lieu Fee account. The strategy includes a detailed list of

potential parcels to target for acquisition and provides a thorough analysis of the priority areas as defined in the HCP. Since 1997, the City has purchased approximately 517 acres of habitat land (Table 1 below). No habitat mitigation land has been acquired since 2010. The current Habitat Mitigation In-Lieu fee account has grown and contains approximately \$1.36 million. In compliance with the HCP and to demonstrate progress in implementing the HCP staff will use the strategy to identify properties to be purchased based on available funding. The City Council will review all proposed land purchases prior to staff pursuing acquisition. Each year, the City also prepares and submits an annual HCP report to the Wildlife agencies pursuant to the requirements of the HCP Implementing Agreement.

TABLE 1 HABITAT ACQUISITIONS	
YEAR	ACREAGE
1997	18.0
1998	109.0
2000	76.0
2001	82.0
2002	102.4
2003	121.6
2004	0.0
2005	0.0
2006	0.0
2007	0.0
2008	5.9
2009	1.9
2010	0.2
2011	0.0
2012	0.0
2013	0.0
2014	0.0
Total	517.0

In 2014, 7.74 acres of habitat land was preserved as open space in perpetuity in the form of either dedicated Biological Conservation Easements or Open Space Easements.

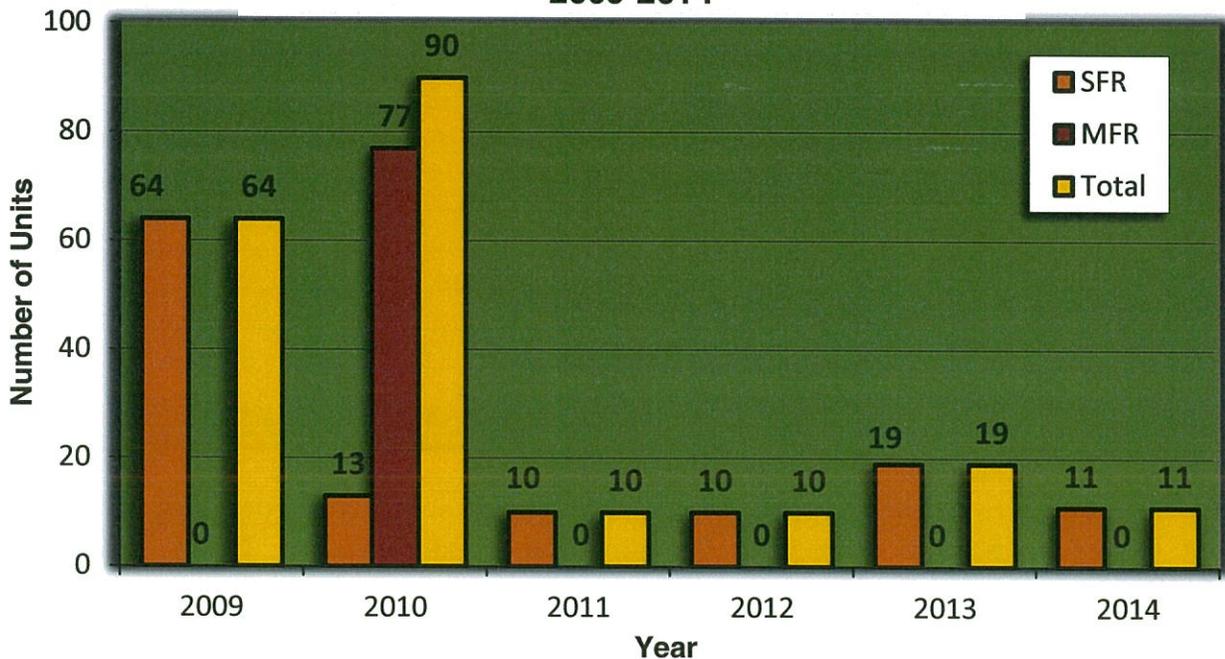
DEVELOPMENT ACTIVITY

Development Applications

The following tables summarize the City’s development activity over the past six years. Each of the noted applications and new construction projects result in implementation of the General Plan, as all projects were built in conformance with the goals and policies of the General Plan.

