THE CITY OF SAN DIEGO

March 7, 2012

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

Housing Policy Department
Received on:

MAR 13 2012

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

Susan Baldwin
Senior Regional Planner
San Diego Association of Governments
401 B Street, Suite 800
San Diego, CA 92101

Subject: City of San Diego Housing Element Annual Report 2011

I am pleased to submit the City of San Diego's Housing Element Annual Report for the calendar year 2011 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 2011 (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 generally not recorded until sometime after building permits have been issued. Therefore, issuance of a building permit does not necessarily reflect conveyance of an affordable unit.

If you have questions about this report please contact me at (619) 533-6457 or by email at (bschoenfisch@sandiego.gov).

Sincerely,

Brian

Brian Schoenfisch
Housing Element Project Manager

cc: Members of the City Council

DIVERSITY
BRINGS US ALL TOGETHER

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City of County Name: City of San Diego

Mailing Address: 1222 First Ave, Mail Station 413

San Diego, California 92101

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Reporting Period by Calendar Year: from January 1, 2011 to December 31, 2011

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 HOUSING ELEMENT PROGRESS REPORT

Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction: City of San Diego
Reporting Period: 1/1/2011 – 12/31/2011

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	Deed Restricted Units	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			See Instructions	See Instructions	
15th & Commercial 1506 Commercial Ave		R	64			1	65	65	Tax Credits, MHSA, AHP, EHAP, CDBG		
Verbena 3774 Beyer Blvd		R	55	24		1	80	80	Tax Credits, RDA		
Riverwalk 1194 Hollister St		R	35	14		1	50	50	Tax Credits		
Cresta Bella 10878 Via Lombardia		R		31		337	368	368	20% Density Bonus		
Cedar Gateway 550 Cedar St.		R	63				63	63	RDA, MHP, CalHFA, DMH		
City Heights Square 4029 43rd St		R	4	10			14	14	RDA, Eminent Domain		
Sunroad Centrum Apartments 8798 Spectrum Center BL		R		48		331	379	379		Inclusionary Ordinance	
(9) Total of **Above Moderate** from Table A3 ► ►						2,173	2,173				
(10) Total by income units (Field 5) Table A/A3 ► ► ►			221	127		2,844	**3,192**				
(11) Total **Extremely Low-Income Units***											

*Note: These fields are voluntary

ANNUAL HOUSING ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction: City of San Diego
Reporting Period: 1/1/2011 – 12/31/2011

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	Moderate Income (RDA loans cover to 120%)	TOTAL UNITS	
(1) Rehabilitation Activity	123	111	81	14	329	Assistance from RDA low/mod funds, Housing Trust Fund, lead paint remediation grant, accessibility grant.
(2) Preservation of Units At-Risk		20	178		198	Bond conduit for 198-unit Sorrento Towers project.
(3) Acquisition of Units					92	Hotel Churchill – Housing Commission foreclosed on a deed of trust to gain title. 92 SRO units – affordability level not yet determined.
(5) Total Units by Income	123	131	259	14	619	

* Note: This field is voluntary

ANNUAL HOUSING ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction: City of San Diego
Reporting Period: 1/1/2011 – 12/31/2011

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**							
No. of Units Permitted for **Above Moderate**	404	39	1729	1	0	2173	

*Note: These fields are voluntary

ANNUAL HOUSING ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction: City of San Diego
Reporting Period: 1/1/2011 – 12/31/2011

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	258	**221**			2,213	8,432
	Non-deed Restricted												
Low	Deed Restricted	8,090	302	194	168	262	125	175	**127**			1,353	6,737
	Non-deed Restricted												
Moderate	Deed Restricted	8,645	136	6	67	3	17	29	**0**			258	8,387
	Non-deed Restricted												
Above Moderate		18,362	5,575	4,153	3,236	1,683	1,040	1,239	**2,173**			19,099	-737
Total RHNA by COG. Enter allocation number:		45,742	6,334	4,714	3,907	2,281	1,465	1,701	**2,521**			22,923	22,819
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

