THE CITY OF SAN DIEGO

February 16, 2011

HOUSING POLICY
DEVELOPMENT, HCD
FEB 25 2011

Division of Housing Policy Development
P.O. Box 952053
Sacramento CA 94252-2053

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento CA 95812-3044

Susan Baldwin
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San Diego Association of Governments
401 B Street, Suite 800
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Subject: City of San Diego Housing Element Annual Report 2010

I am pleased to submit the City of San Diego's Housing Element Annual Report for the calendar year 2010 in compliance with Government Code Section 65400. In order to demonstrate compliance with the Housing Element, the City must report on annual building activity of affordable units (Table A), the annual activity of housing which was rehabilitated, preserved and acquired (Table A2), the annual activity of above-moderate units (Table A3), the City progress in meeting its regional housing needs allocation (Table B), and the City's progress in its implementation of the Housing Element programs during the year 2010 (Table C).

Income restricted residential building activity is based upon units that contain recorded covenants or deed restrictions that limit rents or sale prices over a period of time. Covenants and deed restrictions are not recorded until projects are completed and ready for occupancy. Therefore, issuance of a building permit does not necessarily reflect conveyance of an affordable unit.

If you have questions about this report please contact Brian Schoenfisch, at (619) 533-6457 (bschoenfisch@sandiego.gov).

Sincerely,

William Anderson, FAICP
Director
City Planning & Community Investment Department

cc: Members of the City Council

DIVERSITY

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City of County Name: City of San Diego

Mailing Address: City Planning and Community Investment Department

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Contact Person: Brian Schoenfisch Title: Housing Element Project Manager

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Reporting Period by Calendar Year: from January 1, 2010 to December 31, 2010

These forms and tables, must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction: City of San Diego
Reporting Period: 1/1/2010 – 12/31/2010

Table A
Annual Building Activity Report
Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units Per Project	Est. # Infill Units*	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
Ten Fifty B 1050 B Street		R	126	100		3	229	229	Tax Credits, MHP, Prop 1C, AHP, RDA		
Parkside 515 13th Street		R	13	63		1	77	77	Bonds, Tax Credits, RDA		
Mira Bella Apts 3455 Kearny Villa Rd		R			29	259	288	288		INC	
El Pedregal Apts 104 Averil Rd		R	32	12		1	45	45	Bonds, MHP, Tax Credits, RDA		
Courtyard Terraces 4321 52nd St		R	87			1	88	88	Bonds, MHP		
(9) Total of **Above Moderate** from Table A3 ► ►					0	1,239	1,239				
(10) Total by income units (Field 5) Table A/A3 ► ► ►			358	175	29	1,504	**1,966**				
(11) Total **Extremely Low-Income** Units*											

*Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT
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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity		26	226	252	Assistance from RDA low/mod funds, Housing Trust Fund, lead paint-remediation grant, accessibility grant.
(2) Preservation of Units At-Risk		130		130	The SD Housing Commission purchased the 130-unit Hotel Sanford (SRO) in March 2010, that was at risk.
(3) Acquisition of Units		159	209	368	Projects listed include: Arbor Village, Vista Grande, Courtyard, Mariner's Village.
(5) Total Units by Income		315	435	750	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
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Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**	0	0	0	0	0	0	
No. of Units Permitted for **Above Moderate**	605	140	494	0	0	1,239	

*Note: These fields are voluntary

**Note: In addition to the units reported on Table A3, an additional 287 private dorm rooms were completed within the City of San Diego in 2010.

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Table B
Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2005	2006	2007	2008	2009	**2010**	2011	2012	2013	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	**Year 6**	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	10,645	321	361	436	333	283	**358**				2,092	8,553
	Non-deed Restricted												
Low	Deed Restricted	8,090	302	194	168	262	125	**175**				1,226	6,864
	Non-deed Restricted												
Moderate	Deed Restricted	8,645	136	6	67	3	17	**29**				258	8,387
	Non-deed Restricted												
Above Moderate		18,362	5,575	4,153	3,236	1,683	1,040	**1,239**				16,926	1,436
Total RHNA by COG. Enter allocation number:		45,742											
Total Units ► ► ►			6,334	4,714	3,907	2,281	1,465	**1,801**				20,502	25,240
Remaining Need for RHNA Period ► ► ► ► ►													

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Table C

Program Implementation Status Form

Program Description (By Housing Element Program Names)				Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.	
Program #	**Name of Program**	**Responsible Department/Agency**	**Objective**	**Deadline in H.E.**	**Status of Program Implementation**
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.					
Quantified Objective: Progress Towards Provision of an Adequate Site Inventory					
1	Development Monitoring System	CPCI-Facilities Financing	Monitor residential development for remaining development capacity and ability to track site inventory to determine/adjust phasing of community facilities.	Ongoing monitoring program	Ongoing.
2	Urban Villages and Mixed-Use Development	CPCI	Identify areas of the City that have characteristics suitable for density sufficient to support affordable	Establish five urban villages including 3,000 housing units by 2010	The City of San Diego continues to implement the City of Villages Strategy.

