



THE CITY OF SAN DIEGO

March 28, 2007

Cathy Creswell, Deputy Director  
California Department of Housing and Community Development  
Housing Policy Development Division  
1800 Third Street  
Sacramento, CA 958154

Dear Ms. Creswell:

Subject: City of San Diego Housing Element Progress Report CY 2006

Enclosed please find the City of San Diego's Housing Element Progress Report for Calendar Year 2006. We are submitting this report in accordance with Government Code Section 65400.

If you have any questions regarding this report, please contact Betsy McCullough, Deputy Planning Director at (619) 236-6879.

Sincerely,

William Anderson, FAICP, Director  
City Planning & Community Investment

WA/ah

Enclosures: City of San Diego Housing Element Progress Report CY 2006

cc: Betsy McCullough, AICP, Deputy Planning Director, City Planning & Community Investment



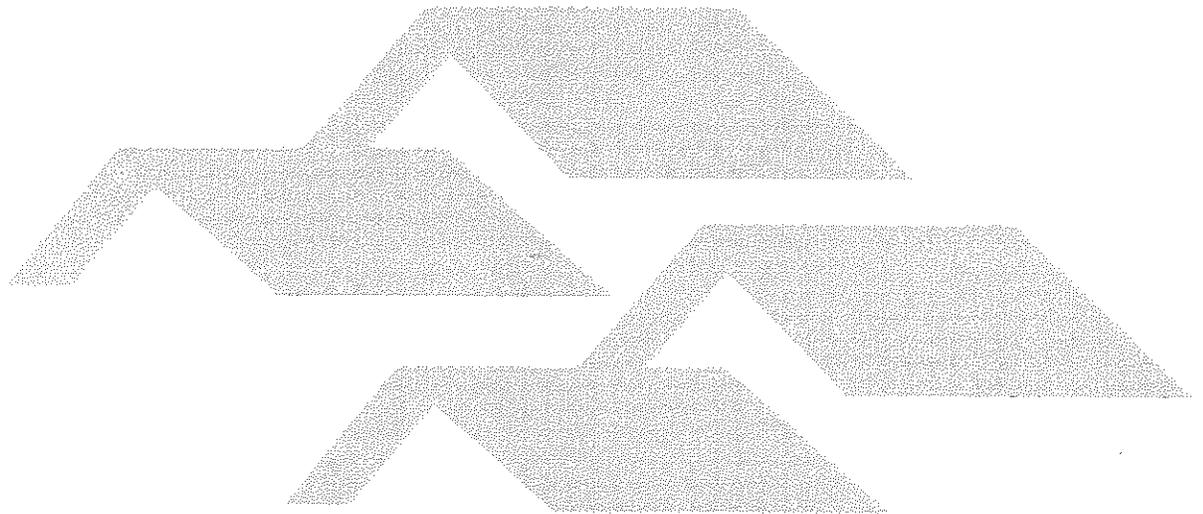
City Planning and Community Investment

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City of San Diego  
Annual Progress Report



*Housing Element*

Calendar Year 2006

*January 1, 2006 through December 31, 2006*



THE CITY OF SAN DIEGO



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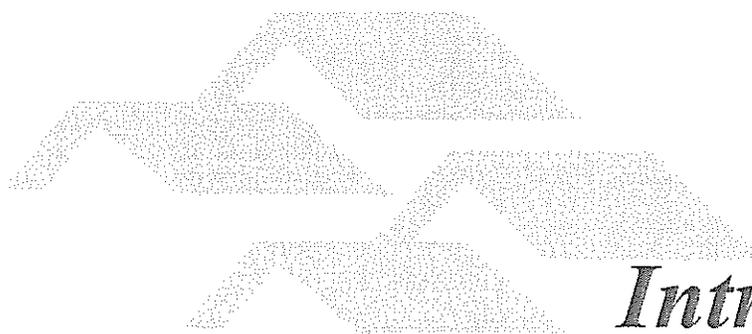
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## *Introduction*

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## INTRODUCTION

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### **A. PURPOSE OF THE HOUSING ELEMENT ANNUAL PROGRESS REPORT**

The purpose of this report is to summarize the City of San Diego's progress in achieving its current Housing Element goals for Calendar Year (CY) 2006 (January 1, 2006 through December 31, 2006). The state of California requires submittal of this report, which is also a requisite for some discretionary funding programs offered through the San Diego Association of Governments (SANDAG) and the California Department of Housing and Community Development. The Planning and Community Investment Department provides this report to San Diego's Housing Commission, Planning Commission, and City Council.

As part of the General Plan, the Housing Element analyzes the City's housing needs and establishes goals, objectives, policies, and programs for a five-year period. This report details the City's CY 2006 achievement of the objectives, policies, and programs for each of the Housing Element's five major goals. These goals are the following:

1. Provision of an Adequate Site Inventory and New Construction
2. Maintenance and Conservation (including preservation of existing low-income housing and rehabilitation)
3. Reduction of Governmental Constraints
4. Affordable Housing Opportunities
5. Administrative (including fair share and community balance, use of redevelopment set-aside funds, reduction of housing discrimination and energy conservation).

Each major goal includes detailed policies and programs, as well as an implementation chart that lists the policy, five-year target, responsible agencies, timing, financing and primary beneficiary of each recommended policy. For this report, some of the policies and programs have been summarized. More detailed background information (including tables, charts, and maps) on the individual policies is available in the current adopted Housing Element for FY 2005-FY 2010. This report provides information on the CY 2006 achievement of the quantified objectives and programs detailed in the Housing Element implementation charts, as well as the City's progress towards its allocation of the Regional Share Goal. The CY 2006 program achievements are summarized in the Implementation and Progress charts of this report.

### **B. REGIONAL SHARE GOAL**

State law requires regional councils of government throughout the state to determine "regional share goals" for each local jurisdiction within their region. These goals are the projected share of regional housing needs for all income groups for the next five-year



Housing Element cycle. The regional share goals are based on “market demand for housing, employment opportunities, the availability of suitable sites and public facilities, commuting patterns, type and tenure of housing need, the loss of low-income units eligible to convert to market-rate status and the housing needs of farm workers.” State law also states that the distribution of regional share goals shall seek to reduce the concentration of low-income households in cities and counties which already have disproportionately high proportions of low-income households.

San Diego’s regional share goal for the 7.5-year period, January 1, 2003-June 30, 2010, has been determined by SANDAG to be 45,741. This goal is further broken down by income group as follows:

	PERCENTAGE AMI	SHARE
Very Low-Income	0-50% of AMI	10,645
Low-Income	51-80% of AMI	8,090
Moderate-Income	81-120% of AMI	8,645
Above Moderate-Income	121% + of AMI	18,362

The regional share goal does not mean that San Diego must provide these numbers of housing units affordable in each income category. Instead, San Diego must have sufficient vacant and potentially redevelopable land zoned for residential use in various density categories to potentially meet the goals in each income group. The state Department of Housing and Community Development generally uses a threshold of 30 units per acre as the minimum density needed to potentially provide housing units for low- and very low-income households in urban areas. Fortunately, for the FY 2005-2010 period, San Diego does have sufficient land available that is designated for 30 units per acre or higher.

In spring 2005, a comprehensive adequate sites inventory was undertaken in accordance with state law. The inventory results, which are detailed in the Housing Element, indicate that as of January 1, 2003, there was an overall inventory of land planned and zoned for residential use to accommodate approximately 122,000 units in San Diego. Of these, 5,631 are restricted units affordable to low-, and very low-income people that have been completed since January 1, 2003, or are under construction or in the review process. Approximately 50,000 are on land zoned and planned at an intensity that could support low-, and very low-income units (30 dwelling units per acre or more). The remaining units in the inventory are on land zoned less than 30 dwelling units per acre.

In recent years San Diego has permitted an average of approximately 5,500 new residential units per year. Between January 1, 2003 and December 31, 2006, the overall housing stock increased by approximately 18,000 units (completed residential units minus demolitions). For detailed information on the number of residential dwelling units issued and completed, please see **Appendix A, Building Permit Information for 2003-2006**. Approximately 2,300 low- and very low-income units were produced from 2003 through mid 2006. San Diego’s portion of the 7.5-year regional share goal that remained unbuilt (and not under construction) as of June 30, 2006, includes approximately 9,000 very low-income units, 7,000 low-income units, and 8,500 moderate-income units. Units produced since 2000 have been primarily above moderate-income units reflecting high land and construction costs. The low- and very low-income units that have been built used a variety of subsidies. Very few



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moderate-income units have been built during this period because subsidies are very limited for this income group and costs do not permit them to be built without subsidies.

For the period between January 1, 2003 through June 30, 2006, the City has achieved completion of 2,356 restricted units, as show on **Table 1-1**. Completed units for Calendar Year 2006 (January 1, 2006 through December 31, 2006) are shown on **Table 1-2**. These tables only show the number of newly constructed and completed units and, do not include acquisition/rehabilitation units, rental assistance, or preservation efforts. They do not include projects currently in review or under construction. The total number of residential units completed during this period was 1,262.

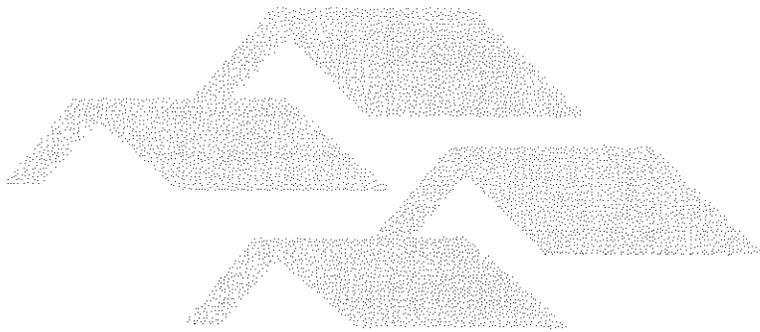
**TABLE 1-1 COMPLETED INCOME RESTRICTED UNITS  
FROM JANUARY 1, 2003 – JUNE 30, 2006**

COMPLETED PROJECTS			INCOME LEVEL		
PROJECT TYPE	TOTAL UNITS	RESTRICTED UNITS	VERY LOW 0-50% AMI	LOW 51-80% AMI	MODERATE 81-120% AMI
For Sale Housing	654	236	0	210	26
Housing For Individuals	630	421	198	223	0
Senior Housing	341	337	288	49	0
Large Families	1,166	1,074	435	640	0
Small Families	268	56	16	22	18
Special Purpose Housing	233	232	232	0	0
<b>TOTAL</b>	<b>3,292</b>	<b>2,356</b>	<b>1,169</b>	<b>1,144</b>	<b>44</b>

**TABLE 1-2 COMPLETED INCOME RESTRICTED UNITS  
FROM JANUARY 1, 2006 – DECEMBER 31, 2006**

COMPLETED PROJECTS			INCOME LEVEL		
PROJECT TYPE	TOTAL UNITS	RESTRICTED UNITS	VERY LOW 0-50% AMI	LOW 51-80% AMI	MODERATE 81-120% AMI
For Sale Housing	136	16	0	0	16
Housing For Individuals	0	0	0	0	0
Senior Housing	187	184	184	0	0
Large Families	619	615	255	345	15
Small Families	184	18	0	0	18
Special Purpose Housing	136	135	135	0	0
<b>TOTAL</b>	<b>1,262</b>	<b>968</b>	<b>574</b>	<b>345</b>	<b>49</b>

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## *Goal 1*

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*Ensure the Provision of Sufficient Housing for all  
Income Groups to Accommodate San Diego's  
Anticipated Share of Regional Growth over the next  
Housing Element Cycle, FY 2005 - FY 2010*

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## GOAL 1

ENSURE THE PROVISION OF SUFFICIENT HOUSING FOR ALL INCOME GROUPS TO ACCOMMODATE SAN DIEGO'S ANTICIPATED SHARE OF REGIONAL GROWTH OVER THE NEXT HOUSING ELEMENT CYCLE, FY 2005 - FY 2010.

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### QUANTIFIED OBJECTIVE: PROVISION OF AN ADEQUATE SITE INVENTORY

Maintain an inventory of vacant and redevelopable land throughout the City to achieve the City's 7.5 year regional share goal of 45,741 units, as allocated by SANDAG in the Regional Housing Needs Statement for January 1, 2003 - June 30, 2005. The inventory shall not fall below the number of sites needed to accommodate 75,000 single-family and multifamily housing units during this plan period.

### POLICIES

1. The City shall monitor residential development's impact on remaining development capacity and the ability to provide public facilities and services and to amend deficiencies in such facilities and services in a timely manner.
2. Through community plan updates and amendments, action plans and other planning efforts, the City shall continue to identify areas appropriate for single family and multifamily development, as well as areas where existing development patterns should either be maintained or altered.
3. Through the community plan update process, the City shall designate land for a variety of residential densities sufficient to meet its housing needs for a variety of household sizes, with higher densities focused near major employment centers and best transit service.
4. The City will ensure efficient use of remaining land available for residential development and redevelopment by requiring that new development meet density minimums and maximums of applicable zone and plan designations. Land designated for public uses such as parks, schools, libraries, fire or police stations that is determined unnecessary for public use will be considered for redesignation as residential or mixed-use with housing.
5. The City will develop a comprehensive strategy to address the critical need for work force housing. The strategy will focus on moderate income workers who earn too much to qualify for subsidized housing but too little to purchase a home in San Diego.