ANNUAL HOUSING ELEMENT PROGRESS REPORT

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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	DSD - PLANNING DIVISION-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	DSD - PLANNING DIVISION	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	DSD - PLANNING DIVISION	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.	65 units total: Cresta Bella = 61 units "You Are Here" Mixed Use = 4 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.	Bond Closings on 387 units: Terramar = 21 units Mission Apartments = 85 units Kalos Apartments = 83 units Sorrento Tower = 198 units Tax Credits awarded on 269 units: 15th & Commercial = 140 units Vista Grande = 49 units Verbena = 80 units
3	Coastal Zone (HE-31)	Housing Commission, DSD - PLANNING DIVISION	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.	$109,500 in fees were provided in-lieu of replacing three low-income units and two moderate-income units in the Coastal Zone. Additionally, four low-income units were provided in the Coastal Zone to replace four units converted to condominiums.
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	80 new units per year	No change

			approval process for SRO's and Living Units. Provide 400 units by 2010.		
5	RT and RX zones (HE-32)	DSD	Encourage use of these zones to foster more efficient land use.	Apply in 1 location per year beginning in 2007. Application of 3 by 2010.	Being considered as part of Community Plan Update Process.
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	Section 202 award to Comm 22 seniors = 70 units
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	Ongoing
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 completed an 815-bed undergraduate project Feb 1, 2010 (8 months ahead of schedule due to favorable construction market) for transfer students that opened fall 2011 and is fully occupied. UC San Diego completed a 515-bed single UG housing project July 31, 2011 and occupied it

					for fall 2011. UC San Diego completed a 275-bed housing project July 31, 2011 and occupied it for fall 2011. Total number of new beds brought on line for fiscal year 11-12 = 1,605. For fall 2011, UC San Diego housed: - 9,171 single undergraduate students - 2,840 graduate students - 236 faculty - 124 staff - Plus 849 dependents
	SDSU	SDSU			SDSU did not make any changes in the supply of campus housing in 2011. The University currently operates approximately 5,000 beds. Over 2000 beds of new privately owned student housing have opened or started construction in the last year.
	USD	USD			USD has the ability to currently provide 2,656 beds for its students. USD can and do adjust their bed space totals on an annual basis. Some rooms fluctuate between doubles and triples or to a lesser degree between triples and quads. USD was able to accommodate every student request received for fall 2011.
	Alliant International University	Alliant International University			
	Point Loma Nazarene	Point Loma Nazarene			Point Loma is unable to add any beds to their residence halls as they are capped at 1,670 beds.
9	Manufactured Housing (HE-33)	DSD - PLANNING DIVISION	Encourage manufactured housing	Ongoing.	The City regulates manufactured housing similarly to any built units in the same

			on infill lots.		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 of mobile home spaces.	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 these criteria. The City's Mobile Home Ordinance encourages a mobile 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	Will be reviewed as part of current Housing Element Update.
	- Annual Surveys		Conduct an annual needs survey.	Ongoing	
	- Determine if additional housing is needed		Conduct an annual needs survey.	Ongoing	
11	Housing for the Homeless - short-term beds (HE-34)	DSD - PLANNING DIVISION; 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 2011 Report, 615 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, 2,576 Year round beds
	Housing for the Homeless - Hoffmaster		In accordance with "Hoffmaster v. City of	Report to Planning	Transitional housing facilities are a listed use in the municipal code and all zones that allow

			San Diego," publish and maintain a list of potential sites for emergency shelter and transitional housing on file at the City Clerk's office.	Commission and City Council	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 opportunities for special needs populations including those with mental illness, disabilities and substance abuse problems.	Provide 200 units by 2010.	From HUD HIC, 1,234 Includes 264 Shelter Plus Care beds. On February 10, 2011, the Housing Authority approved "Connections Housing Downtown" – a one-stop homeless service center with an on-site health clinic, containing 150 year-round interim beds for homeless men and women, and 73 studio units of permanent supportive rental housing for very-low income residents.
12	Parking Standards for Emergency Shelters (HE-37)	DSD - PLANNING DIVISION	Reexamine the space standards and parking requirements currently required for emergency shelters to ensure that they are reasonable.	Ongoing.	Ongoing
13	Regional Task Force on Homeless (HE-37)	DSD - PLANNING DIVISION	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,	Ongoing	City continues to provide annual funding. Program continues to provide services as stated in objective.