			housing and a variety of support uses, transit and public facilities and services.		
3	Enforcing Community Plan Density Ranges	CPCI	Require new residential development to be within the density ranges designated in community plans	Ongoing enforcement policy and program	Ongoing implementation of General Plan policy LU-C.4 to ensure that proposed development meets density minimums of land use designations.
Quantified Objective: Progress Towards New Construction					
1	Density Bonus (HE-31)	DSD, Housing Commission, Private Developers	Promote publicly and privately sponsored programs aimed at the development of affordable housing low-income households.	Provide 75 units per year and a total of 375 units by 2010.	29 units total: El Pedregal = 7 units Courtyard Terraces = 20 units Centre Street Lofts = 2 units
2	Tax Credits and Bonds (HE-31)	Housing Commission, Non-Profit Corps, Private Dev.	Promote publicly and privately sponsored programs aimed at the development of affordable housing low-income households.	Provide 100 units per year and a total of 500 units by 2010.	31 units (City View Apartments) closed their bond financing and 168 bond-financed units (University Green and Golden Age Gardens) completed their rehabilitation/construction and are now placed in-service.
3	Coastal Zone (HE-31)	Housing Commission, CPCI	Continue to utilize federal and state subsidies to the fullest to meet the needs of low-income residents.	Provide 6 units per year and a total of 30 units by 2010.	Fees were provided in-lieu of replacing one low-income units in the Coastal Zone.
4	SROs/Living Units (HE-31)	Housing Commission	Incentivize retention of existing, and development of new, living units on SRO's. Simplify the construction project approval process for SRO's and Living Units. Provide 400 units by 2010.	80 new units per year	Responded to inquiries regarding SRO and continued to monitor compliance with SRO Ordinance.
5	RT and RX zones (HE-32)	DSD	Encourage use of these zones to foster more	Apply in 1 location per	Current economic conditions have made this goal challenging during this reporting period.

			efficient land use.	year beginning in 2007. Application of 3 by 2010.	As part of the Barrio Logan community plan amendment process, the RT zones are being considered for application to large areas of this community Plan for consideration in late 2010 early 2011.
6	Section 202 Section 811 (HE-32)	Housing Commission	Focus resources for elderly housing at the lower end of the income spectrum. Support integration of persons with disabilities into private housing market to the extent possible.	Average 10 units per year for a total of 50 units by 2010	No HUD awards were provided and no projects were completed in FY 2010.
7	Military (HE-32)	United States Navy, Naval Facilities Engineering Command Southwest	Cooperate with the military and the private sector to identify opportunities for additional military family housing throughout the City such that the occupants have the opportunity to become an integral part of communities.	1,600 units by 2010	DoN is completing unexploded ordinance cleanup plans in 2011 to support the Village at Miramar project. Cleanup expected to start late 2011 or early 2012.
8	Student Housing (HE-33)	See below:	Partner with others to provide as much student housing as possible on and adjacent to campuses.	Contribute to meeting the 5,000 bed requirement	
	UCSD	UCSD			UC San Diego opened and filled 453 new beds for single graduate students for fall 2010. UC San Diego is completing a 805-bed undergraduate project Feb 1, 2010 (8 months ahead of schedule due to favorable construction market) for transfer students that will occupy fall 2011. UC San Diego is completing a 505-bed single UG housing project May 31, 2010 for occupancy fall 2011. UC San Diego is completing a 275-bed

					housing project July 2011 for fall 2011. Total number of new beds brought on line for fiscal year 10-11 = 2,038. For fall 2010, UC San Diego housed: - 8,561 single undergraduate students - 3,024 graduate students - 212 faculty - 111 staff - Plus 561 dependents
	SDSU	SDSU			SDSU was able to accommodate all students requesting housing from 2009 to present. The 600 bed Master Lease at Aztec Corner ended July 31, 2010. This building, however, remains student housing operated privately. The University added approximately 700 beds to its inventory through property acquisition. The University currently operates just over 5,000 beds.
	USD	USD			USD did not make any changes in the supply of campus housing in 2010. USD was able to accommodate every student request received for fall 2010.
	Alliant International University	Alliant International University			Alliant is currently updating the university master plan which will contemplate replacing the 400 beds that were lost in 2004.
	Point Loma Nazarene	Point Loma Nazarene			The maximum number of beds on campus is 1,670.
9	Manufactured Housing (HE-33)	CPCI	Encourage manufactured housing on infill lots.	Ongoing.	The City regulates manufactured housing similarly to any built units in the same locations, thus removing regulatory barriers for its use.
	Mobile Home Parks/ MFD Housing		Encourage the reorganization of mobile home parks as nonprofit community land trusts or limited equity cooperatives to allow tenant ownership	Average of 40 spaces per year and 200 spaces by 2010.	Reorganization of mobile home park ownership is contingent upon a resident organizations ability to organize and finance a property transaction. Due to high land costs, the City has no knowledge of resident organizations that meet this criteria. The City's Mobile Home Ordinance encourages a mobile

			of mobile home spaces.		home park owner to include interested resident organizations in the solicitation for purchase bids.
10	Farm Worker Housing (HE-33)	Real Estate Assets	Seek to provide 20 additional mobile home units on City-owned land.	10 units by 2007 and 20 units by 2010	No additional farm worker housing added in 2010.
	- Annual Surveys		Conduct an annual needs survey.	Ongoing	53 total farm worker housing units with 52 occupied.
	- Determine if additional housing is needed		Conduct an annual needs survey.	Ongoing	At this time three additional farm worker housing units could be utilized.
11	Housing for the Homeless - short-term beds (HE-34)	CPCI; Housing Commission	Support the concept of providing continuum of housing for the homeless ranging from short-term beds to affordable low-cost permanent housing. Support providers of homeless services to provide short-term beds, including for emergency situations.	Full spectrum of services Increase of 200 short-term beds by 2010.	HUD Item HIC 2010 Report, 717 year round beds includes seasonal beds.
	Housing for the Homeless - long-term beds		Give primary emphasis to provision of homeless facilities in the development of service enhanced longer-term beds.	Increase of 300 permanent supportive housing units	From HUD HIC, 2,156 included 694 beds funded by HTF DATA.
	Housing for the Homeless - Hoffmaster		In accordance with "Hoffmaster v. City of San Diego," 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	Transitional housing facilities are a listed use in the municipal code and all zones that allow it are maintained on the City's Official Zoning maps. The City will update Hoffmaster v. City of San Diego requirements concurrent with our annual McKinney Vento Continuum of Care Process.
	Housing for the Homeless - Special Needs		Provide permanent supportive housing	Provide 200 units by 2010.	From HUD HID, 715 included SPC beds.

