



# **2021-2029 Housing Element**

**Adopted  
July 27, 2021**

**Community Development Department  
8130 Allison Avenue | La Mesa, CA 91942**

RESOLUTION NO. 2021-094

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA MESA  
ADOPTING THE HOUSING ELEMENT OF THE GENERAL PLAN 6TH CYCLE  
UPDATE

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WHEREAS, California Government Code Section 65588(b) requires the City of La Mesa to periodically prepare an update to the Housing Element of its General Plan;

WHEREAS, California Government Code Section 65583 requires that the Housing Element contain: (i) an assessment of the City's housing needs and an analysis of the resources and constraints, both governmental and non-governmental, relevant to the meeting of these needs; (ii) an inventory of land suitable and available for residential development and an analysis of the development potential of such sites; (iii) a statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing; and (iv) programs that set forth a schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element Update;

WHEREAS, Housing Element Law requires the Housing Element to identify adequate sites to accommodate the City's share of the regional housing needs as set forth in the Regional Housing Needs Allocation (RHNA) for all income categories;

WHEREAS, Housing Element Law also requires the Housing Element to include an assessment for affirmatively furthering fair housing (AB 686) to address impediments to fair housing and to ensure that low income housing or opportunities for low income housing are not concentrated in neighborhoods with limited resources;

WHEREAS, the 6th Cycle Housing Element update provides a citywide housing plan for the 2021-2029 planning period;

WHEREAS, in preparation of the Housing Element Update, the City conducted public outreach including a community workshop held on October 15, 2020, and Planning Commission review at a public meeting held on February 10, 2021;

WHEREAS, in accordance with Government Code Section 65585(b), the City on February 17, 2021, submitted a draft Housing Element to the California Department of Housing and Community Development (HCD) and submitted revisions to HCD dated April 9 and April 13, 2021; and received a letter from HCD dated April 16, 2021, which found that the City's draft Housing Element required revisions to comply with Housing Element Law;

WHEREAS, the City incorporated the requested revisions into the draft Housing Element in response to HCD's April 16, 2021 letter to ensure that the Housing Element would substantially comply with Housing Element Law;

WHEREAS, the Planning Commission of the City of La Mesa held a duly noticed public hearing on July 7, 2021, accepted public testimony, and adopted Resolution No. 2021-07 recommending to the City Council adoption of the Housing Element of the General Plan 6th Cycle update;

WHEREAS, the City Council of the City of La Mesa did hold a duly noticed public hearing on July 27, 2021, and accepted public testimony in considering the draft Housing Element update; and

WHEREAS, the City Council received and considered a staff report on the Planning Commission's determination.

THE CITY COUNCIL FINDS AND DETERMINES AS FOLLOWS:

1. The City Council finds and determines that the applicable provisions of CEQA and the CEQA Guidelines have been duly observed in conjunction with said hearing and the considerations of this matter and all of the previous proceedings related thereto.
2. The City Council finds and determines that the Negative Declaration and Initial Study were prepared in accordance with the applicable provisions of CEQA and the CEQA Guidelines.
3. The City Council has considered the Negative Declaration and Initial Study together with the comments received during the public review process and, on the basis of the whole record of the CEQA proceedings, finds that there is no substantial evidence that the project will have a significant effect on the environment.
4. The Negative Declaration reflects the City Council's independent judgment and analysis.
5. The records of the CEQA proceedings upon which this decision is based shall be kept at the City of La Mesa's offices located at 8130 Allison Avenue, La Mesa, CA 91942 and the custodian of such records shall be the City Clerk.
6. The methodology used to determine additional development potential on nonvacant sites demonstrates that the existing uses identified do not constitute an impediment to additional residential development based on substantial evidence that the use is likely to be discontinued during the planning period.
7. The Housing Element was prepared in accordance with California Housing Element Law.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED, by the City Council of the City of La Mesa, California, that:

1. The foregoing findings of fact and determinations are true and hereby made a part hereof.
2. The foregoing findings of fact and determinations are supported by the minutes, plans, and exhibits, all of which are herein incorporated by reference.