			collaborations and partnerships to achieve an efficient and cost-effective delivery of services to the homeless and those at risk of becoming homeless.		
14	Listing of Affordable Housing Units (HE-37)	Housing Commission	Maintain a comprehensive listing of housing developments in the City which have units reserved for low-income households.	Updated quarterly	Updated annually and posted on www.sdhc.org, the Affordable Housing Guide lists affordable apartments in the city of San Diego available to 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 continue to review federal and state legislation related to affordable housing. The Housing Commission, through its recommendation to LU&H, supports local City efforts to revise Community Plans to achieve more certainty in development review as well as support for affordable housing; The City and Housing Commission jointly funded an Affordable Housing Parking Study, completed November 2011, with recommendations to be made during 2012; the Housing Commission requested in a recommendation to LU&H November 16, 2011, to work through the City's legislative program to introduce legislation to the state to promote consistency in calculation of rent levels between state redevelopment financed programs and federal tax credit programs.
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	Ongoing	The City and SDHC continues to review federal and state legislation related to affordable housing.

			responsive to the needs of low-income households.		
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.	City Council amended Inclusionary Ordinance – effective October 18, 2011.
	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	The Inclusionary Housing Ordinance was amended and the fee schedule revised and updated, effective October 18, 2011, following the conclusion of a Residential Nexus Analysis study and stakeholder input.
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.	298 units were funded using low-interest loans: VVSD IV = 24 units Mercado = 92 units Terramar = 21 units Mason = 17 units Mission Apartments = 85 units Connections Housing = 75 units + 150 transitional housing beds
19	Accessibility (HE-39)	DSD	Prepare an ordinance to address visitability in new single-family and duplex dwellings.	Adoption of an ordinance	Coastal Commission conditionally certified the ordinance in November 2011. City Council is expected to take action accordingly so that regulations may be unconditionally certified by the Coastal Commission and become effective citywide Spring 2012
	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	Coastal Commission conditionally certified the ordinance in November 2011. City Council is expected to take action accordingly so that regulations may be unconditionally certified by the Coastal Commission and become effective citywide Spring 2012
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-	Housing Commission	Partner with area	Employer	SDHC has not been successful in developing

	assisted and employer-developed housing (HE-39)		employers to develop employer-assisted housing programs and employer-developed housing opportunities.	assisted housing projects by 2010	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.	Ongoing
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 Regulations, Title 25, and Health and Safety Codes	Inspect 1,300 mobile homes	Ongoing
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 19 in person property maintenance related education offerings in 2011 and has incorporated a series of distance learning options that also include a variety of topical maintenance issues though online seminars, webinars, and over the phone discussions.

					In person topics included OSHA regulations, fair housing, bed bugs, customer service, crime free, RRP Rule to include City of San Diego requirements, risk management, general maintenance practices, and a bed bug roundtable session at the annual conference.
	- 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	Completed 31 units referred by Code Compliance through Lead Safe Neighborhoods Program
6	Neighborhood Cleanup (HE-52)	Environmental Services Department, Waste Reduction & Enforcement Division, Code Enforcement	Support neighborhood cleanup programs.	10 per year	Ongoing
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 rental projects that are "at risk" of converting to market-rate rents.	Provide 100 units per year and 600 units by 2010.	Sorrento Towers completed = 198 units
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 2011.
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 87 units of owner-occupied residential units.
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.	The general rehab loan program for Rental Housing Rehabilitation has been discontinued for several years. In CY 2011 completed lead remediation in 174 rental units through HUD lead grants
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 45 Mobile Home rehabs – HTF funding reduced
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.	Sorrento Towers = 198 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 9 units with Tenant Accessibility Grants
6	Farm Worker Housing Rehabilitation (HE-71)	Real Estate Assets	Rehabilitate City owned units in San Pasqual Valley.	Ongoing as needed.	Ongoing as needed. FEMA grant funding for 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	100% citywide implementation through this plan period	Ongoing.

			project, create a project tracking system, and focus on better customer service overall.		
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.
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%	Coastal Commission conditionally certified the ordinance in November 2011. City Council is expected to take action accordingly (Jan 24) so that regulations may be unconditionally certified by the Coastal Commission and become effective citywide Spring 2012.
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:	Continue to implement DSD's Business Process Re-engineering (BPR) measures.
	- Planned District Ordinances (PDO)	DSD	Review all of the PDO's toward the goal of: replacing with citywide regulations where	Implement Changes by 2010	Ongoing.