			opportunities for special needs populations including those with mental illness, disabilities and substance abuse problems.		
12	Parking Standards for Emergency Shelters (HE-37)	CPCI	Reexamine the space standards and parking requirements currently required for emergency shelters to ensure that they are reasonable.	Ongoing.	A study is currently underway to examine parking needs for transit oriented, and possibly rent restricted affordable housing. The study will provide a basis for future recommendations on affordable housing parking requirements. The study is anticipated to be completed in 2011.
13	Regional Task Force on Homeless (HE-37)	CPCI	Provide annual funding to cooperate with other jurisdictions and coalitions in conducting regional goal-oriented planning and coordination that will identify gaps in service and seek methods to improve the responsiveness of existing homeless service systems. Promote interagency communications, collaborations and partnerships to achieve an efficient and cost-effective delivery of services to the homeless and those at risk of becoming homeless.	Ongoing	City continues to provide annual funding. Program continues to provide services as stated in objective.
14	Listing of Affordable Housing Units (HE-37)	Housing Commission	Maintain a comprehensive listing of housing	Updated quarterly	Updated quarterly and posted on www.sdhc.org, Affordable Housing Lists.

			developments in the City which have units reserved for low-income households.		
15	Legislation for Affordable Housing (HE-37)	Housing Commission	Seek and support legislation related to Affordable Housing	Ongoing	The City and Housing Commission continues to review federal and state legislation related to affordable housing. In addition, a database is being developed to track and prioritize Federal and State Affordable Housing Legislation.
16	Pursuit of state and federal funding (HE-38)	City of San Diego/ Intergovernmental Relations	Seek legislative changes at the state and federal levels to make affordable housing programs more responsive to the needs of low-income households.	Ongoing	The City and SDHC continues to review federal and state legislation related to affordable housing.
17	Inclusionary Housing (HE-38)	Housing Commission	Promote provision of affordable housing throughout all areas of the City and near all major employment centers.	505 units per year and provide 2,525 units by 2010.	50 units total: Mira Bella = 29 units Courtyard Terraces = 9 units El Pedregal = 4 units Parkside Terrace = 8 units
	Annual Program Review	Housing Commission	Annually review the results of the inclusionary program to consider adjusting the in-lieu fee to assure construction of affordable units.	Annual Review	Current year's fee was calculated. In addition, KMA completed a study on the Housing Commission's Inclusionary Housing Program.
18	Low-Interest Loans (HE-39)	Housing Commission	Promote provision low-interest loans throughout all areas of the City and near all major employment centers.	Provide 150 units per year and 750 units by 2010.	220 units were funded using low-interest loans. City View Apartments = 31 units Riverwalk = 50 units 15th and Commercial = 139 units
19	Accessibility (HE-39)	DSD	Prepare an ordinance to address visitability in new single-family and	Adoption of an ordinance	Completed. Effective citywide except in Coastal Zone. Awaiting California Coastal Commission certification.

			duplex dwellings.		
	Visitability in Single-family and Duplex homes		Regulations to address visitablity and accessibility to new single family and duplex homes for people with disabilities.	70% of newly constructed units will incorporate universal design features	Completed. Effective citywide except in Coastal Zone. Awaiting California Coastal Commission certification. .
20	Identify City-owned property for affordable housing (HE-39)	Housing Commission; Real Estate Assets	Develop City owned sites with housing.	2 or more City-owned sites by 2010	Ongoing discussions with City's Real Estate Assets Department continue on two potential opportunities.
21	Encourage employer-assisted and employer-developed housing (HE-39)	Housing Commission	Partner with area employers to develop employer-assisted housing programs and employer-developed housing opportunities.	Employer assisted housing projects by 2010	SDHC has not been successful in developing employer assisted housing programs or opportunities.
GOAL #2					
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.					
Quantitative Objective: Progress Towards Maintenance and Preservation					
1	Housing Code Enforcement (HE-51)	City of San Diego Neighborhood Code Compliance	Continue to implement a housing code enforcement program on a complaint basis. Promote the replacement of substandard housing units which cannot feasibly be rehabilitated and coordinate code enforcement efforts with housing rehabilitation programs.	Inspect 5,000 units annually and 25,000 units by 2010.	Inspected over 2,000 residential units in response to complaints and in proactive enforcement areas.
2	Farm Workers Housing Inspection (HE-52)	City of San Diego Neighborhood Code Compliance	Inspect City-owned units annually.	Inspect all City-owned units annually	Inspected City-owned units on "as-needed basis" and at the request of Real Estate Assets.
3	Mobile Home Inspection (HE-52)	City of San Diego Neighborhood Code Compliance	Inspect 5% of Mobile Home Parks each year to ensure compliance with CA Code of	Inspect 1,300 mobile homes	Inspected over 1,200 mobilehomes in 39 mobilehome parks citywide.