3. The City Council adopts the Negative Declaration and approves the 6th Cycle Housing Element, and authorizes the Community Development Director to complete non-legislative technical updates to Affordability Furthering Fair Housing (AFFH) as required by HCD.

PASSED AND ADOPTED at a Regular meeting of the City Council of the City of La Mesa, California, held the 27th day of July 2021, by the following vote, to wit:

AYES: Councilmembers Baber, Parent, Shu, and Mayor Arapostathis

NOES: None

ABSENT: None

#### CERTIFICATE OF CITY CLERK

I, MEGAN WIEGELMAN, City Clerk of the City of La Mesa, California, do hereby certify the foregoing to be a true and exact copy of Resolution No. 2021-094, duly passed and adopted by the City Council of said City on the date and by the vote therein recited.



MEGAN WIEGELMAN, CMC, City Clerk

(SEAL OF CITY)



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# Housing Element

## Vision

*A City that provides safe and decent housing opportunities for all its residents, offering a range of housing options to accommodate the diverse needs of the community.*

## Introduction

The Housing Element is a component of the General Plan which assesses the housing needs of all economic segments of the City of La Mesa. In addition, the Housing Element defines the goals and policies that will guide the City's approach to resolving those needs and recommends a set of programs that would implement policies over the next eight years.

State law requires that all cities adopt a Housing Element and describe in detail the necessary contents of the housing element. This Housing Element responds to those requirements and responds to the special characteristics of the City's housing environment. This Housing Element incorporates the most current data and information readily available at the time of writing. It also includes an evaluation of the Housing Element adopted in 2013, an assessment of the current and potential housing actions, and an assessment of resources of the private sector and all levels of the public sector.

This La Mesa Housing Element is prepared for the 2021-2029 update cycle for jurisdictions in the San Diego Association of Governments (SANDAG) region.

## Purpose and Content

The Housing Element of the General Plan is designed to provide the City with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing within the community. A priority of both State and local governments, Government Code Section 65580 states the intent of creating housing elements:

*The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.*

### Housing Goals:

**Goal 1:** High-quality and well-maintained residential neighborhoods.

**Goal 2:** Availability of a wide range of housing by location, type of unit, and price to meet the existing and future needs of La Mesa residents.

**Goal 3:** Housing for lower income and moderate income households, including ownership and rental opportunities.

**Goal 4:** A City that mitigates potential governmental constraints to housing production and affordability.

**Goal 5:** A City where all residents have an equal opportunity to reside in the housing of their choice.

Per State Law, the Housing Element has two main purposes:

- To provide an assessment of both current and future housing needs and constraints in meeting these needs; and
- To provide a strategy that establishes housing goals, policies, and programs.

The Housing Element is an eight-year plan for the 2021-2029 period (April 15, 2021 through April 15, 2029) and serves as an integrated part of the General Plan, but is updated more frequently to ensure its relevancy and accuracy. The Housing Element identifies strategies and programs that focus on:

- Matching housing supply with need;
- Maximizing housing choice throughout the community;
- Assisting in the provision of affordable housing choice;
- Removing government and other constraints to housing investment; and
- Promoting fair and equal housing opportunities.

The Housing Element consists of the following major components:

- A profile and analysis of the City’s demographics, housing characteristics, and existing and future housing needs.
- An analysis of constraints to housing production and maintenance. Constraints include potential market, governmental, and environmental limitations to meeting the City’s identified housing needs.
- An overview of resources available to further housing production and maintenance. Resources include land available for new construction, opportunities for rehabilitation and revitalization, and financial and administrative resources available for implementing housing programs. In addition, this section also examines opportunities for energy conservation.
- An assessment of housing accomplishments during the previous Housing Element period, 2013-2021.
- A statement of the Housing Plan to address the City’s identified housing needs, including a formulation of housing goals, policies, and programs.