### PROGRAMS

#### 1. Development Monitoring System

The City's development review process includes a project tracking system that enables the City to track development permits during the permit process and also to adjust community capacity estimates as new units come on line and vacant land is removed from the site inventory. This system should continue to be expanded and refined.



**2. Identify Locations for Urban Villages and Mixed-Use Developments**

Since the City's land use patterns are mostly established and little vacant land remains in the City, there is less need for comprehensive community plan updates and more focus on redevelopment. Future community plan updates will focus on creating pedestrian and transit-oriented mixed-use environments in specific locations. During this plan period, locations will be identified for mixed-use development throughout the City. Larger ones will be designated as urban villages, which is where new housing construction will be concentrated in the future. In some instances it will be necessary to adjust densities and land uses in and near villages and locations designated for mixed-use development. Land use and density changes will require a community plan update or amendment and California Environmental Quality Act (CEQA) review. The urban village policies are described in detail in the Land Use Element.

**3. Enforce Adopted Density Ranges in Community Plans**

An informal policy has been adopted by Planning and is included in the Land Use Element of the draft General Plan to require applicants for discretionary development to build within the density ranges specified in community plans and not to allow densities below the range minimum unless site specific topographic or other constraints preclude this. In addition, policies adopted by the Planning and Development Services Departments and the Housing Commission require a Housing Impact Statement in all staff reports to the Planning Commission, Housing Commission and City Council, that explains how a proposed project compares to the density ranges in applicable plans and zones.



**PROGRESS TOWARDS PROVISION OF AN ADEQUATE SITE INVENTORY**

<b>PROGRAM</b>	<b>5-YEAR TARGET</b>	<b>LEAD AGENCY</b>	<b>TIMING</b>	<b>CY 2006 PROGRESS</b>
Development Monitoring	Ongoing monitoring	Dev. Services Planning	Ongoing	The Planning division and Development Services Department continue to track permits and monitor the inventory of vacant and redevelopable land through the City's project tracking system.
Urban Villages and Mixed-Use Development	Establish five urban villages including 3,000 housing units.	Planning	By 2010	Staff began processing an amendment to the Mission Valley community plan to add approximately 4,500 new residential units through the Quarry Falls Specific Plan, a 225-acre planned development. Proposed land uses include 4,780 residential units both "for sale" and "for rent" and built as condominiums, town homes, apartments, flats, row homes, courtyard units, lofts, live/work units, carriage units, senior housing and assisted care units. The 10% inclusionary requirement for affordable housing will be constructed on-site. Additionally, the proposal includes approximately 603,000 square feet of retail space and 620,000 square feet of office/business park, and 60 acres of public parks, open space and trails.
Community Plan Density Ranges	Ongoing enforcement of density ranges	Planning	Ongoing	The Planning Department continues to implement the community plan density ranges.



## **QUANTIFIED OBJECTIVE: NEW CONSTRUCTION**

Add at least 935 units for moderate-income households, 1,915 units for low-income households, and 2,065 units for very low-income households during the plan period. This does not include units constructed through Low and Moderate Income Redevelopment Set-Aside Funds. A separate objective under Goal Five covers these units.

### **POLICIES**

#### **General**

1. The City shall continue to use federal and state subsidies to the fullest to meet the needs of low-income residents.
2. The City shall promote public and private programs to develop affordable housing for low-income households. Such housing should offer bedroom mixes appropriate to low-income household sizes.
3. The City shall use its regulatory powers (land use, fees, etc.) to promote affordable and accessible housing.
4. The City shall ensure that low-income housing meets health, safety and decency standards.
5. The City shall emphasize the provision of affordable housing near emerging low-income job opportunities in high cost areas.
6. The City shall support research efforts by the state and other agencies to identify and adopt new construction methods and technologies to facilitate affordable housing.
7. The City shall support lending industry and state and federal government agency efforts to identify and adopt innovative financing methods to facilitate affordable housing.
8. The Housing Commission shall maintain an informational resource of housing developments in the City that have units reserved for low-income households.
9. The City shall encourage construction of Single Room Occupancy hotels (SROs) to help meet the housing needs of the elderly, students and low-income individuals.
10. The City shall promote SRO hotel development citywide in transit-oriented developments in commercial zones to help implement the City's community balance objectives.
11. The City shall facilitate "Living Units," or low-cost housing units smaller than studios that offer more amenities than traditional SROs, in multifamily and mixed-use zones.
12. The City shall promote, through community plan updates, increased use of row house and townhouse zones to provide more efficient housing than traditional single-family units.



13. The City, through its lobbyists, shall seek legislative changes to make state and federal affordable housing programs more responsive to the needs of low-income households.
14. The City shall foster affordable housing and community balance by continuing to implement an inclusionary housing program to increase the supply of rental and for-sale units for low- and moderate-income residents.
15. The City shall encourage use of Housing Density Bonus Programs.

#### **Elderly and People with Disabilities**

16. The City shall focus elderly housing resources to the low-income segment of the elderly population.
17. The City shall encourage housing for the elderly and people with disabilities near public transit, shopping, medical and other essential support services and facilities.
18. The City shall support the integration of persons with disabilities into the private housing market as much as possible.
19. The City shall augment state law that multifamily dwellings contain accessible and adaptable features by adopting an ordinance to increase visitability to single-family dwellings and duplexes.
20. The City shall maintain an Affordable Housing Resources Guide that includes a list of projects that serve people with disabilities.

#### **Military Housing**

21. The City shall cooperate with the military and the private sector to identify opportunities for additional military family housing throughout the City so that the occupants have the opportunity to become an integral part of those communities.
22. The City shall cooperate with the military through the community plan update process to ensure that future military housing sites are accessible to public services and facilities.

#### **Student Housing**

23. The City shall facilitate post-secondary students being able to live as near as possible to the schools that they attend or to transit lines to college campuses.
24. Local universities shall provide as much student housing as possible. Universities should consider incentives to encourage maximum use of student housing.
25. The City shall promote SROs designed as dormitories to provide off-campus housing for students who cannot or do not want to be housed on campus.



### **Mobile Home Parks and Manufactured Housing**

26. New mobile home park development is not recommended or likely due to high land prices and the greater efficiency of providing affordable housing at multifamily densities.
27. The City shall encourage manufactured housing as infill in existing single-family neighborhoods to provide housing affordable to moderate and above moderate-income households. Construction costs an estimated 20 percent less than stick-built housing. Manufactured housing shall be compatible in design with surrounding homes in order to provide more affordable housing without compromising community design standards.

### **Housing for Farm Workers and the Rural Homeless**

28. The City shall monitor the number of farm workers in San Diego and the need for additional farm worker housing.
29. The City shall seek to provide additional housing for farm workers with mobile homes on City-owned land.

### **Housing for the Homeless**

30. The City will comply with "Comprehensive Homeless Policy" Number 000-51 (July 12, 1995), which provides guidelines for the City's response to homelessness.
31. The City supports providing a continuum of housing for the homeless that ranges from short-term beds to affordable low-cost permanent housing.
32. The City supports homeless service providers in establishing new short-term beds, which may be provided through emergency shelter and safe-haven options such as temporary cold weather shelters.
33. The City shall support homeless service providers establishing new winter seasonal shelter and entry level beds.
34. The City shall support interagency efforts to provide services and housing to homeless persons with disabilities, focusing on permanent, supportive housing and services.
35. The City shall encourage the dispersal of potential shelter sites throughout the community where the need is warranted.
36. The City shall encourage temporary assistance for "at-risk" families and individuals to avoid evictions leading to the need for more short- and long-term beds.
37. The City shall prioritize short- and long-term beds for families, including women and children.



38. The City shall encourage affordable housing opportunities for individuals and families that have successfully completed case managed recovery and traditional programs.
39. The City shall ensure that all homeless facilities comply with applicable accessibility standards for disabled persons.
40. The City shall foster efforts to fund and develop existing and innovative solutions to address the transitional and permanent housing needs of individuals and families in the continuum of care.
41. Preference will be given to projects that provide appropriate and progressive support services that move individuals and families to self sufficiency.
42. The City shall cooperate with other jurisdictions and coalitions to conduct regional planning to identify gaps in service and methods to improve existing homeless services.
43. The City shall promote interagency collaboration to deliver efficient and cost-effective service to the homeless and those at risk of becoming homeless.
44. The City shall encourage other government jurisdictions to meet their legal obligations to address the human service needs of the homeless or those at risk of becoming homeless.
45. The City shall develop a method to equitably disperse housing and co-located support services throughout the City to improve accessibility. Site selection will focus on community needs and the Comprehensive Homeless Policy's accessibility requirements.
46. The City shall work with neighborhoods, businesses, community organizations, and service providers to facilitate site selection and approvals for homeless facilities.
47. The City shall develop Site Selection Guidelines and Program Design Criteria that meet "Fair Housing Practices" and the "Americans with Disabilities Act" to mitigate impacts of homelessness on communities while ensuring access to the Continuum of Care.
48. The City shall permit homeless facilities through the Residential Care Facility ordinance, which permits transitional housing and emergency shelters with six or less beds ministerially in residential areas, per State law. Larger facilities may be sited ministerially if they comply with the underlying zone and do not have on-site services. Other residential buildings may be ministerially sited if they comply with the underlying zone and are not by definition residential care facilities.
49. The City shall review its Comprehensive Homeless Policy periodically for changes as needed.



### **Workforce Housing**

50. The City shall encourage school districts and other employers to provide housing for employees that may not be able afford to live in San Diego.
51. The City shall work with public entities (i.e., school districts and the state) to identify both City and other public property with potential for affordable housing.

### **Townhouse and Small Lot Development**

52. The City will encourage increased use of the new RT and RX zones for small lot, townhouse and row house development to more efficiently use land and allow lower per unit costs than traditional detached single-family housing.

## **PROGRAMS**

### **1. Density Bonus**

Per State law, the City is revising its Density Bonus ordinance and considering adopting a ten percent ministerial On-Site Building Bonus for projects that build inclusionary units on site rather than pay an in-lieu fee. Based on current trends and projects, existing and new Density Bonus regulations will add an estimated 375 units through FY 2010. Of these, an estimated 125 will be affordable to moderate-income homebuyers, 125 will be affordable to low-income renters and 125 will be affordable to very low-income renters.

### **2. Tax Credits and Tax-Exempt Bonds**

The Housing Commission will promote federal and state tax credits and multifamily mortgage revenue bonds to develop affordable housing. Based on expected State bond and tax credit allocations, the City expects at least 300 units affordable to very low-income households to be built.

### **3. Coastal Zone Program**

State law only allows conversion or demolition of housing units occupied by low- and moderate-income households within the Coastal Zone if provision has been made to replace those units. The Council Policy to implement this law requires replacement units to be affordable to the occupant for a minimum of five years. Based on available in-lieu fees, approximately 30 units for low-income households and ten units for moderate-income households will be replaced.

### **4. Single Room Occupancy Hotel Units and Living Units**

To foster new Single Room Occupancy (SRO) hotels, the City shall simplify the permit process, expand zones that allow SROs, and offer water/sewer fee discounts and reduced parking for rent restricted units. Between 1985 and 1999, an estimated 2,400 SRO units were built and another 400 units were rehabilitated, mostly downtown. In 2000, the City established a new housing type called Living Units, which are allowed in downtown residential and mixed-use areas. They are smaller than most studios but have more amenities than traditional SROs. Since 1999, an estimated 600 SRO and Living Units have been built or are in construction.



To retain existing SROs, encourage SROs and Living Units, and implement community balance objectives, the City is revising the SRO ordinance and is studying incentives to include in the new regulations. A goal of 400 new SROs and Living Units by 2010 has been set.

**5. Townhouse and Small Lot Zones**

The City shall encourage, through community plan updates and amendments, increased use of the RT and RX zones to foster more efficient land use. Future community plan updates will include analysis of where these zones can be used.

**6. Sections 202 and 811**

HUD's Section 202 and 811 programs provide financing to nonprofit corporations to construct or acquire and rehabilitate housing affordable to very low-income elderly or disabled. The City estimates that 50 units will be developed during the plan period.

**7. Military Housing**

The military plans to develop 1,600 new housing units at MCAS Miramar by the end of FY 2010. The military is replacing existing housing Cabrillo Heights (Serra Mesa) and Gateway (Point Loma) but will not increase units. The private sector will continue housing most military families, although military housing is available to military personnel and their families (with a rank of E-1 and above) in lieu of a housing allowance. Based on current occupancy by rank, it is estimated that 40 percent of the units will be affordable to very low-income households and 60 percent will be affordable to low-income households.

**8. Student Housing**

Local universities plan to add an estimated 5,000 beds by the end of FY 2010, including approximately 2,500 beds at the University of California at San Diego, approximately 1,600 off-campus beds at San Diego State University through the College Area Redevelopment Plan, 500 beds at the University of San Diego and 400 replacement beds at Alliant International University. Pt. Loma Nazarene University does not plan to add more student beds.