			appropriate; create new regulations when needed; and implement overlay zones to protect unique community assets.		
	- Parking Regulations	DSD/DSD - PLANNING DIVISION	Consider changes to the parking regulations to facilitate housing production and affordability.	Implement Changes by 2010	Affordable Housing Parking Study completed in 2011. Draft ordinance anticipated to be scheduled for City Council adoption in June 2012.
6	Companion Unit Ordinance (HE-78)	DSD	Adopted in 2003 to be more streamlined and efficient by allowing ministerial processing.	Ongoing	The amended companion unit regulations are effective outside the coastal zone (October 6, 2011), and will require unconditional certification by the Coastal Commission to become effective citywide.
7	Re-examination of Public Facility Standards (HE-78)	DSD - PLANNING DIVISION	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	A Jobs Housing Nexus Study on the City's Housing Impact Fee program (Linkage Fee) was conducted. The public including a task force of stakeholders was provided an opportunity for review and comment. The Housing Commission made a recommendation to City Council to update the fee July 11, 2011. The recommendation was not adopted but is pending further study. The Best Practices Task force made recommendations for new revenue sources to LU&H November 16, 2011. LUL&H is expected to comment and forward to City Council in 2012.
9	Master Environmental Impact Reports (HE-79)	DSD	Use Master EIR's for redevelopment and specific plans.	Ongoing	Ongoing
10	Exemptions of Affordable	DSD	Utilize CEQA	Ongoing	Ongoing.

	Housing from Environmental Review (HE-79)		exemption for affordable housing to help manage processing time and costs.		
11	Community Planning Group Training (HE-79)	DSD - PLANNING DIVISION	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, ongoing.
13	Residential Care Facilities Locational Requirements (HE-79)	DSD	Evaluate, and revise as appropriate, locational requirements for residential care facilities including the quarter mile separation requirement.	Reevaluate locational requirements by 2010	The City will evaluate as part of the Housing Element Update, and revise as appropriate.
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	The Housing Commission currently administers 14,513 rental assistance vouchers including Moving to Work (MTW), Veteran Administration Supportive Housing, Family Unification Sponsor-based and Project-based vouchers. In the third year of being an MTW designated agency the program has undergone extensive

					streamlining and has added new elements designed to promote the deconcentration of poverty and increase supportive services that encourage self- sufficiency.
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	From HUD HIC, 1,234 permanent supportive housing units
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 of housing units and supportive services.	80 households per year	86 households.
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.	Units: 214 Allocated 264 Under Lease
5	Existing Public Housing (HE-88)	Housing Commission	Take maximum advantage of all federal state and local resources available to	Ongoing	The Housing Commission operated 76 Public Housing units. Located at 2055-2095 Via Las Cumbres 92111 and 325-415 South 33rd

			provide financial assistance, counseling and related services to low-income renters and first-time homebuyers. Maintain occupancy of 1,782 units.		Street, 92113
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 650 households.	130/year	During Calendar Year 2011, the Housing Commission assisted 98 first-time homebuyers with the purchase of their home by providing the following: • 45 Mortgage Credit Certificates • 3 REO Mortgage Credit Certificates • 59 Shared Appreciation loans • 16 3% Interest Deferred Payment Loans • 85 Closing Cost Assistance Grants • -0- Neighborhood Stabilization 0% Interest Deferred Loans -0- Neighborhood Stabilization Closing Cost Assistance Grants
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 affordable housing option for adults of all ages.	70 matches per year for a total of 350 matches by 2010	
10	Housing Affordability Impact Statement (HE-89)	Housing Commission; DSD - PLANNING DIVISION	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	City staff continues to provide housing impact statements in reports to the Housing Commission, Planning Commission, and City Council. The Housing Commission addresses housing impact in each project report by stating the number of units being created, the type of affordable housing being provided, the number of bedrooms per unit, affordability level and term of affordability.
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. The Housing Commission continues to monitor tenant relocation in accordance with the Municipal Code and Housing Commission Policy PO-BEF-301.06.
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	The Housing Commission continues to administer the mobile home mediation and communication program. A new RFP was issued for mediation services and a new mediation contract is in place; no mediations were held during the reporting period; regular meetings of the Mobile Home Community Issues Committee were held.
13	Community Reinvestment	City-County Reinvestment	Encourage lenders to	Annual	Annual financial institution review of Home

	Act (HE-90)	Task Force	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 agencies to deposit public funds in lending institutions which make a higher than average proportion of their loans to mortgage-deficient residential areas.	monitoring of lending institutions in CRA obligations	Mortgage Disclosure Act (HMDA) data to assess compliance with CRA obligations.
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's proposal to modify the linkage fee was not approved by City Council, which directed that a Task Force explore additional revenue sources. The Task Force's recommendations were reported to City Council's Land use & Housing Committee.
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	Ongoing	No activity on ordinance during 2011.