## **Background**

### **Community Context**

The City of La Mesa is approximately 9 square miles in area and is located 14 miles from the Pacific Ocean. It is immediately adjacent to the eastern boundary of the City of San Diego, along both sides of Interstate 8. La Mesa is part of western San Diego County which is dominated by a series of geologic features known as marine terraces. Over the past 2.5 million years, stream erosion has cut canyons through these terraces which help to define communities and subregions. Alvarado Creek and Chollas Creek, which are defining features of La Mesa, are examples of terrace cutting streams. These natural drainage systems

are now important urban drainage systems which continue to be an important factor in the shaping the form and development of the community.

To understand the current land use and development patterns that exist in La Mesa, it is important to understand the general history of the settlement of the area. The area now occupied by La Mesa was part of the early Rancho de la Mission San Diego de Alcalá as created by Spanish colonists. However, settlement of the area did not begin in earnest until the late 1800s after California was annexed to the United States. The post-war period resulted in tremendous growth throughout Southern California with La Mesa being no exception. Residential neighborhoods bloomed along the University and El Cajon corridors, and on the north side of the City along Lake Murray Boulevard and Baltimore Drive. La Mesa grew in size as well as in population during this period.

Today, La Mesa is known as the “Jewel of the Hills” and is very typical of other suburban communities in terms of the distribution and range of land use in the community. According to the California Department of Finance 2020 Population Estimates, the City population was 59,966, an increase of about 6.5 percent since the 2010 Census. Household size increased from 2.3 persons per household in 2010 to 2.5 persons per household in 2018 according to the 2014-2018 American Community Survey.

La Mesa offers a mix of housing types. Single-family homes make up about 53 percent of the housing stock, the multi-family share is about 47 percent, and mobile homes comprise the remaining one percent.

## **Public Participation**

Citizen participation is one of the most important components of the Housing Element process. The City of La Mesa Community Development Department utilized the following strategy to solicit meaningful community input in preparing the City’s 2021-2029 Housing Element.

### ***Housing Element and Historic Preservation Element Workshop***

On October 15, 2020, the City conducted a community workshop on the Housing Element of the General Plan. The meeting flyer was posted on the City’s upcoming events section of the website and the City’s social media accounts, as well as emailed to agencies and organizations that serve low and moderate income residents and those with special needs. Housing developers active in the City were also invited to the meeting.

During the workshop, the City provided an overview of the Housing Element requirements and update process. Participants were encouraged to discuss topics such as housing problems in La Mesa, underserved groups, and priority housing needs in the community. Participants were able to submit specific questions for the City and received live responses to their issues and concerns, and requests for information and clarifications.

A list of the agencies invited and a summary of the comments received are included in Appendix A.

### ***Planning Commission Meeting***

The City conducted a special meeting before the Planning Commission on February 10, 2021 to review the Draft Housing Element. Stakeholders in the community were invited to participate and provide comments during the meeting. No comments from stakeholders or the public were received during the meeting. The Draft Housing Element is available for public review and the Planning Commission provided input on revisions necessary and received public comments. The revised Draft Housing Element will be submitted to HCD for review and continues to be available on City website for public input.

### ***Public Hearings***

Public hearings will be conducted before the Planning Commission and City Council to review the Draft Housing Element. The meetings will be publicly noticed and agencies on the City’s mailing list to receive information on the Housing Element update will be notified (see list in Appendix A).

### ***Public Review of Draft Housing Element***

The Draft La Mesa Housing Element was available for public review at the following locations:

- City Hall
- City Library
- City website

The City sent out an email blast to 57 stakeholders and interested parties on February 4, 2021 to announce the public review and comment period of the Housing Element and the February 10, 2021 Planning Commission meeting to review the draft.