			Regulations, Title 25, and Health and Safety Codes		
4	Housing Maintenance Education Training (HE-52)	San Diego Apartment Association; San Diego Association of REALTORS	Primarily to keep maintenance personnel as informed as possible in their respective field. Program topics include focus on new hires and long-term employees.	At least 2 programs annually	The San Diego County Apartment Association offered 57 property maintenance-related educational classes and seminars in 2010. Some were part of professional certification programs (e.g. CCRM, NALP, CAM). Topics included: OSHA regulations, fair housing, bed bugs, interior & exterior maintenance and repair, electrical maintenance and repair, plumbing maintenance and repair, pool safety, customer service, legal & legislative updates, policies & procedures, heating & air conditioning maintenance and repair, budgets, qualifying residents, ethics, human resources, environmental responsibility, etc.
	- Universal Design Awareness	Housing Commission	Require affordable housing developers seeking financial assistance to attend programs which describe guidelines for incorporating universal design components in projects	Ongoing with all NOFA applicants	SDHC has only included the requirements in the legal documents between the Commission and Developer.
5	Code Enforcement/Rehabilitation Coordination (HE-52)	City of San Diego Neighborhood Code Compliance; Housing Commission	Refer property owners with code violations to private and public lending institutions for assistance to repair and rehabilitate their units.	Ongoing	Ongoing – Completed rehab on 17 units referred by Code Compliance.
6	Neighborhood Cleanup (HE-52)	Environmental Services Department, Waste Reduction & Enforcement Division, Code Enforcement	Support neighborhood cleanup programs.	10 per year	ESD performed more than 70 community cleanups in 2010.
Quantitative Objective: Progress Towards Preservation of Low-Income Housing					
1	Acquisition / Rehabilitation Preservation (HE-67)	Housing Commission	Acquire and rehabilitate housing units that preserve affordability in	Provide 100 units per year and 600 units	Purchased a 130-unit SRO building downtown in March 2010 that was at risk.

			rental projects that are "at risk" of converting to market-rate rents.	by 2010.	
2	Amend SRO relocation and displacement ordinances (HE-68)	DSD; Housing Commission	Strengthen ordinances to ensure continued preservation and expansion of SRO's as a viable housing resource.	City Council adoption and Coastal Commission certification FY2006	No activity on regulations during 2010.
Quantitative Objective: Progress Towards Housing Rehabilitation					
1	Homeowner Rehabilitation (HE-70)	Housing Commission	Effectively implement a low-interest loan program, a 0% interest deferral loan program and the HOMEWORKS program.	Provide 107 units per year. Provide 535 units by 2010.	Completed 130 units of owner-occupied residential units. Note: HomeWorks Purch/Rehab discontinued and replaced with NSP in 2010.
2	Rental Housing Rehabilitation (HE-71)	Redevelopment; Housing Commission	Provide funding support to assist in the rehabilitation of renter-occupied housing.	Provide 40 units per year. Provide 200 units by 2010.	Completed 158 rental units thru lead paint remediation. 60 rental units were rehabilitated with the assistance of RDA low/mod funds. Village Green Apartments = 60 restricted units
3	Mobile Home Grants (HE-71)	Housing Commission	Provide funding support for the rehabilitation of mobile home owners.	Provide 100 units per year. Provide 500 units by 2010.	Completed 26 Mobile Home rehabs due to shortage of HTF dollars.
4	Acquisition / Rehabilitation (HE-71)	Housing Commission	Provide funding support to acquire and rehabilitate housing units with a portion of these to be affordable to low-income households.	Provide 110 units per year. Provide 550 units by 2010.	LINC Arbor Village = 112 units funded Golden Age Gardens = 76 units
5	Physical Modifications for Disabled (HE-71)	Housing Commission	Promote the availability of programs to make housing units occupied by people with disabilities accessible.	Provide 50 units per year for two years. Provide 100 units by 2010.	Completed 8 units with tenant Accessibility Grant.
6	Farm Worker Housing	Real Estate Assets	Rehabilitate City owned	Ongoing as	Ongoing as needed. FEMA grant funding for

	Rehabilitation (HE-71)		units in San Pasqual Valley.	needed.	repair of farm worker housing. Currently in the RFP process for housing unit component repair.
GOAL #3					
Minimize governmental constraints in the development, improvement and maintenance of housing without compromising the quality of governmental review or the adequacy of consumer protection.					
Quantitative Objective: Progress Towards Reduction of Government Constraints					
1	Project Management (HE-76)	DSD	Consolidate review functions, speed project review, assign a single point of contact for each project, create a project tracking system, and focus on better customer service overall.	100% citywide implementation through this plan period	Ongoing.
2	Project Tracking System (HE-76)	DSD	Efficient development review and customer service, organizes customer flow, maps project information, supports development review, project management, fee invoice, and permit and inspection activities.	Ongoing	Ongoing.
3	Affordable / In-fill Housing and Sustainable Building Expedite Program (HE-77)	DSD	Reduced processing times for projects meeting criteria to be considered Affordable/Infill projects or sustainable buildings.	Ongoing effort to reduce processing time by 50%	Ongoing. As of January 2011, over 225 projects have been processed, producing 2,448 affordable units and 1,517 sustainable units.
4	Accessible Expedite Procedure (HE-77)	DSD	Consider adding accessibility as a qualified development consideration for addition to City's current Expedite Program.	Implement by 2007 reducing processing time by 50%	On May 11, 2010, the City Council adopted the Voluntary Accessibility Program, which is an incentive program to encourage accessible design in new residential development. The goal is to increase the number of accessible housing units in the local housing supply by offering a variety of development incentives to