			months' rent as a relocation payment. Assist all rental tenants displaced by condominium conversions.		
	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	In 2011 San Diego LISC, in conjunction with its partners, continued to provide technical assistance and training to affordable housing development professionals - including Funders, Developers, Community Development Corporations, and related Community Based Organizations. LISC's Housing Development Training Institute provided training to local developers on subjects including; -low income housing tax credits, -public bond financing, -utilization of related public funding sources. San Diego LISC has provided TA, training and or financial assistance advancing the following projects: Trojan Apartments, World Trade Center, The Rehab of Parker Kier Apartments, the Rehab of Mission Hotel, and various housing development projects pursued by City Heights CDC.
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-	Ongoing	Inclusionary Housing Units listed under Inclusionary Housing (HE-38).

			income residents or payment of an in-lieu fee.		15th & Commercial = 14 units, Verbena = 8 unit, Riverwalk = 5 units. Over $3.929 million in-lieu fees were collected in CY 2011. Projects that received Inclusionary funding: 15th & Commercial, Kalos Apartments
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.	Never adopted by City, activity will not be pursued in the future.
3	Community Plan Density Range Implementation (HE-103)	DSD - PLANNING DIVISION; DSD	Ensure that new developments adhere to housing density ranges in community plans.	Ongoing	Ongoing.
4	Balanced Community Policy (HE-103)	DSD - PLANNING DIVISION; 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	Development Services is drafting language to incorporate the concepts of Balanced Communities and council Policy 600-19 into the Housing Element update to the City's General Plan.
5	Transit-Oriented Development (HE-103)	DSD - PLANNING DIVISION	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. Additionally, the SDHC has created a "Three-

					Year Work Plan To Facilitate Transit-Oriented Affordable Housing Development (TOD).
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.	**Village Green** (Crossroads Project Area) – 60 affordable units restricted with RDA rents, rehabilitation completed in 2011. **Vista Grande** (SEDC Merged Project Area) – 24 affordable 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.	**Verbena** (San Ysidro Project Area) – 79 affordable 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.	**54 HELP (Housing Enhancement Loans)** provided to low and moderate income owner occupants.
4	For-Sale Units (HE-108)	Redevelopment	Assist in financing the construction of new condominiums, townhomes and single-family homes with purchase prices affordable to moderate-income households.	Approx. 50 per year and 250 units by 2010.	None completed in 2011
5	Special Purpose Housing (HE-108)	Redevelopment	Help secure funding and locations to create housing linked to	Approx. 75 per year and 375 units by 2010.	None completed in 2011

			supportive services for special needs populations.		
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 completed in 2011
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	DSD – Planning Division Staff is currently drafting language to address this to be included in the Housing Element Update.
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 is in the process of requesting bids for testing services. A test sample of 5% of the Housing Commission's owned units will be tested by a successful Fair Housing Consultant.
3	Council Policy 600-20 Implementation (HE-111)	Housing Commission	Continue implementation of Council Policy 600-20.	Ongoing	Development Services is drafting language to incorporate the concept of an affirmative action marketing program, as required by Council Policy 600-20, into the Housing Element update to the City's General Plan.
Quantitative Objective: Progress Towards Energy Conservation					
1	Residential Interior/Exterior Water	City of San Diego Water Utilities Department	Provide residential customers an interior	Ongoing	Ongoing. See response to Single-family and Multi-family Audits (HE-114) below.

	Survey Program (HE-114)		and exterior water use survey of their home in an overall water conservation effort to save 32,000 acre feet per year by 2010.		
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	368 fixtures were replaced with HETs.
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.	2,557 properties surveyed.
5	San Diego Municipal Code Section 93.0208 and Title 24 California Building Code (HE-115)	DSD	Reduce Sewer flows as part of Memorandum decision in Civil Case 88-1001-B (United States, State of California & Sierra Club vs. City of San Diego)	Ongoing	Completed.
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.	5,314 High Efficiency Washers.
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	Completed.
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.
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 Electric	Support the use of tax credits for photovoltaic or wind driven system that generates capacity of not more than 200 kilowatts.	Ongoing	Ongoing.
14	General Plan and Community Plan Updates	DSD - PLANNING DIVISION	Utilize its planning processes, to promote efficient land use and development patterns which conserve such resources as fuel, water	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

			and land.		plans that began in 2011 include Southeastern San Diego.