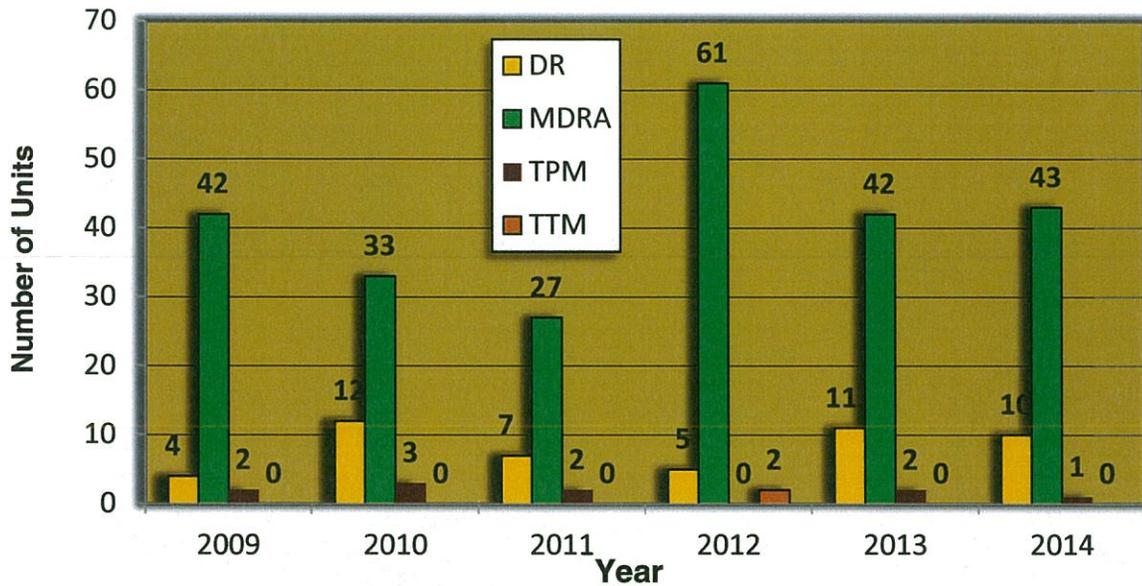
A total of 11 Building Permits were issued in 2014 (Table 1) for new residential development. All of the permits issued were for single-family units. No permits were issued for new multi-family development. The 11 permits issued in 2014 continue a modest trend of recovery for single-family residential development from the 2008 nationwide recession. In comparing the number of permits each year, it should be noted that the higher total reported numbers for new housing units in 2009 and 2010 included the permits issued for the City’s affordable housing projects, the Meadows (33-unit for sale single-family residential housing) and Brighton Place (77-unit multi-family development).

**TABLE 1
New Residential Building Permits Issued
2009-2014**



In 2014, new development applications submitted (Table 2) included 10 new Development Review (DR) applications, 43 Minor Development Review Applications and one new Tentative Parcel Map (TPM). The total number of development applications received in 2014 was 54.