**9. Mobile Home Parks and Manufactured Housing**

In the past, mobile home parks offered affordable housing for rent and sale. However, in recent years, high land costs, lack of vacant land, and increased pressure to convert parks to more intense uses have made new mobile home parks less feasible. However, existing mobile home parks may reorganize as limited equity cooperatives or nonprofit community land trusts to allow mobile home park residents to purchase their own space. This could allow residents to buy at least 200 mobile home park spaces, many of which would be affordable to low- and moderate-income households.

Manufactured housing also has limited benefit in San Diego. However, constructing manufactured units can cost up to 20 percent less than conventional stick-built units and are therefore encouraged as infill in existing single-family neighborhoods.



## **10. Farm Worker Housing**

Agriculture is currently located in Otay Mesa, Tijuana River Valley, San Pasqual Valley and Pacific Highlands Ranch. Only the San Pasqual Valley plan retains agriculture as a long-term use. Other plans replace agriculture with urban uses and restored natural open space over the next five to ten years. An estimated 123 farm workers and their families occupy thirty-six units of City-owned housing in San Pasqual Valley. However, approximately 200 homeless farm workers lived in San Diego in 2004 with more than 500 during the peak season. This number has decreased from an estimated 1,000 in previous years as farming has gradually declined in San Diego.

The City will continue monitoring the number, location, and housing needs of permanent and seasonal farm workers in San Diego. If annual surveys indicate need for additional farm worker housing, the City will provide additional mobile homes on City-owned land. The City will also work with leaseholders in San Pasqual Valley to determine if more farm worker housing is needed. The City is applying for the State Farm Worker Housing Grant to fund up to 20 mobile homes for 50 farm workers on City-owned sites. These units are expected to be used for the next five to ten years or until agriculture is replaced by development. The units may be moved to other City property as needed.

The City has met the State Employee Housing Act in its zoning code by specifying that employee housing for six or less employees shall be processed as a single-family use and that employee housing for 12 or less employees shall be processed as an agricultural use.

## **11. Housing for the Homeless**

The goals on **Table 1, Permanent Bed Capacity** are based on past experience, projected resources, and HUD's funding policies for short- and long-term beds. The City's homeless shelter program has three components: short-term, long-term, and permanent supportive housing. Short-term shelters include three types: seasonal spaces (i.e., winter shelter); vouchers for commercial hotel/motel rooms; and year-around 24-hour shelters. Based on current funding, 40,500 seasonal bed-nights will be provided annually during the plan period.

The City funds a regional voucher program that serves individuals and families who cannot be accommodated at shelters for various reasons (i.e., short-term illness, family size or other special circumstances).



**TABLE 1. PERMANENT BED CAPACITY**

SERVICE	2004 ACTUAL *	2010 GOAL	NET CHANGE 2004 - 2010
Short-term beds**	125	325	200
Long-term beds***	1,740	2,040	300
Special needs beds****	502	702	200
<b>Total</b>	<b>2,367</b>	<b>3,067</b>	<b>700</b>

\* Source: Regional Task Force on the Homeless

\*\* Short-term beds: Temporary sleeping accommodations with minimal screening and support services

\*\*\* Long-term beds: Temporary housing and support services

\*\*\*\* Special needs beds: Temporary housing for persons with disabilities including individuals who require special needs due to mental and physical disabilities

Both local and federal funding targets long-term beds with supportive services, based on the theory that homeless persons receiving supportive services transition to independent living more successfully. As a result, the number of actual short-term beds has decreased. However, as “Welfare to Work” is implemented, the need for short-term beds is expected to increase. Local homeless providers expect HUD’s priorities to shift to short-term beds in the future. Hence, the City’s 2010 goal reflects includes more short-term beds.

In response to the need for emergency shelter, the City served an estimated 1,275 people with 400 beds at three 24-hour seasonal shelters in FY 2004. One site served single men and women; a second served veterans; and a third site served women with children. This model will be used during the plan period with efforts to increase available beds to 450.

**12. Study of Space and Parking Standards for Emergency Shelters**

The City will reexamine the parking requirements for emergency shelters to ensure that they are reasonable and specific to the needs of emergency shelters.

**13. Support for Regional Task Force on the Homeless**

The City will fund the Regional Task Force on the Homeless, which addresses homelessness on a regional basis through planning, research, advocacy, interagency collaboration, and technical assistance.

**14. Listing of Affordable Housing Units**

The Housing Commission publishes and maintains a comprehensive listing of housing developments in the City that have units reserved for low-income households.

**15. Support for Research and Legislation for Affordable Housing**

Through its lobbyists, the City will support research by the state and other agencies to identify new construction methods and technologies to provide affordable housing, and lending industry research on innovative financing for affordable housing. The City shall seek state and federal legislative changes to make affordable housing programs more responsive to low-income households’ needs.



**16. Pursuit of State and Federal Funding for Affordable Housing**

Through its lobbyists, the City will monitor all potential state and federal funds for affordable housing and apply for all state and federal housing funds that would help San Diego reach its housing goals.

**17. Inclusionary Housing**

The City has two inclusionary housing programs. Since 1992, the City has required 20 percent of new residential units in the North City to be affordable to families earning 65 percent or less than AMI. Projects with more than ten units must build these affordable units on-site or near the market-rate units. Smaller projects may pay an in-lieu fee. This program is expected to provide 500 for sale units and 1,025 rental units for very low-, low- and moderate-income families by 2010.

In 2003, San Diego adopted an inclusionary housing program for areas outside of the North City. Developers are required to provide at least ten percent of the total units affordable to rental households earning 65 percent or less than AMI or homebuyers earning 100 percent or less than AMI. Developers may pay an in-lieu fee rather than build units. In-lieu fees are used to acquire and rehabilitate multifamily units, to build new affordable housing, or to assist first time homebuyers. Housing affordable to households earning less than 150 percent of AMI is exempt from these requirements. It is estimated Inclusionary Housing will provide 1,000 affordable housing units by 2010.

**18. Low-Interest Loans**

The Housing Commission will offer low-interest loans to develop affordable rental housing for extremely low-, very low-, and low-income households, including families, seniors and persons with special needs. Assuming that San Diego continues to receive HOME funds and Housing Trust Fund revenue, approximately 750 affordable units will be created by 2010.

**19. Accessibility**

The City's goal is for 70 percent of new housing to have features that increase accessibility and visitability for people with disabilities. All units in multifamily projects with four or more units are required by state law to meet accessibility standards. The City is currently working with the disabled community and the building industry to enact an ordinance to address visitability and accessibility in new single-family homes and duplexes. This ordinance would augment state regulations that mandate accessibility features such as accessible common areas in new multifamily housing.

**20. City-Owned Land for Housing**

The City will continue to identify City-owned parcels that have potential for affordable workforce housing. Staff will periodically inform the City Council of available properties and their suitability and feasibility for housing. The City has established a goal to create affordable housing on at least two City-owned sites during the 2005-2010 housing cycle.

**21. Employer-Assisted Housing**

The City will explore methods to partner with and assist area businesses who are interested in providing affordable housing for their employees. An area of particular focus is employer-developed housing opportunities.



**PROGRESS TOWARDS NEW CONSTRUCTION**

<b>PROGRAM</b>	<b>5-YEAR TARGET</b>	<b>LEAD AGENCY</b>	<b>TIMING</b>	<b>CY 2006 PROGRESS</b>
Density Bonus	375 units	Housing Commission Private Developers Dev. Services	75/year	5 units, Encanto Urban Village 7 units, Talmadge Sr. Village 8 units, Creekside Trails
Tax Credits and Bonds	500 units	Housing Commission Nonprofit Corps. Private Developers	100/year	59 units, Beyer Courtyard 90 units, Talmadge Sr Vlg 94 units, Renaissance NP Sr 204 units, Fairbanks Ridge 107 units, The Crossings 74 units, Lillian Place
Low-Interest Loans	750 units	Housing Commission	150/year	94 units, Renaissance NP Sr 90 units, Talmadge Sr Vlg 59 units, Beyer Ctyd 49 units, Creekside Trails 74 units, Lillian Place 107 units, The Crossings 23 units, Sunburst Apts 112 beds, Veterans Village
Coastal Zone	30 units	Private Developers	6/year	13 units, Creekside Trails
SROs/Living Units	400 units	Redevelopment Agency Housing Commission Planning	80/year	No SRO or Living Units were completed in CY2006.
RT and RX zones	Apply in 3 locations	Planning Dev. Services	Apply at 1 location per year beginning in 2007	The City Council adopted ordinances in October of 2005 to apply the RX1-2 zone in Mira Mesa, and the RX-1-1 zone in Navajo.
Section 202 Section 811	50 units	Nonprofits Housing Commission	10/year average	No projects were completed in CY2006.
Inclusionary Housing	2,525 units	Housing Commission Private Developers Dev. Services	505/year	11 units, Legacy Walk 10, Renaissance NP Sr 6, Beyer Courtyard 5, Creekside Trails 204, Fairbanks Ridge 74, Lillian Place 107, The Crossings 122, Vista Terraza 18, Morena Vista
	Annual program review	Housing Commission	Annual review	The Housing Commission continues to monitor this program.
Military	1,600 units	Military Private Sector	FY 2005-2010	The US Navy replaced 396 units in CY 2006.



**PROGRESS TOWARDS NEW CONSTRUCTION**

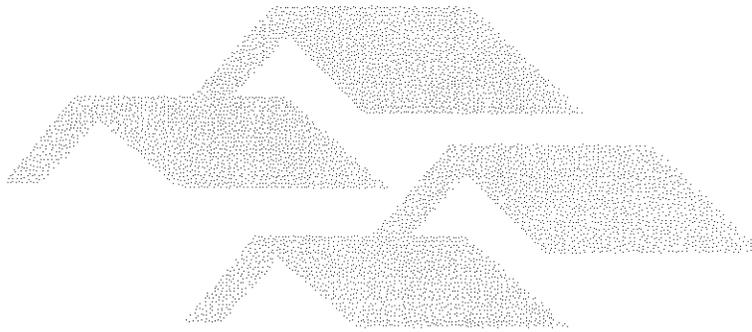
<b>PROGRAM</b>	<b>5-YEAR TARGET</b>	<b>LEAD AGENCY</b>	<b>TIMING</b>	<b>CY 2006 PROGRESS</b>
Student Housing	5,000 beds	UCSD Pt. Loma Naz. SDSU USD Alliant International	FY 2005-2010	UCSD added 735 beds in CY2006.  San Diego State University is revising its master plan to add 1,600 units, some of which may be provided on campus, instead of off campus in the Paseo project. The beds are expected to be added by FY2010.  The University of San Diego has completed 132 beds, with occupancy slated for July 1, 2006. The remaining beds are currently under construction.  Alliant International University is in the early planning stage of replacing 400 beds.
Manufactured Housing	200 units	Private Sector	Ongoing	No activity.
Farm Worker Housing	20 additional mobile home units	Farmers/Growers, Housing Commission, Real Estate Assets, Community and Economic Development	10 units by 2007 20 units by 2010	No progress to date.
	Annual surveys	Real Estate Assets, Housing Commission	Ongoing	No progress to date.
	Determine if additional housing is needed	Real Estate Assets, Housing Commission	By 2008	No progress to date.
Housing for the Homeless	Full spectrum of services 200 new short-term beds	Homeless Providers City Homeless Coordinator	By 2010	198 Beds
Short-Term Beds				
Permanent Supportive Housing	300 new permanent supportive housing units	Homeless Providers	By 2010	1,999 Beds
Short-Term Shelter (Seasonal/Winter, Vouchers, and Year round)	40,500 annual bed-night capacity	Homeless Providers Housing Commission	Ongoing	40,500 annual bed night capacity
Special Needs	200 new units	Homeless Providers Housing Commission	By 2010	542 Beds



**PROGRESS TOWARDS NEW CONSTRUCTION**

<b>PROGRAM</b>	<b>5-YEAR TARGET</b>	<b>LEAD AGENCY</b>	<b>TIMING</b>	<b>CY 2006 PROGRESS</b>
In accordance with "Hoffmaster v. City of San Diego," the City shall publish and maintain a list of potential sites for emergency shelter and transitional housing on file at the City Clerk's office.	Report to Planning Commission and City Council	Planning City Homeless Coordinator	Ongoing	On 10/19/06, the City received a memo from its real estates assets department verifying that of the 7 sites it had researched for potential relocation from current program locations, only 1 was found to be suitable.
Special Needs	204 new Special Needs Beds	City County Nonprofits	FY 2010	112- Veterans Village- Phase I
Regional Task Force on Homeless	Annual funding	City of San Diego RTFH	Ongoing	The City of San Diego continues to provide annual funding for the Regional Task Force on the Homeless.
Affordable Housing Listing	Quarterly listing	Housing Commission	Updated quarterly	Updated quarterly. Annual Report issued 9/28/05, HCR06-59 can be found on www.sdhc.net.
Legislation for Affordable Housing	Ongoing	Legislative Svcs. Housing Commission Planning	Ongoing	The Housing Commission continues to review federal and state legislation related to affordable housing, as requested by the City's Governmental Relations Department.
Pursue state and federal funding				Ongoing.
New Construction Incorporation of Universal Design	70% of new units will incorporate universal design features	Planning Dev. Services	Ongoing	Unknown. The City continues to enforce State law, which requires all multifamily development with four or more units to meet accessibility standards.
Visitability in Single-family and Duplex homes	Adoption of ordinance	Dev. Services Planning	2006	No progress.
Identify City-owned property for affordable housing	Create housing on two or more City-owned sites by 2010	Planning Real Estate Assets Housing Commission	Ongoing	The Housing Commission is collaborating with the City's Real Estate Assets Department to identify surplus City-owned properties that are candidates for affordable housing sites.
Encourage employer-assisted and employer-developed housing	Employer-assisted housing projects by 2010	Housing Commission	Ongoing	The Housing Commission continues to encourage employer assisted housing opportunities, with a particular emphasis on employer-developed housing.