					facilitate accessible design. The program is most applicable to single dwelling unit and duplex development, but other types of residential development exempt from California Building Code Chapter 11A accessibility requirements may also qualify. In exchange for incentives, participating projects would be required to meet a specified level of accessible design per the approved ordinance. Beginning June 18, 2010, residential development outside of the coastal zone may voluntarily participate in this program. The Voluntary Accessibility Program will be available to projects citywide when the Coastal Commission unconditionally certifies the ordinance.
5	Land Development Code Changes for Housing Affordability (HE-77)	DSD	Continue to study and implement zoning and permit processing changes to further reduce housing costs and average permitting times.	See below:	The Department is working with stakeholder groups on numerous process and regulatory changes that save time and expense in the development review and permitting process. 7th update to the Land Development Code in process now includes proposed changes that address this goal.
	- Planned District Ordinances (PDO)	DSD	Review all of the PDO's toward the goal of: replacing with citywide regulations where appropriate; create new regulations when needed; and implement overlay zones to protect unique community assets.	Implement Changes by 2010	Ongoing. PDOs are evaluated along with applicable community plan updates.
	- Parking Regulations	DSD/CPCI	Consider changes to the parking regulations to facilitate housing production and affordability.	Implement Changes by 2010	In 2009, San Diego City Council approved and initiated a contract to commence a study to examine parking needs for transit oriented, rent restricted affordable housing. The study will provide a basis for future recommendations on affordable housing parking requirements. Contract now underway.

6	Companion Unit Ordinance (HE-78)	DSD	Adopted in 2003 to be more streamlined and efficient by allowing ministerial processing.	Ongoing	Currently being processed as part of the 7th update scheduled for Planning Commission in April 2011 with City Council in summer 2011.
7	Re-examination of Public Facility Standards (HE-78)	CPCI	Realistic standards that allow for provision of public facilities in all communities.	Update General Plan to include flexible public facility standards	Ongoing implementation of General Plan policies which provides provisions for public facilities. More flexible park standards through "equivalencies" are being considered in community plan updates.
8	Impact Fee Reevaluation (HE-79)	Housing Commission; DSD	Review current fees and explore additional sources.	Implementation of revised fee system	Ongoing. Study of Housing Impact Fee was conducted. Recommendations from the study are being reviewed.
9	Master Environmental Impact Reports (HE-79)	DSD	Use Master EIR's for redevelopment and specific plans.	Ongoing	Part of the community plan update process. Master EIRs are being used by the Redevelopment Agency and the City when feasible and appropriate.
10	Exemptions of Affordable Housing from Environmental Review (HE-79)	DSD	Utilize CEQA exemption for affordable housing to help manage processing time and costs.	Ongoing	The City continues to aggressively implement Section 21080.14 of the Public Resource Code which exempts certain affordable housing projects of 100 units or less from CEQA if certain criteria are met.
11	Community Planning Group Training (HE-79)	CPCI	Educate participants in the community planning process on how to implement community and affordable housing objectives.	One training program annually	Ongoing. Training is offered annually.
12	Reasonable Accommodations Requirement (HE-79)	DSD	Evaluate and revise its Land Development Code procedures as appropriate including eliminating all discretionary requirements for processing Reasonable Accommodations requests.	Revise procedures by FY 2008	Completed.
13	Residential Care Facilities	DSD	Evaluate, and revise as	Reevaluate	Currently being processed as part of the 7th

	Locational Requirements (HE-79)		appropriate, locational requirements for residential care facilities including the quarter mile separation requirement.	locational requirements by 2010	update scheduled for Planning Commission in April 2011 with City Council in summer 2011.
GOAL #4					
Provide Affordable Housing Opportunities, Both for Low-Income Renters and Low- to Moderate-Income Homebuyers					
Quantitative Objective: Progress Towards Housing Affordability					
1	Section 8 Certificate / Vouchers (HE-87)	Housing Commission	Take maximum advantage of federal resources available to provide financial assistance to extremely low-income households. The goal is to assist 500 households by 2010.	100 units per year	Added 389 units in calendar year 2010.
2	Supportive Housing Program (HE-87)	Housing Commission	Take maximum advantage of resources available to provide financial assistance, counseling and related services. This program is designed to assist homeless persons, including people with disabilities and other special needs, in the transition to independent living.	300-400 beds annually	Housing Trust Fund funded TH 694.
3	Housing Opportunities for People with AIDS (HOPWA) Tenant Based Rental Assistance Program (TBRA) (HE-88)	Department of Housing and Community Development County of San Diego	Provide homeless and non-homeless persons with assistance through rental assistance, group home living and by providing permanent housing opportunities through acquisition/rehabilitation	80 households per year	91 households.