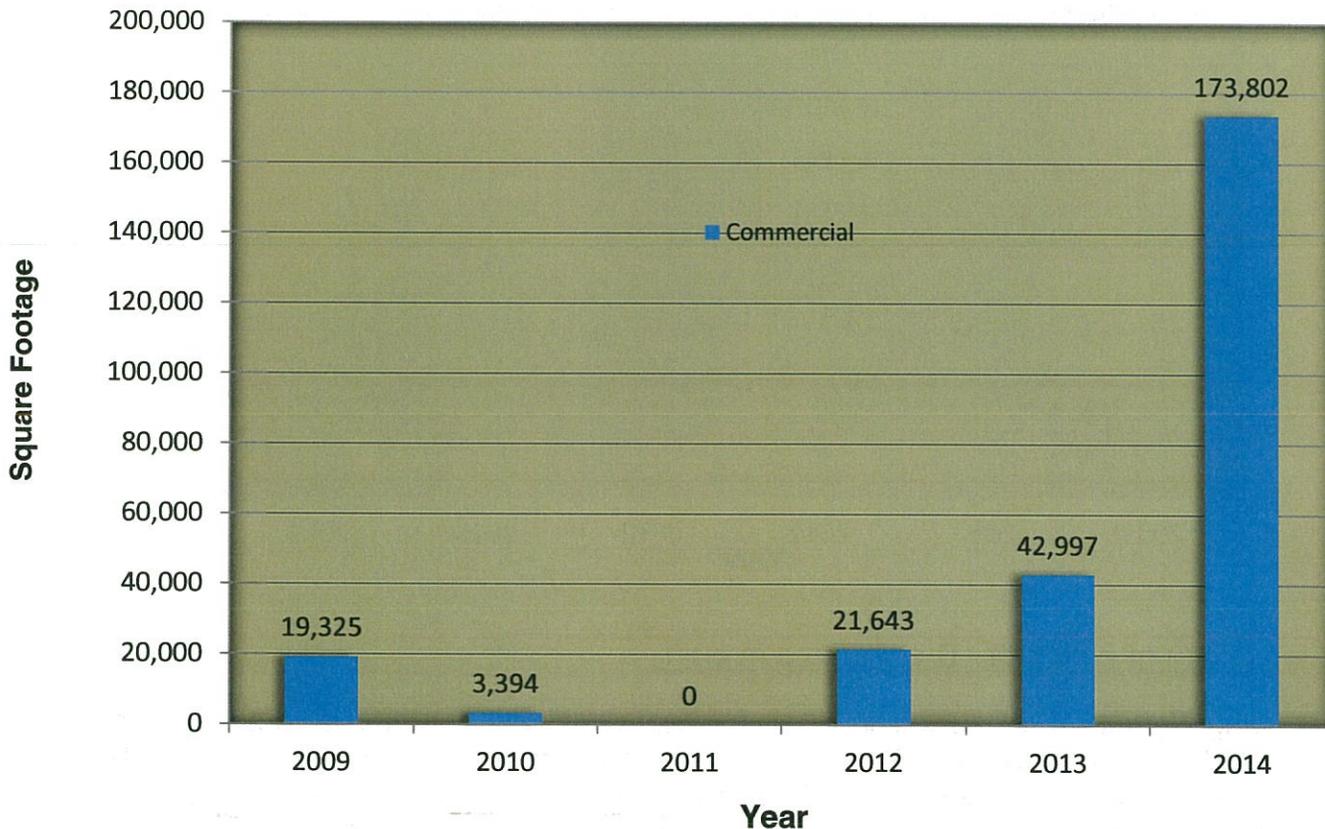
**TABLE 2
New Development Applications 2009-2014**



New Commercial Development

Building Permits were issued in 2014 for two significant commercial projects, the Lowes Home Improvement Store (a 121,000-square-foot building and a 31,500-square-foot garden center) as well as the Perry Ford of Poway auto dealership expansion involving construction of a new two-story, 17,500-square-foot sales and administrative office building. These two projects represent the majority of the new commercial square footage in 2014 identified in Table 3 below. A third project, a remodel development of an existing mid-size office/retail building on Poway Road, was issued an interior demolition permit, however, has not yet been approved for construction.