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## *Goal 2*

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*Maintain at a High Level and Upgrade, where Necessary, the Quality, Safety and Livability of San Diego's Housing Stock, with Emphasis on Preservation of San Diego's Affordable Housing Stock*

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## GOAL 2

MAINTAIN AT A HIGH LEVEL AND UPGRADE, WHERE NEEDED, THE QUALITY, SAFETY AND LIVABILITY OF SAN DIEGO'S HOUSING STOCK, WITH EMPHASIS ON PRESERVING AFFORDABLE HOUSING STOCK

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### QUANTIFIED OBJECTIVE: MAINTENANCE AND PRESERVATION

Develop and maintain programs that identify substandard housing and provide a spectrum of options to correct code violations.

### POLICIES

1. The City shall encourage the maintenance and repair of renter- and owner-occupied housing by promoting educational and training programs on basic housing maintenance.
2. The City shall promote replacing substandard housing that cannot be rehabilitated.
3. The City shall support neighborhood cleanup programs.
4. The City shall coordinate code enforcement efforts with housing rehabilitation programs.
5. The City shall implement inspection programs for unique housing types such as farm worker housing and mobile homes to comply with health and safety standards.

### PROGRAMS

#### 1. Housing Code Enforcement

The City shall continue to support and, if possible, expand code enforcement to ameliorate health and safety defects.

#### 2. Farm Worker Housing Inspection

Real Estate Assets and Neighborhood Code Compliance shall inspect annually City-owned farm worker houses in San Pasqual Valley to ensure that they meet health and safety standards. Such inspection costs shall be recoverable. Buildings that are hazardous to public health, safety and welfare shall be repaired or replaced, if necessary.

#### 3. Mobile Home Inspection

Continue to implement an inspection program for all mobile home parks to comply with health and safety standards. Approximately 1,300 mobile home park spaces shall be inspected annually.

#### 4. Housing Maintenance Education and Training

The City encourages property owners to participate in housing maintenance education and training, which is offered by organizations such as the San Diego Apartment Association, the San Diego Board of Realtors, and local community colleges. The Housing



Commission's Universal Design Awareness program provides guidelines for incorporating universal design. Attendance is required for developers seeking rental housing financial assistance.

**5. Code Enforcement/Rehabilitation Coordination**

Neighborhood Code Compliance shall refer multifamily housing owners with code violations to the Housing Commission for possible assistance through rehabilitation programs. Neighborhood Code Compliance will also refer multifamily housing owners with violations in redevelopment areas to the appropriate redevelopment entity for possible assistance with redevelopment funds.

**6. Neighborhood Cleanup**

The Housing and Code Enforcement Division will cooperate with neighborhood cleanups and coordinate them with code enforcement and rehabilitation programs.

**PROGRESS TOWARDS MAINTENANCE AND PRESERVATION**

PROGRAM	5-YEAR TARGET	LEAD AGENCY	TIMING	CY 2006 PROGRESS
Housing Code Enforcement	Inspect approx. 25,000 units	Neighborhood Code Compliance	5,000 units annually	Neighborhood Code Compliance continues to inspect units.
Farm Workers Housing Inspection	Inspect City-owned units annually	Neighborhood Code Compliance	Annually	Neighborhood Code Compliance continues to inspect units.
Mobile Home Inspection	Inspect 1,300 mobile homes	Neighborhood Code Compliance	Inspect all mobile home spaces every 5 years	Neighborhood Code Compliance continues to inspect units.
Housing Maintenance Education Training	10 programs	SD Apt. Assoc. SD Board of Realtors Community Colleges	At least 2 programs annually	The City continues to encourage property owners to attend these trainings.
Universal Design Awareness	Mandatory attendance by all applicants for financial assistance for rental housing projects	Housing Commission Redevelopment	Ongoing with all NOFA applicants	The Housing Commission meets with all developers to review universal design standards on all proposed projects.
Code Enforcement/Rehabilitation Coordination	Ongoing	Neighborhood Code Compliance Housing Commission	Ongoing	City Environmental Services regularly makes referral of lead hazard properties cited by Code Compliance to participate in HUD Lead Paint Grants
Neighborhood Cleanup	50 neighborhood cleanups	Environmental Services	10 per year	Environmental Services conducted 77 neighborhood clean ups.



## **QUANTIFIED OBJECTIVE: PRESERVATION OF EXISTING LOW-INCOME HOUSING**

Given local and federal financing expected during the plan period, the preservation objective is 600 units or approximately ten percent of the total assisted units eligible to convert to market-rate.

### **PROGRAMS**

#### **1. Preservation of “At-Risk” Units**

- a. Assist developers in acquiring and rehabilitating affordable housing at-risk of converting to market rate. Based on projected funding, an estimated 600 units will be assisted.
- b. Monitor “at-risk” projects on an ongoing basis, with other public and private entities, to assess interest in selling, prepaying, or ending participation in subsidy programs.
- c. Maintain an inventory of “at-risk” projects using existing databases (e.g., HUD, California Housing and Community Development, and California Tax Credit Allocation Committee).
- d. Ensure that projects are with organizations capable of maintaining affordability restrictions for the life of the project.
- e. Coordinate with HUD to ensure that tenants of projects approved to convert receive required assistance (or assistance that the owner has agreed to provide) in a timely manner. Monitor projects to see if other state or local assistance requirements apply.
- f. Monitor local investment in projects that have been acquired by nonprofit or for-profit entities to ensure that properties are well managed, maintained, and operated in accordance with the City’s property rehabilitation standards.
- g. Work with owners, tenants and nonprofit organizations to assist in the nonprofit acquisition of “at-risk” projects to ensure long-term affordability of the development.
- h. Monitor and participate in federal, state or local efforts to preserve affordable housing (e.g., support legislation to address “at-risk” projects and fund preservation activities).
- i. Use available financial resources to restructure federally assisted projects to preserve and/or extend affordability.
- j. Pursue federal, state and local funding sources available to preserve “at-risk” units.
- k. Assist owners or purchasers of existing Mortgage Revenue Bond projects to refund their bonds in exchange for extended affordability.



- l. Work with HUD to provide Section 8 certificates or vouchers to displaced tenants of non-federal “at-risk” projects.
- m. Monitor the demolition of existing housing and explore replacement options for the loss of affordable housing.

**2. Single Room Occupancy (SRO) Hotel Regulations**

Strengthen the SRO Relocation and Displacement ordinances with appropriate amendments to ensure preservation and expansion of SROs as a viable housing resource.

**PROGRESS TOWARDS PRESERVATION OF LOW-INCOME HOUSING**

PROGRAM	5-YEAR TARGET	LEAD AGENCY	TIMING	CY2006 PROGRESS
Acquisition/ Rehabilitation Preservation	600	Housing Commission	100 annually	Zero units completed. 104 units are undergoing rehabilitation and are expected to be completed by May 2007.
Amend SRO relocation and displacement ordinances	City Council adoption and Coastal Commission certification	Housing Commission Planning	FY 2006	Ordinance amendments are on hold until further direction from the Mayor’s Office.
Monitor the demolition of existing dwelling units and explore replacement provisions for affordable housing units	Monitor demolitions on ongoing basis. Research replacement provision alternatives	Planning Dev. Services Housing Commission	Ongoing	The City continues to monitor SRO units and affordable units in the Coastal Zone. The Housing Commission continues to monitor replacement provisions to the extent that they are triggered through financing or specific to local ordinances.



## **QUANTIFIED OBJECTIVE: Housing Rehabilitation**

Rehabilitate at least 2,100 housing units during the plan period. Of these, at least 1,200 will be affordable to extremely low-income households, 600 will be affordable to very low-income households and 300 will be affordable to low-income households at 65 percent of AMI. This objective does not include units rehabilitated with Low- and Moderate-Income Redevelopment Set-Aside Funds. A separate objective covers these units.

### **POLICIES**

1. The City shall provide funding to rehabilitate both renter- and owner-occupied housing.
2. To the extent possible, coordinate City housing rehabilitation programs with neighborhood code enforcement and preservation to maximize neighborhood revitalization and reinvestment. However, in some instances, it may be suitable to use City rehabilitation funds in neighborhoods eligible under federal and state regulations.
3. The City shall leverage its rehabilitation funds with other public and private sources.
4. The City shall consider a policy to standardize the extent that units with local funds need to be repaired. This policy will not apply to City programs such as paint/fix-up, clean-up or other programs that fund cosmetic repairs.
5. To the extent practical, Housing Commission and Redevelopment Agency Set-Aside funds for rehabilitation shall be coordinated to maximize impact.
6. To the extent possible, public sector rehabilitation funds shall first correct health and safety code violations and then non-code related improvements.
7. The City shall promote programs to make housing occupied by people with disabilities accessible.
8. The City shall continue to support the maintenance and rehabilitation of the 36 City-owned farm worker housing units in San Pasqual Valley.

### **PROGRAMS**

#### **1. Homeowner Rehabilitation**

Homeowner Rehabilitation consists of three programs:

- a. The Housing Commission shall administer a low-interest loan program for low-income homeowners for home repairs and improvements. Loans will be available for one to four unit buildings, if at least one unit is owner occupied. Over the plan period, about 25 units owned and occupied by low-income households will be rehabilitated.
- b. The Housing Commission shall administer a zero-interest deferred loan program for very low-income homeowners for home repairs and improvements. Loans range up to \$10,000 with an additional \$5,000 allowed for lead paint remediation. Loan repayment is required upon resale or refinance of the home. About 500 single-family units will be rehabilitated over the plan period. Since the average loan recipient's income is 30 percent of AMI, an estimated 250 households will be extremely low-income and 250 households will be very low-income.



- c. The Housing Commission shall administer the HOMEWORKS loan program for first-time homebuyers to provide a second equity loan that covers 25 percent after rehabilitation value at no interest. The Housing Commission and the homeowner will proportionately share any equity upon resale prior to 15 years. This program will aid in rehabilitating ten homes occupied by low-income owners over the plan period.

**2. Rental Housing Rehabilitation**

The Housing Commission shall administer a program that offers low- or no-interest loans for up to \$15,000 per unit to rental property owners whose units will be occupied by low-income households after rehabilitation. Rehabilitation of for-profit units through HOME funding is limited to units within the Livable Neighborhoods or Enterprise Zones. Rent restrictions shall remain effective for ten years. Twenty percent of these units will be available to very low-income persons while 80 percent will be affordable at 65 percent of the AMI. Approximately 200 rental units will be rehabilitated over the five-year period. Rental properties in targeted areas shall be eligible for grants to remediate lead paint.

**3. Mobile Home Grants**

The Housing Commission shall administer a program that makes one-time grants up to \$3,500 available to very low-income mobile home owners for repair purposes. Designated distressed parks may obtain up to \$5,000. Approximately 500 mobile homes will be rehabilitated through grants over the plan period. Since the average income of grant recipients is 30 percent of AMI, it is assumed that 250 households will be extremely low-income and 250 households will be very low-income.

**4. Acquisition and Rehabilitation**

The Housing Commission shall administer a program to assist developers in acquiring and rehabilitating housing units, a portion of which must be affordable to low-income households. Based on projected funding, about 550 units will be assisted. Of these, 50 will be affordable to extremely low-income households, 450 will be affordable to very low-income households, and 50 will be affordable to low-income households.

**5. Modifications for the Disabled**

California's Exterior Accessibility Grant provides funds to improve exterior accessibility for 100 rental units occupied by low-income tenants with disabilities.