## **Data Sources and Methodology**

In preparing the Housing Element, various sources of information are consulted. While the decennial Census provides the most complete basis for population and household characteristics, information from the 2010 is considerably out of date and 2020 Census data was not yet available at the time of this writing. Moreover, the 2010 Census does not contain detailed information on household, income, and housing characteristics. Therefore, several sources were used to gather more recent data, including the following:

- 2018 American Community Survey by the Census Bureau<sup>1</sup>
- Population and demographic data updated by the State Department of Finance
- Housing market information, such as home sales and rents, from Dataquick and Realtytrack, among other sources
- Lending patterns from the Home Mortgage Disclosure Act (HMDA) database
- Labor statistics from California Employment Development Department

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<sup>1</sup> The American Community Survey (ACS) is conducted on a very small sample of the population. As such, the data tend to have large margins of errors, especially for the more detailed levels of questions and small geographic units. Therefore, this Housing Element may not present all ACS data available when the margins of errors appear to be unreasonable.



## **Relationship to Other General Plan Elements**

The City of La Mesa’s General Plan contains goals and policies for urban development, community design, housing, natural hazards, economic development, and public services and facilities.

The Land Use Element sets forth the amount and type of residential development permitted under the General Plan, thereby affecting housing opportunity in La Mesa. In addition, the Land Use Element contains policies directed at maintaining the existing housing stock, as well as ensuring the quality of new residential development. The Circulation Element contains policies to minimize roadway traffic into residential neighborhoods and the Noise Element sets forth policies to minimize the level of noise in neighborhoods. The Conservation and Open Space Element establishes development standards to minimize the impact of residential development on sensitive resources, such as hillside areas, ecological habitat, and scenic view sheds. Finally, the Safety Element sets forth policies to ensure the safety of the City’s housing stock through such measures as code enforcement, and mitigation of environmental hazard (such as wildfires and flooding) as conditions to development.

The City must also ensure that adequate water and sewer services are available to accommodate the growth anticipated in the Housing Element, especially for affordable housing. In the event of a shortage in water supply or sewage capacity, affordable housing will be given priority for allocation pursuant to SB 1087. The City controls the access to the sewer service and works with the Helix Water District that supplies the water. Upon adoption of the Housing Element, the City will send a copy of the Housing Element to the water district pursuant to SB 1087 to emphasize the priority for services for affordable housing projects. A program is provided in this Housing Element to set up a procedure in the City that will be used to prioritize sewer services for affordable housing projects. The City has adequate existing and planned water and sewer capacity to accommodate the City allocated housing obligation through the Regional Housing Needs Assessment (RHNA).

Through the City’s annual General Plan implementation review process, the City will ensure internal consistency among the various elements of the General Plan.

**Table HE-1. Relationship with Other General Plan Elements**

<b>Housing Issues</b>	<b>Circulation</b>	<b>Conservation</b>	<b>Health and Wellness</b>	<b>Noise</b>	<b>Land Use</b>	<b>Open Space</b>	<b>Safety</b>
Residential Land Use Pattern	x	x	x	x	x		x
Housing Types	x	x	x		x		
Preservation and Maintenance		x					
Safe Living Environment	x				x		x

## Community Profile

The City strives to achieve a balanced housing stock that meets the varied needs of all income segments of the community. To understand the City’s housing needs, the nature of the existing housing stock and the housing market are comprehensively evaluated. This section of the Housing Element discusses the major components of housing needs in La Mesa, including population, household, economic and housing stock characteristics. Each of these components is presented in a regional context, and where relevant, in the context of other nearby communities. This assessment serves as the basis for identifying the appropriate goals, policies, and programs for the City to implement during the 2021-2029 Housing Element cycle.

### Population Characteristics

Understanding the characteristics of a population is vital in the process of planning for the future needs of a community. Population characteristics affect the type and amount of housing needs in a community. Issues such as population growth, race/ethnicity, age, and employment trends are factors that combine to influence the type of housing needed and the ability to afford housing. The following section describes and analyzes the various population characteristics and trends that affect housing needs.

#### Population Growth

La Mesa’s population rose from 54,751 in 2000 to an estimated 59,966 in 2020 (Table HE-2.) The SANDAG 2050 Regional Growth Forecast estimates that the La Mesa population will reach 70,252 in 2035 and 77,881 in 2050. La Mesa is projected to grow more rapidly than neighboring jurisdictions such as Lemon Grove, El Cajon, or Santee and the County.