**TABLE 3
New Commercial Square Footage 2009-2014**

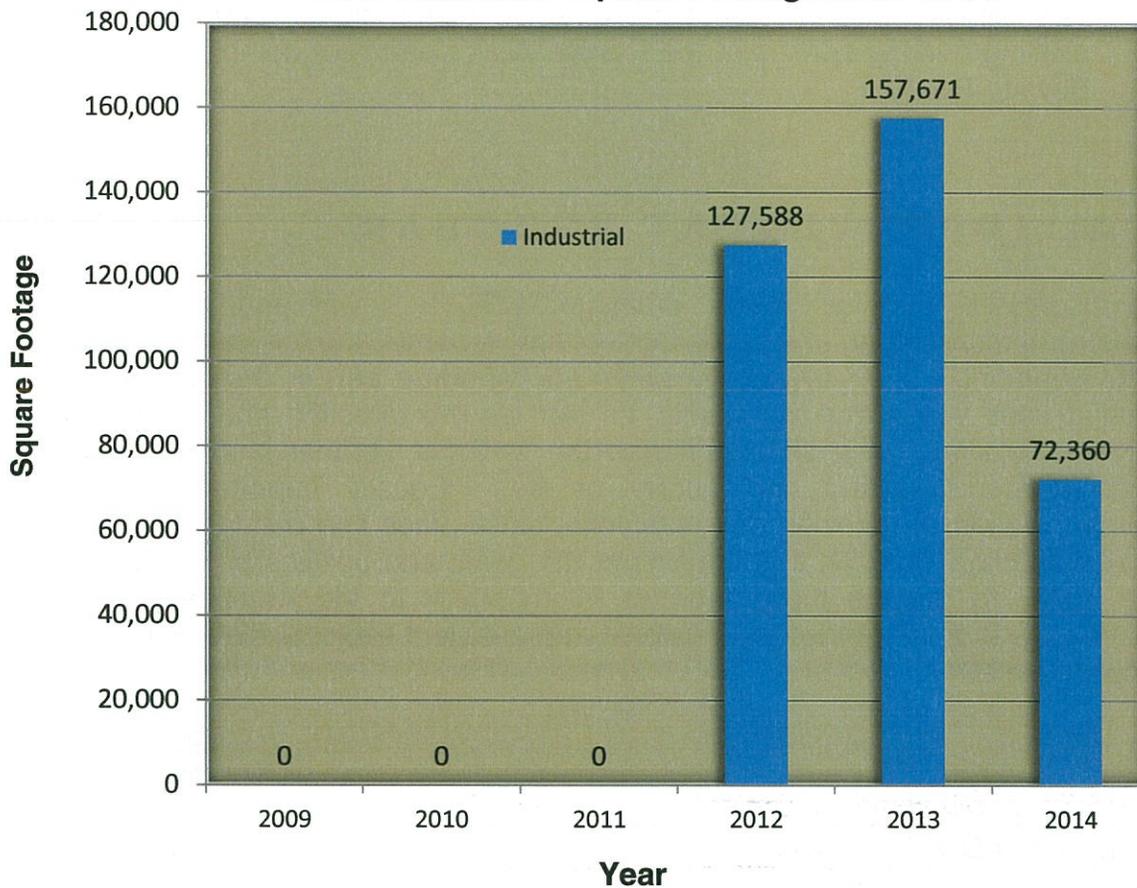


Several permits for major tenant improvement (TI) projects for existing commercial spaces were issued in 2014. One of the larger TI projects included the Smart and Final Extra grocery store at the Poway Promenade Center.

Industrial Development

In 2014, there were several building permits issued for industrial tenant improvements in the South Poway Business Park. New construction involved two buildings (45,245 square feet and 24,115 square feet) located at the Poway Corporate Center at the terminus of Community Road as well as a small addition to an existing building, all located in the South Poway Business Park.

**TABLE 4
New Industrial Square Footage 2009-2014**



Notable New Development Projects Approved in 2014

- ✚ The subdivision of a 32.5 acre residential property into three separate lots in the Millards Ranch Road area.
- ✚ The approval of the construction of an automobile inventory storage lot for the Poway Hyundai/Mitsubishi dealership on a vacant two-parcel site located at 13956 Poway Road and 13917 Courier Way.
- ✚ The approval of an approximate 3,000 square foot addition onto an existing 206,000 square foot industrial building and development of an equipment yard on the General Atomics site located at 11906 Tech Center Court.
- ✚ The approval to establish an irrigation supply store with outdoor storage and construct a 3,314-square-foot addition onto an existing 3,200 square foot commercial building at 12270 Oak Knoll Road.

- ❏ Approval of a proposal to redevelop an existing 12,000 square foot industrial building located at 12260 Crosthwaite Circle in the South Poway Business Park to establish a brewery and tasting facility.
- ❏ The construction of freestanding solar panel shade structures over existing parking spaces at the Poway Villas apartment complex at 13001 Bowron Road.

CAPITAL IMPROVEMENT PROGRAM

Capital improvements, such as roads, drainage facilities, sewer and water lines, treatment plants, infrastructure, and public facility improvements, are the framework that supports development. Their availability plays an important part in determining the pattern of land uses within the community, as well as the direction and intensity of growth. Public facilities, such as sheriff and fire stations, libraries and parks, are important to residents' safety and quality of life. Equally important are the improvements to roads, water lines and reservoirs, sewer lines and drainage systems, and other infrastructure systems that implement the goals and policies of the General Plan. The ability to provide these facilities is important to the well-being of the community. Below is a list of the City's Capital Improvement Projects staff worked on and/or completed in 2014.