**6. Farm Worker Housing**

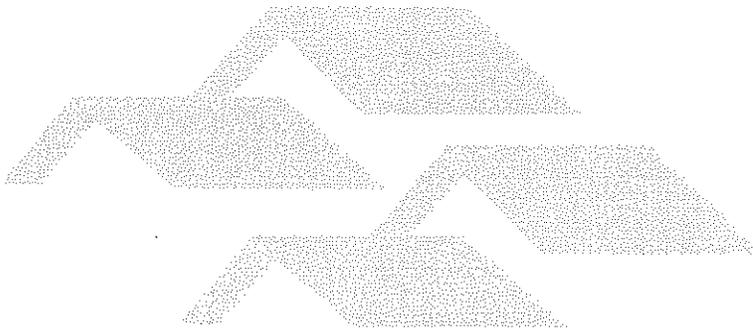
The City of San Diego owns 36 housing units in San Pasqual Valley. All but five units are leased to farmers and growers. The units are occupied by full-time very low-income agricultural employees and their families. The lessees are responsible for maintaining the units. However, the City, through the Water Department, provides rehabilitation funds as needed. Most of the units are in good condition. Recently, three units were demolished and replaced with new units.



**PROGRESS TOWARDS HOUSING REHABILITATION**

<b>PROGRAM</b>	<b>5-YEAR TARGET</b>	<b>LEAD AGENCY</b>	<b>TIMING</b>	<b>CY2006 PROGRESS</b>
Homeowner Rehabilitation	535 units	Housing Commission	107/year	150 owner-occupied SFR rehabilitated
Rental Housing Rehabilitation	200 units	Housing Commission	40/year	101 rental units rehabilitated
Mobile Home Grants	500	Housing Commission	100/year	70 mobile homes rehabilitated
Acquisition/ Rehabilitation	550	Housing Commission	110/year	23 units- Sunburst Apartments
Physical Modifications for the Disabled	100 units	Housing Commission	50/year for two years	106 rental units were modified with accessibility improvements
Farm Worker Housing	36 units maintained and rehabilitated as necessary	Real Estate Assets Neighborhood Code Compliance	Ongoing	The five units managed by the City were rehabilitated in FY2001. In August of 2006 one farm worker housing unit was rehabilitated by a lessee to include kitchen and bathroom improvements, a new heating system, and new paint.

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## *Goal 3*

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*Minimize Governmental Constraints in the Development,  
Improvement and Maintenance of Housing without  
Compromising the Quality of Governmental Review  
or the Adequacy of Consumer Protection*

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### GOAL 3

#### MINIMIZE GOVERNMENT CONSTRAINTS IN THE DEVELOPMENT, IMPROVEMENT AND MAINTENANCE OF HOUSING WITHOUT COMPROMISING THE QUALITY OF GOVERNMENTAL REVIEW OR THE ADEQUACY OF CONSUMER PROTECTION

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#### **QUANTIFIED OBJECTIVE: REDUCTION OF GOVERNMENTAL CONSTRAINTS**

Project management procedures, including the Project Tracking System, shall be fully operational during the FY 2005-2010 Housing Element cycle.

Process 90 percent of ministerial permits for single-family units through the initial correction stage within ten working days and process 90 percent of ministerial permits for multifamily units within 26 working days. Processing includes the time from initial application to issuance of a correction notice.

#### **POLICIES**

1. The City shall propose zoning and permit process changes to reduce housing costs and permit process times, while maintaining or improving the quality of design and development.
2. The City shall consider appropriate organizational changes to enable development permits to be processed more expeditiously in a coordinated manner.
3. The City shall annually monitor average processing times for discretionary development permits.
4. The City shall continue to find ways to substantially reduce permit processing times and create more certainty for permit applicants.
5. The City shall equitably and reasonably apply building and housing permit regulations to protect public health and safety, implement community and General Plan goals, and strive to achieve the best and most economical approach to provide affordable housing.
6. The City shall continue to implement provisions of state law that exempt certain affordable housing projects from CEQA if specified criteria are met.
7. The City shall continue to seek public input through the community planning process to implement citywide affordable housing goals, policies and programs, as well as community-specific goals.



## **PROGRAMS**

### **1. Project Management**

The City has redesigned its permit processing system to consolidate review functions, speed project review, and provide better customer service through Project Management. Key aspects are as follows:

- a. Project Managers - Project managers serve as a single contact for applicants and coordinate processing for all permits related an applicant's project.
- b. Project Tracking System (PTS)—an automated system improves information management and coordination in the development review process. The PTS replaced a variety of manual and single department systems. It manages projects across all disciplines through the development review process.
- c. Geographic Information System (GIS)—GIS information needed to process applications is available to reviewers on desktop computers.

### **2. Project Tracking System (PTS)**

PTS facilitates efficient development review and customer service, organizes customer flow, maps project information, and supports development review, project management, fee invoice, and permit and inspection activities. PTS tracks performance measures such as time needed for specific review activities, number of resubmittals prior to approval, and completion rates for individual reviewers and managers. PTS also produces quarterly reports and monthly data on permits and valuation.

### **3. Affordable/Infill Housing and Sustainable Buildings Expedite Program**

This program, adopted by Council in 2003, reduces processing times by approximately 50 percent for projects that meet affordable/infill or sustainable criteria.

### **4. Accessible Housing Expedite Procedure**

The City shall consider an expedite program for projects that incorporate accessibility features beyond those currently required by the building code. Specific criteria will be established to determine eligible projects.

### **5. Land Development Code Changes for Housing Affordability**

The City will consider the following changes to the Land Development Code, which have been identified by developers and housing advocates as measures to facilitate housing production and affordability. Amendments to the Land Development Code will include appropriate public input.

- a. Modify planned district ordinances to allow ministerial review for developments that meet the residential density allowed in the underlying zone. Assure compliance with development regulations in the planned district ordinance.



- b. Define prescribed circumstances, which reflect local conditions, for on-street parking to meet parking standards in the ministerial review process. On-street parking currently counts through the discretionary review process under specific conditions.
- c. Adjust parking standards for affordable housing based on census data and studies that document car ownership rates for seniors and lower-income families, and reduced parking demand due to mixed-use and mass transit, and conformance with the City of Villages concepts described in the Land Use Element.
- d. Modify setback requirements and allowable floor area ratio in small lot and townhouse zones, which are new to the Land Development Code, to facilitate their application.
- e. With community planning groups and the general public, develop detailed community plan recommendations for mixed-use development. Implement these recommendations with clearly understood zoning regulations in part through ministerial processes.
- f. Incorporate citywide multiple unit zones into planned districts if they implement community plan recommendations. Allow ministerial processing for multifamily development, with appropriate design requirements, in planned districts. A long-term goal is to achieve design and development standards through tailored citywide zones and regulations, eliminating the need for some Planned District Ordinances, if tailored regulations better implement community plans. The City's Pilot Village program will use citywide multiple unit zones in two pilot villages.
- g. Allow Planned Development Permits in all Planned Districts. This would allow more flexibility in planned districts since several planned districts do not allow deviations without variance findings. Through the affordable housing expedite program, Planned Development Permits are allowed in all planned districts, enabling deviations.

**6. Companion Unit Ordinance**

Per state law, the City amended its regulations in 2003 to ministerially permit companion units under certain conditions, including conformance with minimum lot size, setback, parking and landscaping standards. Proposals that do not meet the requirements for ministerial approval may apply for a Process 4 Planned Development Permit.

**7. Re-examination of Public Facility Standards**

In 2002, the City updated the Street Design Manual, which provides street and sidewalk standards. The new standards implement transit and pedestrian-oriented development principles and seek a greater balance between efficient traffic flow and an attractive and safe pedestrian environment.

The City is currently updating the Public Facilities, Services and Safety Element and Recreation Element of the General Plan, with emphasis on realistic and flexible standards that provide equivalent service levels within all communities of San Diego. This approach recognizes that it is often infeasible for existing communities to meet current



facility standards in the same way as developing communities. Joint use and timely provision of schools, parks and recreation facilities is emphasized.

**8. Impact Fee Re-Evaluation**

Impact fee re-evaluation is linked to public facility standards. The City has hired a consultant to review current impact fees for public facilities and to explore additional funding sources. While it is unlikely that the impact fee methodology will be abolished, possible changes in setting the fees will be studied to reduce the cost burden on multifamily housing, such as varying fees by unit size to reduce costs for smaller more affordable units.

**9. Master Environmental Impact Reports**

Use Master EIRs for redevelopment and specific plans, as authorized under CEQA, with clearly identified and appropriate mitigation measures. Master EIRs could enable more expeditious environmental reviews for individual projects.

**10. Exemptions of Affordable Housing from Environmental Review**

The City shall implement Section 21080.14 of the Public Resource Code which exempts affordable housing projects of 100 units or less from CEQA if certain criteria are met.

**11. Community Planning Group Training**

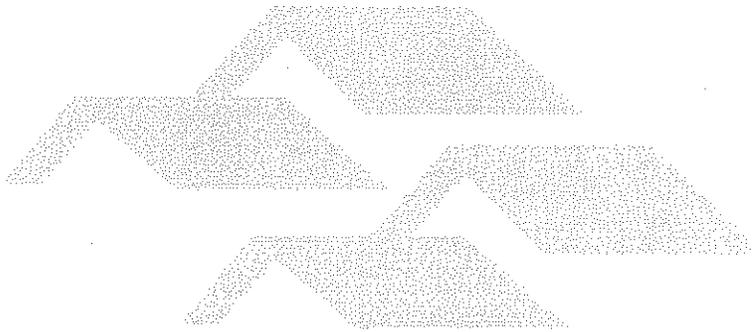
The City shall emphasize in its annual community planning group training the need for affordable housing and its relationship to economic growth and other planning objectives. The training should offer examples of well-designed higher-density housing and highlight project features that contribute to the community.



**PROGRESS TOWARDS REDUCTION OF GOVERNMENT CONSTRAINTS**

<b>PROGRAM</b>	<b>5-YEAR TARGET</b>	<b>LEAD AGENCY</b>	<b>TIMING</b>	<b>CY2006 PROGRESS</b>
Project Management	100% citywide implementation through this plan period	Dev. Services	Ongoing	The City's Development Services Department continues to use the Project Management system to process development permits.
Project Tracking System	Implement throughout this plan period	Dev. Services	Ongoing	The City's Development Services Department continues to use the Project Tracking System to assist in the development review process.
Affordable/In-fill Housing and Sustainable Building Expedite Program	Reduce processing time by 50%	Dev. Services	Ongoing	Development Services continues to reduce processing times by 50% for eligible affordable and sustainable projects. During 2006, 46 projects participated in this program.
Accessible Expedite Procedure	Reduce processing time by 50%	Dev. Services	By 2007	No progress to date.
Land Development Code Changes for Housing Affordability	Implement changes	Planning Dev. Services	By FY 2010	These Land Development Codes changes have not been implemented. Planning staff will begin coordinating with the Development Services Code Monitoring Team to prepare amendments to the code in 2007.
Companion Unit Ordinance	Streamlined and efficient processing	Planning	Ongoing	The companion unit ordinance was updated in 2003 to allow ministerial processing.
Re-examination of Public Facility Standards	Update General Plan to include flexible public facility standards	Planning	By FY 2010	The General Plan update, which includes the Public Facilities, Services, and Safety Element and the Recreation Element, is slated for Council adoption in Fall of 2007. Policies have been added to consider equivalent service levels for communities to achieve their public facilities goals.
Impact Fee Re-evaluation	Complete methodology; revise fee system	Planning	By FY 2010	A consultant was hired conduct an initial evaluation of the impact fees to determine their legality. Further study is needed to achieve this program target.
Exemptions of Affordable Housing from Environmental Review	Ongoing	Dev. Services	Ongoing	Development Services continues to implement Section 21080.14 of the Public Resource Code to exempt eligible affordable housing projects from CEQA.
Community Planning Group Training	Five trainings	Planning	One annual training	Staff did not have an affordable housing training for CY2006. Staff has scheduled trainings for the rest of the plan period.

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## *Goal 4*

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*Provide Affordable Housing Opportunities for Low-Income Renters and Low- to Moderate-Income Homebuyers*

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## GOAL 4

### PROVIDE AFFORDABLE HOUSING OPPORTUNITIES TO LOW-INCOME RENTERS AND LOW- TO MODERATE-INCOME HOMEBUYERS

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#### **QUANTIFIED OBJECTIVE: Affordability for Low-Income Renters**

Provide rental subsidies to at least 800 additional low-income households, of whom at least 90 percent should be very low-income.

#### **QUANTIFIED OBJECTIVE: Affordable Homeownership Opportunities**

Provide homebuyer education and counseling to 500 low- or moderate-income households. Provide financial assistance to approximately 400 low- and 250 moderate-income families. Foster homeownership through land use programs such as inclusionary housing and density bonus to approximately 150 low- and moderate-income households.

#### **POLICIES**

1. The City shall aggressively pursue all federal, state and local resources available to provide financial assistance, education, and related services to low-income renters and first-time homebuyers.
2. The City shall promote alternative housing types that offer economy of scale and shared facilities and services.
3. The City shall recognize the benefits of encouraging physically and financially able seniors to “age in place” (remain in their homes rather than relocate to senior housing).
4. The City shall recognize the benefits of affordable housing for people with disabilities and special needs.
5. The City shall consider the housing affordability impact of all proposed regulatory, fee and policy changes, and shall consider ways to mitigate any adverse impacts.
6. To the extent feasible, the City shall preserve the affordability of existing mobile home parks for low-income mobile homeowners.
7. The City shall support nonprofit corporations that develop affordable housing. Support shall include technical training and assistance to develop capacity for housing development and direct financial assistance for housing development.
8. The City shall support nonprofit corporations in providing both homeownership and rental housing opportunities for low-income households.
9. The City shall encourage lenders to meet their Community Reinvestment Act obligations through public and nonprofit affordable housing projects and programs to encourage homeownership opportunities for low- and moderate-income families.