			of housing units and supportive services.		
4	Shelter Plus Care (HE-88)	Housing Commission	Take maximum advantage of resources available to provide financial assistance, counseling and related services to homeless persons and families in need.	40 per year and 200 units by 2010.	251 total: Renewals = 236 Pending = 15
5	Existing Public Housing (HE-88)	Housing Commission	Take maximum advantage of all federal state and local resources available to provide financial assistance, counseling and related services to low-income renters and first-time homebuyers. Maintain occupancy of 1,782 units.	Ongoing	SDHC still operates 36 units as public housing units. Located on 2055-2095 Via Las Cumbres 92111.
6	Counseling Assistance to First-Time Homebuyers (HE-88)	Consumer Credit Counselors	Take maximum advantage of all federal state and local resources available to provide counseling and related services to first-100/year time homebuyers. Homebuyer education for 500 households.	100/year	Ongoing. See Below for those who received financial assistance.
7	Financial Assistance to First-Time Homebuyers (HE-89)	Housing Commission	Take maximum advantage of all federal state and local resources available to provide financial assistance, and related services to first-time homebuyers. Financial assistance to at least	130/year	During Calendar Year 2010, the Housing Commission assisted 178 first-time homebuyers with the purchase of their home by providing the following: ISSUED 78 – Regular Mortgage Credit Certificates 43 – REO Mortgage Credit Certificates (special allocation geared to real estate

			650 households.		owned\foreclosed properties) FUNDED 1 – First trust deed loan 72 – Shared Appreciation loans 16 – Deferred 3% Interest loans 36 – Neighborhood Stabilization Homeownership Program (NSHP) 0% Interest Deferred loans 38 - Neighborhood Stabilization Homeownership Program (NSHP) Closing Cost Assistance grants 90 – Regular Closing Cost Assistance grants 13 – Down Payment\Closing Cost Assistance grants (NOTE: Included in the above 178 homebuyers assisted, were 13 NCFUA Resale Affordable For-Sale and 1 Redevelopment Agency Resale Affordable For-Sale).
8	Relocation / Eviction Assistance (HE-89)	San Diego County Department of Health and Human Services	Take maximum advantage of all federal state and local resources available to provide financial assistance, counseling and related services to renters. Assistance to at least 125 households.	25/year	Homeless Assistance is available to eligible CalWORKs clients. There are two basic types of HA – Temporary and Permanent. The family may receive temporary HA for shelter costs if the family has no place to stay while they are looking for a permanent place to live. Temporary HA is limited to 16 consecutive calendar days maximum. There are also two types of Permanent HA. The family may receive Permanent HA to help pay for costs of securing a new permanent residence, if they have no fixed or regular night time residence. The family may also receive a new type of Permanent HA if the landlord has given the family a pay rent or quit notice. This second type of homeless assistance may cover up to two months of back rent.
9	Shared Housing for the Elderly - ElderHelp of San Diego (HE-89)	Elder Help of San Diego	Help adults 55+ remain independent at home while providing an	70 matches per year for a total of 350	Calendar year 2010 attained 38 matches. HomeShare is ongoing with current match goal of 40 per contract year (7/01/10-6/30/11).

			affordable housing option for adults of all ages.	matches by 2010	
10	Housing Affordability Impact Statement (HE-89)	Housing Commission; CPCI	A Housing Impact Statement is provided in reports to decision makers to covey the effect of a proposal on achieving or maintaining affordable housing.	Ongoing	SDHC and City staff continue to provide housing impact statements in reports to the Housing Commission, Planning Commission, and City Council.
11	Mobile Home Relocation (HE-89)	Housing Commission	The City will require that the tenant relocation provisions of SD Muni. Code Chapter 14, Article 3, Division 6 be met.	Ongoing	No mobile home relocations have taken place during this reporting period. Housing Commission continues to monitor for compliance of Mobile Home Park Discontinuance and Tenant Relocation Ordinance – Mobile Home Policy 300.401. An update to this ordinance was approved by the City Council Committee Land Use and Housing in 2009 and is awaiting further action.
12	Mobile Home Mediation / Communication (HE-90)	Housing Commission	The City will require that the tenant relocation provisions of SD Muni. Code Chapter 14, Article 3, Division 6 be met.	Ongoing	Housing Commission continued to monitor compliance of revised ordinance. Actively participated in quarterly meetings facilitated by National Conflict Resolution Center.
13	Community Reinvestment Act (HE-90)	City-County Reinvestment Task Force	Encourage lenders to meet their Community Reinvestment Act obligations through participation in public and not-for-profit affordable housing projects and programs to encourage homeownership. To the extent consistent with yield and security considerations, the City shall encourage public	Annual monitoring of lending institutions in CRA obligations	Annual financial institution review of Home Mortgage Disclosure Act (HMDA) data to assess compliance with CRA obligations.

			agencies to deposit public funds in lending institutions which make a higher than average proportion of their loans to mortgage-deficient residential areas.		
14	Housing Trust Fund (HE-90)	Housing Commission	Consider alternative strategies for leveraging public dollars allocated for affordable housing to generate maximum external revenues in order to make expand the HTF and other public affordable housing resources.	Ongoing	SDHC continues to explore additional funding sources to expand the pool of Housing Trust Fund resources.
15	Shared Risk Loan Pool (HE-91)	City-County Reinvestment Task Force	Promote non-traditional development projects to the lending community.	Provide 50 per year and 250 by 2010.	RTF continues to encourage lending institutions to provide capital to fund innovative projects in particular affordable units in low- and moderate-income neighborhoods.
16	Condo Conversion Relocation Policy (HE-91)	Housing Commission	Tenants who are displaced due to conversion of rental units to condominiums will receive the equivalent of three months' rent as a relocation payment. Assist all rental tenants displaced by condominium conversions.	Ongoing	No activity on ordinance during 2010 as a result of no condo conversion activities taking place.
	Condo Conversion Good and Neighborhood Policy		Units undergoing conversion to meet good neighbor standards.	Ongoing	No activity on ordinance during 2010 as a result of no condo conversion activities taking place.
17	Assistance to Nonprofit Development Corporations (HE-93)	Local Initiative Support Corp.; Housing Commission	1,000 units	200 per year	Trojan Apartments = 50 units – Chicano Federation World Trade Centre = 75 units – PATH; LISC