TRAFFIC/ROADS	* Completed
<i>*2014/2015 Street Maintenance Project</i>	
<i>*2014/2015 Street Overlay Project</i>	
<i>*2014/2015 Annual Street Striping Project</i>	
<i>*Bowron Road Sidewalk Project</i>	
<i>Espola Road Safety Improvements</i>	
<i>Midland Road Pedestrian Improvements</i>	
<i>Poway Road Corridor Study</i>	
FACILITIES (MAINTENANCE/REPAIR)	* Completed
<i>*2013/2014 ADA Barrier Removal Old Poway Park</i>	
<i>*Rattlesnake Creek Streambank Stabilization</i>	
<i>*Fire Station 2 Kitchen Remodel</i>	
<i>*Senior Center Partition Replacement</i>	
<i>2014/2015 ADA Barrier Removal Old Poway Park</i>	
<i>Concrete Channel Maintenance</i>	
<i>Playground Renovation Project</i>	
<i>City Hall HVAC Retro-Commissioning Project</i>	

WATER SYSTEM	<i>* Completed</i>
<i>*Reservoir Safety Modifications</i>	
<i>*Maintenance/Rehab Study Water Distribution System</i>	
<i>*Maintenance/Rehab Study Water Treatment Plant</i>	
<i>Clearwell Redundant Hi-Line Project</i>	

SEWER SYSTEM	<i>* Completed</i>
<i>*2012/2013 Sewer Pipeline Repair/Replace Project</i>	
<i>*Oak Knoll Sewer Siphon Air Jumper</i>	
<i>2014/2015 Sewer Pipeline Repair/Replace Project</i>	

PUBLIC SAFETY	<i>* Completed</i>
<i>*Sheriff Station Emergency Generator Project</i>	

Attachment:

1. Annual Element Progress Report

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Poway
Reporting Period 1/1/2014 - 12/31/2014

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

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	Housing without Financial Assistance or Deed Restrictions		
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income					See Instructions	See Instructions	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.		
(9) Total of Moderate and Above Moderate from Table A3			▲	▲	0	11			11						
(10) Total by income Table A/A3			▲	▲					11						
(11) Total Extremely Low-Income Units*															

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Poway
Reporting Period 1/1/2014 - 12/31/2014

**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				TOTAL UNITS	(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			
(1) Rehabilitation Activity				0		
(2) Preservation of Units At-Risk				0		
(3) Acquisition of Units		0	0	0		With the dissolution of the City Redevelopment Agency funding sources are very limited. As such, there were no acquisitions or rehabilitation activities in 2013
(5) Total Units by Income	0	0	0	0		

* Note: This field is voluntary

**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 Home	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	0
No. of Units Permitted for Above Moderate	11					11	0

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Poway
Reporting Period 1/1/2014 - 12/31/2014

Table B

Regional Housing Needs Allocation Progress

RHNA Cycle 2013-2020

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.	2010		2011		2012		2013		2014		2015		2016		2017		2018		2019		2020		Total Units to Date (all years)	Total Remaining RHNA by 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	Year 10	Year 11	Year 10	Year 11	Year 9	Year 8	Year 7	Year 6	Year 5	Year 4	Year 3	Year 2		
Very Low	Deed Restricted ✓ Non-deed restricted	31	0	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	57	144
Low	Deed Restricted ✓ Non-deed restricted	46	0	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	72	80
Moderate	Deed Restricted ✓ Non-deed restricted	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	282
Above Moderate		13	10	10	19	11																63	555	
Total RHNA by COG. Enter allocation number:		90	10	62	19	11																192	1,061	
Total Units	▲ ▲ ▲ ▲																							
Remaining Need for RHNA Period	▲ ▲ ▲ ▲																							

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

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §62.02)

Jurisdiction City of Poway
Reporting Period 1/1/2014 - 12/31/2014

**Table C
Program Implementation Status**

Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
	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.			
1	Rehabilitation Loans for Low Income Households (Rehabilitation Loan Program)	Provide rehabilitation loans to low-income homeowners.	2013-2020	Resume program if funding becomes available
2	Condominium Conversion Regulations	Preserve current rental housing stock.	2013-2020	Ongoing
3	Mobile Home Park Zoning	Preserve all existing mobile home spaces	2013-2020	Ongoing
4	Construction Codes	Ensure a safe, durable housing stock for Poway and prevent the occupancy of substandard dwelling units	2013-2020	Ongoing - Adopted 2013 California Building Code including Energy Code and Green Building Code
5.	Neighborhood Revitalization	Investigate opportunities to link infrastructure improvements to maximize the revitalization results of such efforts.	2013-2020	Resume program if funding becomes available
6	Maintain and Enhance Resident Services	Help local students excel academically, help youth stay connected with positive leaders, help adults plan for their future and achieve financial goals, and help seniors make new friends and stay connected	2013-2020	On-going
7	Capacity Building for Nonprofit Housing Development Corporations	Enhance the ability of local nonprofit housing development corporations to provide affordable housing and related services to Poway residents	2013-2020	Grants from Housing Special Program Fund will be used to evaluate and fund programs
8	Monitoring Affordable Housing Projects	Assure affordability for the longest feasible time, not less than required by law.	2013-2020	On-going