10. To the extent consistent with yield and security considerations, the City shall encourage public agencies to deposit public funds to institutions that make a higher than average portion of their loans to mortgage-deficient residential areas.
11. The City shall promote nontraditional development to lenders, including mixed-use or mixed-income housing, housing with reduced parking, higher-density housing, live-work housing, transit-oriented development, and projects with accessibility that exceeds requirements.
12. The City shall consider alternative strategies to leverage public funds allocated to affordable housing to maximize external revenues in order to expand the Housing Trust Fund and other public affordable housing resources.
13. The City shall enforce all federal, state and local regulations for land use incentives that promote affordable housing opportunities for low- and moderate-income homebuyers, such as inclusionary housing and density bonus.
14. The City shall seek a balance between allowing condominium conversions that increase home buyer opportunities and protecting low-income renters displaced by conversions.

## **PROGRAMS**

### **1. Section 8 Housing Choice Voucher**

It is expected that HUD will propose new program guidelines and regulatory relief to offset FY 2004 federal funding cuts. A formula has not yet been set to allocate funds. The City of San Diego has 12,043 vouchers allocated. Seventy-five percent of program participants must be extremely low-income, earning 30 percent or less of AMI.

### **2. Supportive Housing**

This HUD program funds supportive housing and services for the homeless, including those with disabilities and special needs, as they transition to independent living. Supportive housing includes transitional beds, individual housing units, and community living environments. Supportive service includes child care, education, job training, case management, and therapy. Since FY 1998, the program has funded 350 beds and served approximately 850 people annually. For this plan period, it is estimated that funds will provide 300-400 beds annually.

### **3. Housing Opportunities for People with AIDS (HOPWA)**

HOPWA, which is funded by HUD, provides homeless and non-homeless persons with AIDS with rental assistance, group home living, permanent housing through acquisition/rehabilitation, and supportive services. During this plan period, based on current and expected HUD funds, the county estimates that 80 households will receive rental assistance annually, 365 households will receive group home living annually, and 84 households will receive permanent housing annually.

### **4. Shelter Plus Care (SPC)**

This HUD program is administered by the Housing Commission provides disabled homeless individuals and families with supportive housing through contracts with



nonprofit agencies. Based on current and expected funding, approximately 150 households will receive rental assistance annually.

**5. Existing Public Housing**

The Housing Commission will maintain occupancy of the 1,782 public housing units that it owns and manages. These units are affordable with no more than 30 percent of household income spent for rent and utilities. These units are occupied mainly by very low-income households.

**6. First-Time Homebuyers Education, Counseling, Training and Workshops**

It is estimated that up to 15,000 rental units will convert to condominiums over the next five years. Community Housing Works, a nonprofit, will offer homebuyer workshops to all tenants in units that are converting to condominiums. It is estimated that only ten percent of the households, or 500 families, will attend a workshop during this plan period. The City has approximately ten HUD-approved nonprofit housing counseling agencies that provide homebuyer classes on budgeting, credit, mortgage loans, home maintenance and other steps in homeownership. It is estimated that over 3,750 families will receive these services during the plan period.

**7. Financial Assistance to First-Time Homebuyers**

Local, state and federal resources, such as the Housing Trust Fund, Proposition 46 CalHome, Housing Commission funds, Mortgage Credit Certificates, HOME funds, redevelopment funds, and conventional loans will assist an estimated 400 low-income and 250 moderate-income first-time homebuyers through deferred second mortgages, down payment/closing cost assistance grants, tax credits and conventional loans.

**8. Relocation/Eviction Assistance**

The San Diego County Department of Social Services offers financial assistance to welfare recipients that are evicted for not paying rent. The program covers moving expenses up to \$300 and is available only to SSI/SSP recipients whose available liquid assets do not exceed \$300.

**9. Shared Housing for the Elderly**

The Housing Commission will continue to fund an agency to match elderly residents with low-income persons to share housing to reduce living expenses and to allow the elderly to "age in place." The goal is to provide approximately 350 matches during the plan period.

**10. Housing Affordability Impact Statements**

The City and the Housing Commission will continue to include Affordable Housing Impact statements in staff reports that address policies, regulations, fees, or development projects that require a plan amendment or rezone to promote awareness of the impacts of public actions on affordable housing.

**11. Mobile Home Relocation**

The City requires relocation of mobile home park residents displaced due to termination of a mobile home park or mobile home space. The Housing Commission will work with the City to meet the tenant relocation provisions of the Municipal Code.



**12. Mobile Home Mediation/Communication**

The Housing Commission funds this program to provide mediation to mobile home and mobile home park owners. The Housing Commission hires an agency to provide conflict resolution and mediation services and to facilitate Mobile Home Community Issues Committee meetings to discuss mobile home park issues and hear items not resolved through mediation.

**13. Community Reinvestment Act**

The Housing Commission shall continue to fund the City-County Reinvestment Task Force (RTF), which monitors regional banking practices and develops strategies for reinvestment with public and private lenders. Based on the RTF Credit Needs Assessment, which addressed the impacts of the regional bank mergers and closures of the 1990s, the RTF set a goal to create more than \$100 million in new funds for community reinvestment. Nearly all of the funds will be private investment and loans. About 40 percent will target affordable housing development.

**14. Housing Trust Fund**

The Housing Commission will seek to expand the Housing Trust Fund. The main funding source is currently a linkage fee levied on nonresidential projects. Depending on the project type, the fee varies from \$0.27 - \$1.06 per square foot, a 50 percent reduction from the original level in 1991. The Housing Commission shall ask the City Council to restore the original fee level or identify other revenues to compensate for the reduction. Annual revenues have varied from \$1.4 to \$5.9 million, depending on the economy.

**15. Shared Risk Loan Pool**

The Reinvestment Task Force shall encourage banks and Savings and Loan institutions to use existing loan pools operated by Savings Association Mortgage Company and the California Community Reinvestment Corporation to finance affordable housing and nontraditional development (mixed-use/mixed-income projects, projects with reduced parking requirements, higher-density housing, housing for people with disabilities, etc.) that lenders may perceive as riskier than traditional projects.

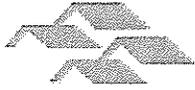
**16. Condominium Conversion Policy**

In response to increased requests to convert apartments to condominiums since 2002, the City Council has enacted measures to ensure that substandard units are not converted and that renters are protected to the extent possible. Most regulations were revised in early 2006, during this period, and are included as 2006 actions in the implementation chart. The requirements include a relocation payment to displaced tenants equal to three months rent that can be used for moving and relocation costs, a down payment to purchase the converted unit, or other purposes. Other requirements are that units converting to condominiums must meet "good neighbor" standards that address parking, landscaping, structural, electrical, and mechanical issues. A conditions report that identifies needed upgrades to the buildings and grounds to meet "good neighbor" standards is required.



**PROGRESS TOWARDS HOUSING AFFORDABILITY**

<b>PROGRAM</b>	<b>5-YEAR TARGET</b>	<b>LEAD AGENCY</b>	<b>TIMING</b>	<b>CY2006 PROGRESS</b>
Section 8 Certificates/ Vouchers	500 households	Housing Commission	100/year	The City received 12,271 vouchers from HUD during calendar year 2006. Of these vouchers, 585 households received assistance for the first time.
HOPWA	400 households	SD County	80/year	The county continues to provide rental assistance to approximately 80 households through the HOPWA program.
Shelter + Care	200 units	Housing Commission	40/year	With funding provided by HUD through S+C homeless grants, in CY06 the HC contracted with 6 non-profit providers to provide 162 units of permanent supportive housing for formerly homeless disabled individuals and families. A total of 214 adults and children were housed in these units with services providers matching the housing dollars with in-kind services for clients.
Existing Public Housing	Maintain occupancy of 1,782 units	Housing Commission	Ongoing	Occupancy rate for 1746 units was 97.89%. Occupancy rate for 1366 HUD Conventional Public Housing Units was 99.24%.
Counseling Assistance to First-time Homebuyers	Homebuyer education for 500 households	Community Housing Works	100/year	Community Housing Works held 39 homebuyer education sessions for 771 people in 2006.
Financial Assistance to First-time Homebuyers	Financial assistance to at least 650 households	Housing Commission	130/year	During Program Year 2006 the Housing Commission assisted 107 first-time homebuyers with the purchase of their home by providing 88 Mortgage Credit Certificates and funding 10 Shared Appreciation loans, 1 CCDC loan and 62 Down Payment/Closing Cost Assistance grants. NOTE: Included in the above 107 first-time homebuyers were 68 Affordable For-Sale units (50 NCFUA, 10 Inclusionary, 3 Resale NCFUA and 5 Density Bonus).
Relocation/ Eviction Assistance	Assist at least 125 households	SD County	25/year	This program is no longer funded or administered by the County of San Diego. No progress.
Supportive Housing	300-400 beds/year	Housing Commission Community and Economic Dev.	Ongoing	512 beds, not funded by HUD.



**PROGRESS TOWARDS HOUSING AFFORDABILITY**

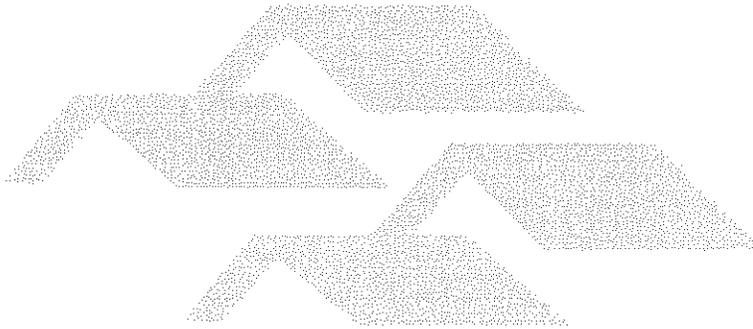
<b>PROGRAM</b>	<b>5-YEAR TARGET</b>	<b>LEAD AGENCY</b>	<b>TIMING</b>	<b>CY2006 PROGRESS</b>
Shared Housing for the Elderly	350 matches	Elder Help	70/year	The Share Housing Program attained 55 matches.
Housing Affordability Impact Statement	Ongoing	Planning	Ongoing	Housing Commission and City staff continue to provide housing impact statements in reports to the Housing Commission, Planning Commission, and City Council.
Mobile Home Relocation	As needed	Housing Commission	Ongoing	The Housing Commission assisted one mobile home park (approximately 30 mobile homeowners) with relocation assistance during 2006.
Mobile Home Mediation/ Communication	As needed	Housing Commission	Ongoing	The HC contracts with the National Conflict Resolution Center to provide mediation and conflict resolution for mobile homeowners and park owners to help preserve affordability for lower-income mobile home owners.
Assistance to Nonprofit Development Corporations	1,000 units	Housing Commission, LISC, SD Community Foundation, Calif. Hsng Partnership	200 per year	No CHDO-funded projects were completed in CY06. However, \$1.5 million in HOME funds were committed to two CHDOs, which will provide 13 HOME-assisted units.
Community Reinvestment Act	Annual monitoring	Reinvestment Task Force, Housing Commission	Annual report	The Reinvestment Task Force met with City and county agencies regarding various current and planned reinvestment strategies; produced a newsletter and distributed it to over 800 organizations; provided education and advocacy at forums, reinvestment seminars and lender fairs; provided technical assistance to more than six organizations; participated in the development of low-cost banking products for low-income consumers; investigated the potential of establishing a land trust; and collaborated in the development of Smart Growth infill in the Valencia Park community of San Diego.



**PROGRESS TOWARDS HOUSING AFFORDABILITY**

<b>PROGRAM</b>	<b>5-YEAR TARGET</b>	<b>LEAD AGENCY</b>	<b>TIMING</b>	<b>CY2006 PROGRESS</b>
Housing Trust Fund	Identify additional funding sources	Housing Commission City Council	Ongoing	The Housing Commission continues to explore additional funding sources to expand the pool of Housing Trust Fund resources.
Shared Risk Loan Pool	250 units	SAMCO CCRC Lending Institutions	50/year	The Reinvestment Task Force continues to promote nontraditional units to the lending community.
Condo Conversion Relocation Policy	Assist all tenants displaced by condo conversions	Housing Commission	Adoption in 2006	The City Council adopted a Condominium Conversion ordinance on June 13, 2006 to require relocation assistance to displaced tenants, as described in the Housing Element.
Condo Conversion Good Neighbor Policy	All condo conversions should meet good neighbor standards	Dev. Services	Adoption in 2006	The City Council adopted a Condominium Conversion ordinance on June 13, 2006 to require a building conditions report describing the improvements needed to bring projects to code, as described in the Housing Element.