					Housing Development Training Institute for nonprofit developer Rehab of Parker Kier Apartments = 34 units – TACHS Rehab of Mission Hotel = 17 units – Housing Development Partners Scattered City Heights CDC sites = 60 units
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 Remainder of the General Plan and Other Major Citywide Planning Efforts					
Quantitative Objective: Progress Towards Affordable Housing Goals and Community Balance					
1	Inclusionary Housing (HE-103)	Housing Commission	Require that 10% of units be affordable to low- and/or moderate-income residents or payment of an in-lieu fee.	Ongoing	Inclusionary Housing Units listed under Inclusionary Housing (HE-38). Over $1.348 million in-lieu fees were collected in CY 2010.
2	On-Site Building Density Bonus (HE-103)	DSD; Housing Commission	Provide a 10% ministerial bonus to projects that build required inclusionary units on-site rather than paying the in-lieu fee.	1,000 units by 2010.	Ongoing.
3	Community Plan Density Range Implementation (HE-103)	CPCI; DSD	Ensure that new developments adhere to housing density ranges in community plans.	Ongoing	Ongoing.
4	Balanced Community Policy (HE-103)	CPCI; Housing Commission	Update and strengthen the Balanced Communities Policy to incorporate other community balance policies and programs in Housing Element in order to move closer toward economically balanced communities throughout the City.	Amend Council Policy by FY 2007	Council Policy 600-19 was reviewed and recommendations are being considered in conjunction with other recommendations from the Best Practices and Affordable Housing Funding Sources Study.

5	Transit-Oriented Development (HE-103)	CPCI	Locate higher-density housing principally along transit corridors, near villages and in proximity to employment opportunities.	Address in the General Plan update and community plan updates.	Ongoing. The 2008 General Plan provides for TOD development and higher intensity mixed-use development along transit corridors and within village locations. The City is currently updating 12 community plans which will which promote housing, employment and services along transit corridors and near identified villages.
Quantitative Objective: Progress Towards Use of Redevelopment Agency Low- And Moderate-Income Set Aside Fund					
1	Rental Rehabilitation (HE-107)	Redevelopment	Coordinate its plans and programs for the provisions and preservation of affordable housing with those of other governmental and not-for-profit agencies involved in the provision of affordable housing.	Approx. 36 per year and 175 units by 2010.	60 rental units were rehabilitated with the assistance of RDA low/mod funds. Village Green Apartments = 60 restricted units
2	Rental New Construction (HE-107)	Redevelopment	Assist in financing the construction of new rental units affordable to very low-, low- and moderate-income households emphasis on housing for working families	Approx. 400 per year and 1,950 by 2010.	346 affordable rental units were constructed with the assistance of RDA low/mod funds. Parkside = 76 units El Pedregal = 44 units Ten Fifty B = 226 units
3	Owner-Occupied Housing Rehabilitation (HE-107)	Redevelopment	Redevelopment set-aside funds will be used to improve existing housing owned by very low- and low-income households to revitalize depressed neighborhoods.	Approx. 40 per year and 250 units by 2010.	52 rehabilitation loans/grants during Calendar Year 2010 were made through the RDA's Housing Enhancement Loan Program (HELP).
4	For-Sale Units (HE-108)	Redevelopment	Assist in financing the construction of new condominiums, townhomes and single-family homes with	Approx. 50 per year and 250 units by 2010.	No new for-sale units were assisted/ development by the Redevelopment Agency in Calendar Year 2010. 5 First-Time Homebuyer Loans were funded through the Agency's Home in the Heights Program.

			purchase prices affordable to moderate-income households.		
5	Special Purpose Housing (HE-108)	Redevelopment	Help secure funding and locations to create housing linked to supportive services for special needs populations.	Approx. 75 per year and 375 units by 2010.	124 special purpose housing units were assisted/developed with the use of RDA low/mod funds. VVSD Phase III = 96 beds Pathfinders = 17 units El Nido = 11 units
6	Housing Outside Redevelopment Areas (HE-108)	Redevelopment	Redevelopment set-aside funds will be used to assist in constructing new housing for families outside the boundaries of redevelopment areas where benefit can be demonstrated.	Ongoing when appropriate/ cannot be quantified	None assisted/developed by the Redevelopment Agency in Calendar Year 2010.
Quantitative Objective: Progress Towards Reducing Housing Discrimination					
1	Reduce Impediments to Fair Housing (HE-111)	Fair Housing Council	Take actions necessary to reduce impediments to fair housing identified in 2004-2005 update of Analysis of Impediments to Fair Housing Choice.	Ongoing	A report entitled "The Regional Analysis of Impediments to Fair Housing Choice" is currently being drafted and is anticipated to be completed in 2011.
2	Fair Housing Assessment (HE-111)	Housing Commission	Assist in enforcement of fair housing laws by providing support to organizations that can receive and investigate fair housing allegations, and provide quarterly reports to the City on discrimination complaints and their resolution.	Annual Funding	The Housing Commission has created a Civil Rights Office to oversee and coordinate Fair Housing activities and obligations. Annually, the Housing Commission through a contracted agreement with a Fair Housing vender will perform testing at random Housing Commission units.
3	Council Policy 600-20 Implementation (HE-111)	Housing Commission	Continue implementation of	Ongoing	Affirmatively Furthering Fair Housing Marketing Plan and guidelines were developed