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Poway
Reporting Period 1/1/2014 - 12/31/2014

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
9 Development of Comprehensive Maintenance Agreements for Affordable Housing Developments	Keep affordable housing developments in a safe, functional, well-maintained, code-compliant state	2013-2020	On-going
10 Development of New Rental Housings	Assist development of affordable rental housing units	2013-2020	With the current Housing Cycle starting in 2010 129 new rental units have been created. To date, 709 affordable housing rental units have been built. Due to elimination of redevelopment agencies, available funding is not known at this time, therefore this program may be delayed until alternative funding sources are found.
11 New Ownership Housing	Encourage new ownership housing	2013-2020	Seeking funding assistance from CalHFA, HOME, County of San Diego Downpayment and Closing Cost Assistance (DCCA) Program, Mortgage Credit Certificates (MCC's) In 2014, the Poway Housing Authority approved an Exclusive Negotiating Rights Agreement with San Diego Habitat for Humanity, Inc. for the purpose of developing an affordable housing for-sale project for veterans on a site located on Twin Peaks Road.
12 Amend the General Plan Land Use Designation and Zoning on the Properties Identified in the new Residential Sites Overlay Zone (AHOZ) for Lower Income Households and Moderate Income Households	Amend the City's General Plan and Municipal Code to ensure it complies with State Law. Facilitate the development of affordable housing on the sites identified in the Residential Sites Inventory by applying the appropriate AHOZ	2013-2020	On-going - AHOZ to be applied to balance of remaining Lower and Moderate Income Households. Anticipated to be completed by June 2015
13 Mixed Use Development Standards	Facilitate the development of housing on sites designated for mixed use development	2013-2015	On-going
14 Inclusionary Housing Ordinance	Continue to collect In-Lieu fees to be used in support of affordable housing projects and programs described in this chapter. Evaluate the City's Inclusionary Ordinance with respect to the Palmer/Sixth Street Properties vs. City of Los Angeles ruling requirements on rental developments	2013-2020	On-going

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Poway
Reporting Period 1/1/2014 - 12/31/2014

Name of Program	Objective	Timeframe In H.E.	Status of Program Implementation
15 (Former) Redevelopment Agency Implementation Plan	Continue to evaluate legislation and legal interpretations on State Redevelopment Law and determine the need and extent of the former Redevelopment Implementation Plan in the future	2013-2020	On-going. Continue working with the City's Oversight Board to the Successor Agency of the Poway Redevelopment Agency
16 Zoning Amendments for Special Needs Housing	Amend Zoning Code to provide for regulations that comply with State Law regarding special housing needs	2013-2020	The City will amend the Zoning Ordinance to add definitions for Transitional and Supportive Housing pursuant to the Health and Safety Code Section 50675.14(a)(B)(2). It will also amend its Code to add a definition for agricultural housing as well as clarify the provision for agricultural worker housing. The City will amend its Codes to permit homeless shelters by right within the Residential Apartment (RA) Zone by June 2015.
17 Provision of Special Needs Housing		2013-2020	In 2014, the Poway Housing Authority approved an Exclusive Negotiating Rights Agreement with Next Stage U for the purpose of developing an affordable housing project for the developmentally disabled on a site located on Monte Vista Road.
18 First Time Homebuyer Assistance Program (SHOP)	Assist existing Program participants with loan servicing and resale processing.	2013-2020	The future of potential new loans is uncertain as funding will be limited. Existing loans will be reissued as participating households are sold to new income-qualified homebuyers.
19 Home Enhancement Loan Program (HELP)	Assist with rehabilitation of existing homes acquired with City assistance	2013-2020	The future of potential new loans is uncertain as funding will be limited.
20 Maintain Zoning Categories in the General Plan	Encourage diversity of development to serve as many types of residents as possible while minimizing land-use related conflict	2013-2020	On-going
21 Evaluate Community Land Trusts	Evaluate options for use of community land trust model.	2013-2020	Ongoing
22 Provide Priority for Provision of Services to Lower Income Households	Coordinate with Poway's Public Works Department to ensure service priority to potential affordable housing developments	2013-2020	Ongoing. City will include potential AH sites into future water, sewer and drainage studies
23 Enforce City Codes, General Plan Policies, and Zoning Regulations	Ensure high quality design and construction and design compatibility with surroundings for new affordable housing developments	2013-2020	On-going