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## *Goal 5*

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*Facilitate Compliance with all Applicable Federal, State and Local Laws and Regulations; Promote Achievement of Balanced Community Goals; Promote Conservation of Nonrenewable Energy Resources; and Promote Consistency with the General Plan and Other Major Citywide Planning Efforts*

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## GOAL 5

FACILITATE COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS; PROMOTE ACHIEVEMENT OF BALANCED COMMUNITY GOALS; PROMOTE CONSERVATION OF NONRENEWABLE ENERGY RESOURCES; AND PROMOTE CONSISTENCY WITH THE GENERAL PLAN AND OTHER MAJOR CITYWIDE PLANNING EFFORTS

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### QUANTIFIED OBJECTIVE: AFFORDABLE HOUSING GOALS AND COMMUNITY BALANCE

A minimum of ten percent of all new units built in the City should be affordable to low- and very low-income residents or for moderate-income homebuyers. A minimum of 20 percent of all units built in portions of the North City with an adopted 20 percent inclusionary housing requirement shall be affordable to low- and very low-income residents or for moderate-income homebuyers.

### POLICIES

1. The City shall seek community balance in its use of affordable housing resources. Available tools include new construction, acquisition, first-time homebuyer assistance, rehabilitation, maintenance, and rental subsidies. Different tools will be used in different communities, depending on needs and community plan objectives and policies.
2. An inclusionary housing requirement shall be in effect throughout the City to help ensure that affordable housing opportunities are spread throughout the City.
3. Each community plan, action plan, or other community planning document shall address the community's affordable housing needs and identify appropriate policies and programs, based on the Housing Element and policies in the Strategic Framework Element. Community plan updates shall analyze future employment opportunities for low-income persons and their relationship to affordable housing needs.
4. The City's highest housing priority shall be to provide housing for very low- and low-income families and special needs populations. Second is to provide housing for moderate-income households, including first-time home buyers.
5. The City shall locate higher-density housing mainly along transit corridors, near employment opportunities and near village areas identified in community plans.
6. The City shall provide incentives for mixed-use development that include housing, retail and office uses at transit nodes and other high-intensity locations as appropriate.
7. The City shall update and strengthen Council Policy 600-19 (Balanced Communities) by incorporating the above policies to further achieve economically and racially balanced communities throughout the City.



8. The City shall support locating affordable housing throughout the City by supporting mixed-income developments through a variety of programs and by encouraging the dispersal of rental subsidies.
9. The City shall provide a range of regulatory tools to adequately implement community plan goals.

## **PROGRAMS**

### **1. Inclusionary Housing Program**

The City has adopted an inclusionary housing program that requires new housing development in most parts of the City to provide ten percent of units at rents affordable to residents earning 65 percent or less of AMI or at a price affordable to owners earning 100 percent or less of AMI. There is an option to pay an in-lieu fee instead of building the affordable units onsite. The City uses the in-lieu fees to fund affordable housing. Housing priced at levels affordable to families earning less than 150 percent of AMI is exempt from this requirement. In some parts of the North City, 20 percent of new units must be affordable and no in-lieu fee option is available.

### **2. On-Site Building Bonus**

The City and Housing Commission will recommend adopting a ten percent ministerial On-Site Building Bonus to developers who build inclusionary housing units onsite rather than paying an in-lieu fee. This will provide incentive to construct affordable units.

### **3. Implementation of Community Plan Density Ranges**

The City will use discretionary review to ensure that proposed housing complies with the density ranges in adopted community plans to produce expected housing yields. Higher-density housing should be located primarily along transit corridors, in and near villages identified in community plans, and near employment opportunities.

### **4. Balanced Communities Policy**

The City Council adopted Council Policy 600-19 in 1972 to provide housing for low- and moderate-income households without discrimination throughout the City. This policy will be updated to reflect the Housing Element's policies and programs on community balance and to affirm the City's commitment to Balanced Communities. Alternatively, the policy may be incorporated into the Housing Element by amendment.

### **5. Transit Oriented Development (TOD) Program**

This program creates policies and proposals to achieve an urban form that reduces dependence on the automobile and promotes a more transit- and pedestrian-oriented environment. The TOD Program promotes developments with moderate and higher-density housing with public parks and plazas, office and commercial facilities in mixed-use developments at strategic points on the existing and planned transit system. Transit-oriented developments will achieve community affordable housing goals by facilitating higher-density development with supporting infrastructure and amenities. A primary



means of implementing transit-oriented development is the General Plan's *City of Villages* strategy. The TOD guidelines are being incorporated into the General Plan and will be applied to village locations identified in community plans.

**PROGRESS TOWARDS AFFORDABLE HOUSING GOALS AND COMMUNITY BALANCE**

<b>PROGRAM</b>	<b>5-YEAR TARGET</b>	<b>RESPONSIBLE AGENCY</b>	<b>TIMING</b>	<b>CY 2006 PROGRESS</b>
Inclusionary Housing	10% of housing stock built should be affordable to low- and/ or moderate-income residents	Housing Commission Planning Dev. Services	Ongoing	The Housing Commission and the City continue to implement the City's inclusionary housing ordinances, both in the North City and citywide.
On-Site Building Density Bonus	1,000 units	Housing Commission Planning Dev. Services	Adoption in FY 2006	Staff has proposed an ordinance that is scheduled for continuance at City Council in March of 2007.
Community Plan Density Range Implementation	All discretionary reviews	Planning Dev. Services	Ongoing	The City continues to enforce the community plan density ranges through the development review process.
Transit Oriented Development	Address in General Plan Land Use Element and in community plan updates	Planning	General Plan Land Use Element adoption in FY 2006	The Planning Department has prepared a draft Land Use and Community Planning Element as part of the General Plan update that addresses Transit Oriented Development. The General Plan is scheduled for adoption in Fall of 2007.
Council Policy 600-19 Update	Propose amended policy or address through a future update of the Housing Element.	Housing Commission Planning	By FY 2007	This Council Policy has not been updated. It will be addressed through a future Housing Element amendment.



**QUANTIFIED OBJECTIVE: USE OF REDEVELOPMENT AGENCY LOW- AND MODERATE-INCOME SET-ASIDE FUND**

Provide housing assistance to at least 3,000 very low-, low- and moderate-income households during the plan period, including new or rehabilitated housing and additional transitional shelter facilities.

**POLICIES**

1. The Redevelopment Agency shall coordinate its housing plans and programs with other government and nonprofit agencies that provide housing.
2. Each redevelopment project area has unique housing needs; redevelopment law allows a broad range of housing activities. The Redevelopment Agency shall evaluate very low-, low- and moderate-income housing needs within project areas and program housing activities to meet those needs. The Agency's goal shall be to create balanced neighborhoods and new low-income housing and to retain and improve existing low-income housing within project areas. Set-aside funds may be used outside of project areas if the housing will benefit the project area. While set-aside funds will mainly assist low- and very low-income households, the Redevelopment Agency expects that it will also subsidize housing affordable to median-income households to achieve a balance of incomes in redevelopment areas with high numbers of low-income households.
3. The Redevelopment Agency shall ensure that set-aside funds are spent in a timely manner and in accordance with California Redevelopment Law.
4. To increase the impact of housing set-aside funds, the Redevelopment Agency shall leverage these funds to the fullest extent possible, with other private, local, state and federal funds available for such purposes. Administrative expenditures should be a reasonable proportion of total amounts budgeted for housing projects and programs to ensure the maximum flow of funds to affordable housing projects.
5. The Redevelopment Agency should ensure preservation of affordable units by requiring agency assisted or constructed units to remain affordable to low-income households for a specific time period. At a minimum, newly constructed or substantially rehabilitated rental units should remain affordable for fifty-five years and for-sale units should remain affordable for forty-five years.
6. The Redevelopment Agency shall include the set-aside fund expenditures and the status of unexpended funds in the agency annual report that is filed no later than six months after the end of the fiscal year.
7. The Redevelopment Agency shall continue to seek a comprehensive strategy for using redevelopment set-aside funds with the Housing Commission to develop housing for very low-, low- and moderate-income families citywide including both inside and outside redevelopment project areas.



## PROGRAMS

### 1. Rental Rehabilitation

Redevelopment set-aside funds will be used to assist in rehabilitating multifamily rental units. Based on projected set-aside funds, projects in the pipeline and trends, approximately 175 rental units will be rehabilitated. Of these, approximately 70 will be affordable to very low-income households, 55 will be affordable to low-income households and 50 will be affordable to moderate-income households.

### 2. Rental New Construction

Redevelopment set-aside funds will be used to subsidize the construction of rental units for low- and very low-income households. Approximately 1,950 new rental units are projected, of which approximately 800 will be for very low-income renters, 600 will be for low-income renters and 550 will be for moderate-income renters.

### 3. Owner-Occupied Housing Rehabilitation

Redevelopment set-aside funds will be used to subsidize the rehabilitation of housing owned and occupied by very low-, low- and moderate-income households. Approximately 250 owner-occupied units will be rehabilitated. Of these, approximately 50 will be owned by very low-income owners, 150 will be owned by low-income owners and 50 will be owned by moderate-income owners.

### 4. For-Sale Units

Redevelopment set-aside funds will be used to subsidize the construction of new for-sale units for moderate-income households and first-time homebuyers. Approximately 250 moderate-income units will be assisted through this program.

### 5. Special Purpose Housing

Redevelopment set-aside funds will be used to subsidize the construction or purchase and rehabilitation of transitional or supportive housing for low-income persons who need special purpose housing. Special purpose populations are those in immediate risk of becoming homeless or in need of special services and those with physical and/or mental health disabilities, chronic health problems or difficulties encountered during substance abuse recovery. Approximately 375 transitional units may be added through this funding source. Of these, 280 units will be for very low-income households and 95 units will be for low-income households. These units will be part of the additional transitional housing units proposed under the New Construction Quantified Objective.

### 6. Affordable Housing Outside of Redevelopment Project Areas

Where a benefit to a redevelopment project area can be demonstrated, redevelopment set-aside funds will be used to assist in the construction of new housing outside the boundaries of formally defined project area boundaries.



**PROGRESS TOWARDS  
USE OF REDEVELOPMENT AGENCY LOW- AND MODERATE-INCOME SET ASIDE FUND**

<b>PROGRAM</b>	<b>5-YEAR TARGET</b>	<b>LEAD AGENCY</b>	<b>TIMING</b>	<b>CY 2006 PROGRESS</b>
Rental Rehabilitation	175 units	Redevelopment Agency	About 36 per year	The Redevelopment Agency completed 50 units for very low-income households.
Rental New Construction	1,950 units	Redevelopment Agency	About 400 per year	The Redevelopment Agency completed 258 units, of which 184 were for very low-income seniors, 45 were for very low-income households, 14 were for low-income and 15 for moderate-income households.
Owner-Occupied Housing Rehabilitation	250 units	Redevelopment Agency	About 40 per year	The Redevelopment Agency provided 81 loans/grants, of which 28 were for very low-income, 39 were for low-income and 14 were for moderate-income households.
For-Sale Units	250 units	Redevelopment Agency	About 50 per year	The Redevelopment Agency provided 29 units for moderate-income households (100% - 120% AMI).
Special Purpose Housing	375 units	Redevelopment Agency	About 75 per year	The Redevelopment Agency provided 158 units for very low-income special needs households.
Housing Outside Redevelopment Project Areas	Ongoing as appropriate	Redevelopment Agency		None.
<b>Total</b>	<b>3,000 units</b>	<b>Redevelopment Agency</b>	<b>About 600 per year</b>	<b>576 units/loans</b>



## **QUANTIFIED OBJECTIVE: REDUCTION OF HOUSING DISCRIMINATION**

The City shall participate in ongoing regional collaborative efforts to improve fair housing choice. The objective is to reduce impediments to addressing and eliminating discrimination identified in the recently completed Analysis of Impediments to Fair Housing Choice (AI).

### **POLICIES**

1. The City will work with the Fair Housing Council of San Diego and the Fair Housing Resource Board, to address the impediments to fair housing identified by the AI. All activities will support the City's fair housing planning process and implement the recommendations outlined in the current AI.
2. The Fair Housing Council of San Diego offers services in advocacy, outreach, education, technical training for housing providers, lenders and insurance companies, maintains a fair housing discrimination investigative, intake and enforcement process and collaborates with other entities that strengthen fair housing activities in the City.
3. The Fair Housing Council will administer a housing mobility counseling program to assist families with federal housing subsidies to reach personal goals and career objectives, emphasizing housing moves to neighborhoods of greater choice and opportunity. The program will encourage owners in neighborhoods of greater opportunity to rent to participant families.

### **PROGRAMS**

#### **1. Reduce Impediments to Fair Housing**

The City will take all actions possible to reduce the impediments to fair housing identified in the 2004-2005 Analysis of Impediments to Fair Housing Choice.

#### **2. Support of Fair Housing Organizations**

The City shall continue to support the Fair Housing Council and the Fair Housing Resource Board, which disseminate information on fair housing rights and responsibilities or other related services. Where permitted by law, the City should contract with these organizations to perform the City's responsibilities for fair housing outreach.