			Council Policy 600-20.		to assist with the monitoring compliance with Council Policy 600-20.
Quantitative Objective: Progress Towards Energy Conservation					
1	Residential Interior/Exterior Water Survey Program (HE-114)	City of San Diego Water Utilities Department	Provide residential customers an interior and exterior water use survey of their home in an overall water conservation effort to save 32,000 acre feet per year by 2010.	Ongoing	Ongoing. See response to Single-family and Multi-family Audits (HE-114) below.
2	Ultra-Low Flush Toilet Program (HE-114)	City of San Diego Water Utilities Department	The Water Dept. shall provide financial incentives of $75 per installed toilet to City residents in Multi-Family properties who install ultra-low flush toilets.	Save 30,000 units annually and 150,000 Acre Feet by 2010	1,192 fixtures replaced with High Efficiency Toilets in 2010.
3	On-Site Building Density Bonus (HE-103)	Housing Commission	Encourage and support cost effective energy technologies with both positive economic and environmental impacts.	Ongoing	Housing Commission contracted with KMA to conduct a study of the Inclusionary Housing Program. The study results will be reviewed in 3rd Quarter and recommendations regarding On-Site Building Bonus and other incentives will follow.
4	Single-family and Multi-family Audits (HE-114)	City of San Diego Water Utilities Department	The Water Department will conduct audits on a voluntary basis with single-family and multifamily households to assist them in reducing water consumption. Approximately 12,500 City residences shall be audited between 2005 and 2010.	2,500 units annually and 12,500 units by 2010.	1,122 in 2010.
5	San Diego Municipal Code Section 93.0208 and Title 24 California Building	DSD	Reduce Sewer flows as part of Memorandum decision in Civil Case	Ongoing	Completed.

	Code (HE-115)		88-1001-B (United States, State of California & Sierra Club vs. City of San Diego)		
6	Enhanced Public Education	City of San Diego Water Utilities Department	Develop various avenues for better coordination with the San Diego County Water Authority and the Metropolitan District of Southern California.	Ongoing	Ongoing.
7	Residential H-axis Washing Machine Rebate	City of San Diego Water Utilities Department	Provide financial incentives in a partnership with the San Diego County Water Authority to provide a program that provides a point-of-purchase discount of $175 off the cost of a new qualifying HEW.	750 units annually and 3,750 units by 2010.	2,233 High Efficiency Washers in 2010.
8	Citywide Landscape Ordinance	DSD	Minimize erosion, conserve energy and water, reduce the risk of fire and improve the appearance of the built environment.	Ongoing review of development plans as required by demand	Ongoing.
9	SDG&E Conservation Programs	California Center for Sustainable Energy; City of San Diego Environmental Services Department/Energy Conservation & Management	See below:	See below:	
	- Energy Conservation A		Support SDG&E program to promote energy conservation	Ongoing	California Center for Sustainable Energy reports the following: 1. CCSE contract with SDG&E for contractor training for residential energy efficiency through 2013. Goal = 3,600 homes. 2. Energy Resource Center continuing through 2012. The Local Government Partnership with SDG&E includes the following: 1. Municipal retrofits.

					2. Review of City Codes and Standards. 3. Climate Mitigation and Adaptation Planning. 4. Streetlight retrofitting. 5. Integration of energy efficiency into public education and outreach.
	- Energy Conservation B		Support installation of photovoltaic/solar	Ongoing	1. CCSE support to City via CSI incentive programs. 2. CCSE implementer and agent for Solar America Cities implementation. 3. VNEM analysis. 4. Fire Safe Communities.
	- Energy Conservation C		Support cost effective energy technologies with both positive economic and environmental impacts	Ongoing	CCSE is completing an assessment of 3rd party energy efficiency work in City facilities. Street Lighting retrofit is an $18 million project that will be completed in 2012.
10	Community Energy Partnership	California Center for Sustainable Energy; City of San Diego Environmental Services Department/Energy Conservation & Management	Support and encourage high performance standards in new construction and redevelopment to promote increased energy conservation.	Ongoing	CCSE sits on SEAB; beyond that, CCSE has no role here at present. No additional City staff training completed in 2010.
11	Home Energy Partnership	San Diego Gas and Electric	Support the installation of photovoltaic/solar electric and solar water heating systems on new construction to promote and increase the use of renewable resources.	Ongoing	Ongoing.
12	Renewable Buy Down Program	San Diego Gas and Electric	Support cash rebates for renewable energy electric generating systems.	Ongoing	SDG&E is currently implementing the following sustainable energy programs: - Greening Our Fleet - Clean Transportation Program - Renewable Energy - Sustainable Communities Program - Regional Energy Plan
13	California Tax Credit	San Diego Gas and	Support the use of tax	Ongoing	Ongoing.

		Electric	credits for photovoltaic or wind driven system that generates capacity of not more than 200 kilowatts.		
14	General Plan and Community Plan Updates	CPCI	Utilize its planning processes, to promote efficient land use and development patterns which conserve such resources as fuel, water and land.	Ongoing	Ongoing implementation of the City of Villages smart growth strategy. Community plan updates underway include: Barrio Logan, Ocean Beach, Otay Mesa, Uptown, North Park, Grantville, San Ysidro, Midway, Old Town, and Golden Hill. Other community plans that will begin in 2011 include Southeastern San Diego.