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Poway
Reporting Period 1/1/2014 - 12/31/2014

Name of Program	Objective	Timeframe In H.E.	Status of Program Implementation
24 Assemble Available Land in the Mixed Use District	Evaluate acquisition of infill sites in the Mixed Use Zone and Town Center	2013-2020	City will work with the City's Oversight Board to the Successor Agency of the Poway Redevelopment Agency to help retain or purchase sites, as funding and sites become available
25 Monitor Ordinances, User Charges, and Fees	Ensure unnecessary and/or inappropriate financial and/or regulatory constraints do not hamper the development of housing, especially affordable housing, in Poway. Ensure that funds collected through charges and fees are appropriate and sufficient to fund City activities supported by these charges and fees	2013-2020	On-going
26 Ensure Density Bonus Ordinance Complies with New State Law	Ensure that State law is being followed in housing development in Poway	2013-2020	On-going
27 Public Outreach and Education	Raise public awareness of and public support for affordable housing	2013-2020	As funding is available, the City will continue to work with its non-profit partners to conduct a public outreach and education program that engages local housing developers and the business community
28 Transit Priority Projects	Evaluate the provision of incentives for projects that comply with a sustainable communities strategy, create jobs, reduce vehicle miles travelled, and meet regional housing needs	2013-2015	City will evaluate options to implement this provision within two years of Housing Element Update adoption
29 Provision of Housing for Extremely-Low Income Households	Encourage the development of housing units for households earning 30 percent or less of the region's Area Median Income	2013-2020	Outreach to developers on at least an annual basis; As funding becomes available, apply for or support applications for funding on an ongoing basis; Review and prioritize local funding at least twice in the planning period

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Poway
Reporting Period 1/1/2014 - 12/31/2014

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
30 Provision of No Net Loss	To ensure adequate sites are available throughout the planning period to meet the City's RHNA.	2013-2020	Monitor and evaluate No Net Loss requirements per State law. Develop evaluation procedure to implement Government Code Section 65863 by December 2015.
31 Preserve Potential At-Risk Housing Units	Monitor and evaluate potential At-Risk housing units, coordinate with existing property owners, seek assistance from non-profit entities capable of assisting with preserving At-Risk affordable housing units and identify funding as it becomes available	2013-2020	On-going. The City does not currently have any At-Risk Housing units, however, the City will continue to monitor and coordinate with property owners of affordable housing.
32 Monitor and Evaluate AHOZ Ordinance Development Standards	Monitor development of AHOZ properties; monitor AHOZ development standards and DR procedures for consistency. If necessary, amend AHOZ General Plan guidelines and Municipal Code regulations	2013-2020	On-going. City will provide analysis and evaluation of program to HCD in General Plan Annual Report
33 Provide Information on Fair Housing in Quarterly Newsletter	Make Poway residents aware of these issues, laws, and available services for fair housing	2013-2020	The City will continue to include an article in at least one of its quarterly newsletters per year providing information concerning housing discrimination, Fair Housing law and available assistance
34 Obtain and Distribute Flyers on Fair Housing from San Diego County	Promote the awareness of the housing services provided by the County	2013-2020	The City will obtain flyers from the San Diego County Department of Housing and Community Development and make these available at appropriate locations in the City
35 Obtain and Display Posters on Fair Housing from the State of California	Promote the awareness of the services and laws discussed by the posters	2013-2020	The City will request posters from the California Fair Housing and Employment Department and display them in appropriate locations in public buildings
36 Include Anti-Discrimination Clauses in Deed Restrictions for Affordable Housing	Ensure a legal City mechanism for complaints against housing discrimination in deed transactions	2013-2020	In all deed restrictions required of affordable housing developments, the City will require inclusion of an anti-discrimination clause

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Poway
 Reporting Period 1/1/2014 - 12/31/2014

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
37 Continue to Assist in Addressing Fair Housing Questions	Promote knowledge of Fair Housing law and services and ensure Poway residents have access to appropriate Fair Housing services	2013-2020	On-going. The City will continue to assist with Fair Housing questions when possible and to refer questions to other agencies as appropriate. The City will also provide this information on its website to gain additional public outreach