#### **3. Implementation of Council Policy 600-20-Open Housing**

Submittal of an affirmative action marketing program, as required by Council Policy 600-20, is a condition of approval for all tentative maps for proposed residential development. The City shall review affirmative marketing programs for adequacy prior to recordation of final maps. Voluntary signatories to the HUD/BIA master affirmative marketing agreement are exempt from this program, since the master agreement constitutes full and complete satisfaction of Council Policy 600-20. Tentative maps with less than 20 units also are exempt.



**PROGRESS TOWARDS REDUCING HOUSING DISCRIMINATION**

<b>PROGRAM</b>	<b>5-YEAR TARGET</b>	<b>RESPONSIBLE AGENCY</b>	<b>TIMING</b>	<b>CY 2006 PROGRESS</b>
Reduce Impediments to Fair Housing	Reduce impediments to the maximum degree possible with resources	The City of San Diego. Fair Housing Council	Ongoing	The City continues to support the Fair Housing Council and to implement the AI.
Council Policy 600-20 Implementation	All Tentative Maps as required.	City of San Diego	Ongoing	The City continues to implement Council Policy 600-20.
Fair Housing Assessment	Annual Funding	Fair Housing Resource Board Fair Housing Council	Annually	The San Diego Housing Commission continues to contract with and support fair housing organizations, such as the Fair Housing Council.



## **QUANTIFIED OBJECTIVE: ENERGY CONSERVATION**

Maintain the goal to reduce by two percent total utility consumption per customer, although total energy demand is expected to increase during the period due to population growth.

Increase water conservation to five percent by 2010 over current levels per the City's Strategic Plan for Water Supply.

Promote increased energy conservation in 20 housing developments annually by encouraging developers to exceed California Title 24 standards. As an incentive, expedite plan check for sustainable housing developments per Council Policy 900-14-Sustainable Building Policy.

Encourage the use of renewable resources, such as photovoltaic/solar electric systems and solar water heating, with a goal of builders/developers offering solar options in 50 percent of new single-family housing unit developments by FY 2010.

Encourage solar water heating in multifamily developments with a goal of increasing use of solar water heating to 50 percent of new multifamily housing units by FY 2010.

## **POLICIES**

1. The City shall support SDG&E programs to promote energy conservation.
2. The City shall support Water Department programs to promote water conservation.
3. The City shall support state energy efficiency requirements in new housing and encourage the installation of energy saving devices in pre-1975 housing.
4. The City shall implement its Urban Water Management Plan and Conservation Program to develop a water storage program and promote voluntary water conservation and retrofitting of pre-1981 housing.
5. The City shall support cost-effective energy technologies with both positive economic and environmental impacts, e.g., passive solar space heating and cooling and water conservation.
6. The City shall use its planning processes to promote efficient land use and development patterns that conserve such resources as fuel, water and land.
7. The City shall support and encourage high performance design standards in new construction and redevelopment to promote increased energy conservation.
8. The City shall support the installation of photovoltaic/solar and solar water heating systems on new construction to promote and increase the use of renewable resources.



## **PROGRAMS**

### **1. Residential Interior/Exterior Water Survey**

The Water Department shall offer residential customers an interior and exterior home water surveys. This will include water use analysis of flow rates of fixtures, leak checks, installation of water-saving devices, and water efficient landscape and irrigation recommendations. Households using this program can typically reduce daily water use by 13 percent.

### **2. Ultra-Low Flush Toilet Rebate**

The Water Department shall provide rebates of \$75 per installed ultra-low- flush toilet to City residents. This program, which began in 1991, is responsible for over six million gallons per day of water savings and will provide 30,000 rebates per year through 2010.

### **3. Reduced Energy Use Code Requirements**

The City's Land Development Code requires that all toilets over 3.5 gallons per flush be replaced with ultra-low- flush toilets. It also requires that faucets, showerheads, urinals and reverse osmosis systems be low-use compliant. Focus will shift from enforcement to education to highlight the benefits of saving water and money.

### **4. Single-Family and Multifamily Audits**

The Water Department will conduct voluntary audits to single-family and multifamily households to reduce water consumption. The audit will include retrofitting residences with water efficient devices, a landscape water audit, specific recommendations for minimizing interior and exterior water usage, and custom landscape irrigation schedules. Approximately 2,500 City residences shall be audited annually.

### **5. Title 24 - California Building Code**

State law requires older less energy efficient toilets to be phased out and replaced with toilets that use only 1.6 gallons per flush. San Diego Municipal Code also requires faucets, showerheads, urinals and reverse osmosis systems to be low-use compliant.

### **6. Enhanced Public Education**

This includes creating a speaker's bureau, developing and maintaining a Department and Water Conservation website, distributing high quality brochures and fact sheets, a media campaign with local news and radio stations, and better coordination with the San Diego County Water Authority and the Metropolitan Water District of Southern California.

### **7. Residential H-axis Washing Machine Rebate**

The City of San Diego will support an SDG&E rebate program to issue \$75 rebates for installation of H-axis washing machines. Residential H-axis washers will save approximately 5,100 gallons per year for 16 years.



**8. Citywide Landscape Design Ordinance**

The City will continue to implement the landscape design ordinance, which encourages the use of plant materials to reduce heat island effects and requires drought tolerant plants and low-flow irrigation systems. The irrigation systems must include rain-sensing devices to shut irrigation off during rainy periods and soil sensors to measure moisture in the soil.

**9. SDG&E Conservation**

The City shall continue to cooperate with SDG&E to provide information on their energy conservation programs.

**10. Community Energy Partnership**

The San Diego Regional Energy Office (SDREO) will partner with SDG&E to assist the City in developing policies to encourage energy conservation through high performance standards in residential construction. The SDREO will support the City after policy adoption to maintain program participation and success.

**11. Home Energy Partnership**

SDG&E will offer cash incentives to builders and energy support teams that exceed Title 24 or meet Energy Star building standards, offer design assistance and provide free training courses to enhance energy savings in homes.

**12. Renewable Buy Down**

The California Energy Commission will provide cash rebates on eligible renewable energy electric generating systems of up to \$3,500 per kilowatt or 50 percent of the eligible purchase price, whichever is less.

**13. California Tax Credit**

Solar systems certified by the California Energy Commission and installed with a five-year warranty are eligible to receive a tax credit equal to the lesser of 15 percent of the purchase cost of a photovoltaic or wind driven system with a generating capacity of not more than 200 kilowatts. This credit will sunset on January 1, 2011.

**14. General Plan**

As part the General Plan update, the City shall emphasize efficient land use and development patterns that conserve such resources as fuel, water and land. The City of Villages concepts of higher-density development near major transit nodes, pedestrian-oriented development patterns and open space preservation are intended to reduce energy consumption and conserve land and water resources.

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PROGRESS TOWARDS ENERGY CONSERVATION

PROGRAM	5-YEAR TARGET	LEAD AGENCY	TIMING	CY 2006 PROGRESS
Residential Interior/Exterior Water Survey	Ongoing	Water	Ongoing	The Water Department continues to provide residential surveys.
Ultra-Low Flush Toilet Rebate	150,000 units	Water	30,000 units annually	The City provided 5,284 rebates in 2006. The County Water Authority is considering ending program funding in FY2007.
Single-family and Multifamily Audits	12,500 units	Water	2,500 units annually	The Water Department conducted 1116 voluntary audits for single family units and 103 audits for multifamily units in CY2006.
San Diego Municipal Code and Title 24 California Building Code	Ongoing	City of San Diego	Ongoing	The City of San Diego continues to implement these regulations.
Enhanced Public Education	Ongoing	Water	Ongoing	The Water Department continues to provide public education on water conservation.
Residential H-axis Washing Machine Rebate	3,750 units	Water	750 units annually	The Water Department issued 3,845 rebates for this program in CY2006.
Citywide Landscape Design Ordinance	Ongoing review of development plans	Planning Dev. Services	Ongoing	Development Services continues to implement this ordinance.
SDG&E Conservation	Ongoing	City of San Diego	Ongoing	The City of San Diego continues to promote SDG&E's conservation programs.
Community Energy Partnership	Ongoing	Regional Energy Office, SDG&E, Planning, Dev. Services, City Energy Coordinator	Ongoing	The Planning Division, Development Services, and Environmental Services continue to receive input and support from the San Diego Regional Energy Office in developing policies.
Home Energy Partnership	Ongoing	SDG&E	Ongoing	This program is now called the Advanced Home Program. Sempra Energy continues to provide ongoing assistance and training to builders. For CY 2006, 14 projects enrolled to participate in the Advanced Home Program in San Diego which represents 1028 dwelling units. During this period four (4) training classes were offered attended by 95 individuals. These classes covered changes in the Energy Efficiency Standards and Building Science.
General Plan and Community Plan Updates	Ongoing	Planning Water	Ongoing	The General Plan update is scheduled for Council adoption in Fall of 2007.



***Building Permit information with dwelling unit totals as recorded in the Project Tracking System 2003 - 2006***

*The TOTALS worksheet here summarizes the total number of dwelling units issued and completed by calendar years 2003-2006. For a more detailed summary of these dwelling unit totals by structure type refer to the Issued Detail and Completed Detail worksheets. The Project Tracking System is known to contain errors in dwelling unit totals, therefore these numbers are to be considered approximate*

<b>ISSUED - Dwelling Units (DUs) issued during the year below regardless of actual completion date.</b>	
PRODUCTION	REDUCTION (Demos)
2003	439
2004	1
2005	0
2006	0
<b>TOTAL DUs</b>	<b>440</b>

<b>COMPLETED - Dwelling Units (DUs) completed during the year below which may include permits issued before Jan, 2003.</b>	
PRODUCTION	REDUCTION (Demos)
2003	547
2004	11
2005	1
2006	0
<b>TOTAL DUs</b>	<b>559</b>

NOTE: 2003 Demos DO NOT include 868 units lost due to Cedar Fire, but the building permits issued and/or completed for rebuilding units lost to fire are included in the 2004, 2005, or 2006 columns.

DUs = Dwelling Units

data compiled by CPCI March, 2007



**ISSUED - Building Permit issued during the year below regardless of actual completion date.**

**PRODUCTION**

STRUCTURE TYPE	2003	2004	2005	2006	Total Dwelling Units Issued, 2003-2006
Comm/Res	22	37	480		539
Five or More Family Apt	2399	2202	1078	1145	6824
Five or More Family Condo	1667	935	2304	1328	6234
Non Res Conver to 1 or 2 Fam				3	3
Non Res Conver to 3+ Fam	8	115	88	96	307
One Family Attached	1997	1877	1274	900	6048
One Family Detached	143	601	197	119	1060
Three or Four Family Apt	215	215	121	74	625
Three or Four Family Condo	82	160	20	19	281
Two Family Apartment	42	28	50	46	166
Two family Condominium					
<b>Total Dwelling Units Issued, 2003-2006</b>	<b>6553</b>	<b>6164</b>	<b>5194</b>	<b>4287</b>	<b>22198</b>

**REDUCTION**

STRUCTURE TYPE	2003	2004	2005	2006	Total Dwelling Units Issued, 2003-2006
Demo of 1 Family Houses	34	1			35
Demo of 2 Family Houses	72				72
Demo of 3-4 Family Buildings	13				13
Demo of 5+ Family Buildings	320				320
<b>Total Dwelling Units Issued, 2003-2006</b>	<b>439</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>440</b>

NOTE: 2003 Demos DO NOT include 868 units lost due to Cedar Fire, but the building permits issued and/or completed for rebuilding units lost to fire are included in the 2004, 2005, or 2006 columns.



**COMPLETED - Building Permits completed during the year below which may include permits issued before Jan, 2003.**

STRUCTURE TYPE	Total Dwelling Units Completed, 2003-2006				
	2003	2004	2005	2006	2006
Five or More Family Apt	1867	1948	2807	945	7567
Five or More Family Condo	1190	1249	1466	982	4887
Non Res Conver to 1 or 2 Fam				1	1
Non Res Conver to 3+ Fam				9	9
One Family Attached	5	13	5	36	59
One Family Detached	2113	1255	533	915	4816
Three or Four Family Apt	194	142	88	250	674
Three or Four Family Condo	130	172	99	34	435
Two Family Apartment	134	45	74	34	287
Two family Condominium	46	36	8	38	128
Comm/Res				22	22
<b>Total Dwelling Units Completed, 2003-2006</b>	<b>5679</b>	<b>4860</b>	<b>5080</b>	<b>3266</b>	<b>18885</b>

**REDUCTION**

STRUCTURE TYPE	Total Dwelling Units Completed, 2003-2006				
	2003	2004	2005	2006	2006
Demo of 1 Family Houses	40	11	1		52
Demo of 2 Family Houses	72				72
Demo of 3-4 Family Buildings	19				19
Demo of 5+ Family Buildings	416				416
<b>Total Dwelling Units Completed, 2003-2006</b>	<b>547</b>	<b>11</b>	<b>1</b>	<b>0</b>	<b>559</b>

NOTE: 2003 Demos DO NOT include 868 units lost due to Cedar Fire, but the building permits issued and/or completed for rebuilding units lost to fire are included in the 2004, 2005, or 2006 columns.