Table HE-2. County Population Growth (2000-2050)

Jurisdictions	Population					Percent Change	
	2000	2010	2020	2035*	2050*	2000-2010	2010-2020
Chula Vista	173,860	243,916	272,202	326,625	345,586	40.3%	11.6%
El Cajon	94,819	99,478	104,393	109,383	115,465	4.9%	4.9%
<b>La Mesa</b>	<b>54,751</b>	<b>57,065</b>	<b>59,966</b>	<b>70,252</b>	<b>77,881</b>	<b>4.2%</b>	<b>5.1%</b>
Lemon Grove	24,954	25,320	26,526	28,673	30,903	1.5%	4.8%
National City	54,405	58,582	62,099	73,329	85,121	7.7%	6.0%
San Diego	1,223,341	1,307,402	1,430,489	1,665,609	1,777,936	6.9%	9.4%
Santee	53,090	53,413	57,999	63,812	66,313	0.6%	8.6%
San Diego County	2,813,833	3,095,313	3,343,355	3,853,698	4,068,759	10.0%	8.0%

\* Represents an estimate from the SANDAG 2050 Regional Growth Forecast.

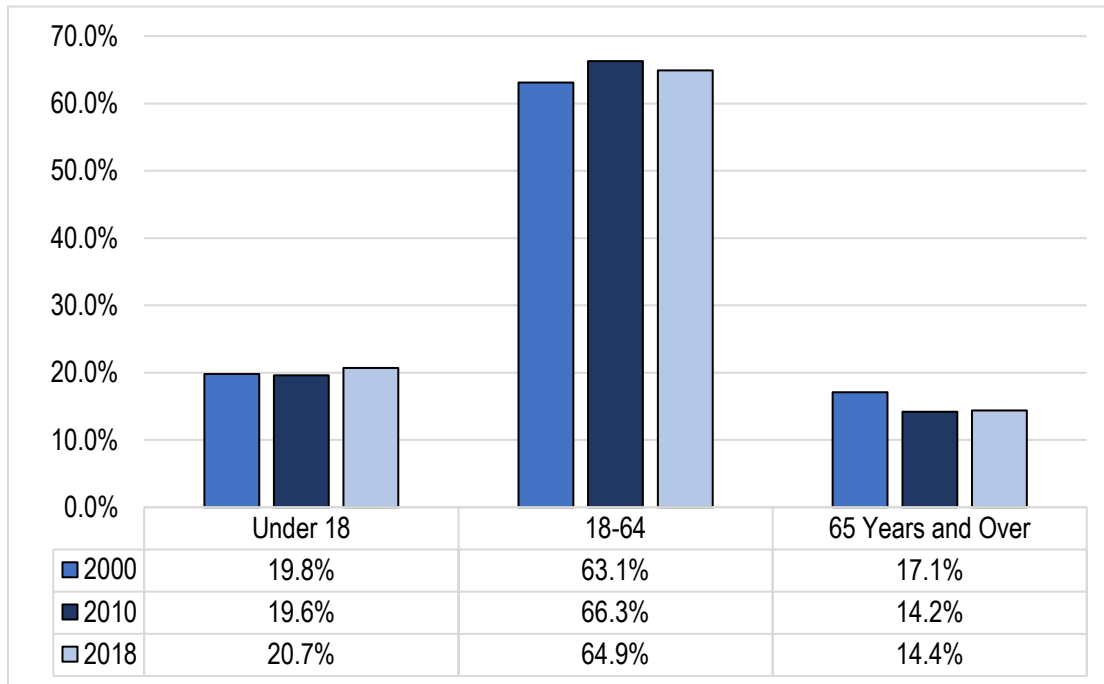
Sources: Bureau of the Census, 2000-2010; Department of Finance (DOF) E-1: Population Estimates, 2020; SANDAG Series 13 Regional Growth Forecast (2050), 2013.

**Age Characteristics**

A community’s current and future housing needs are determined in part by the age characteristics of residents. Typically, each age group has distinct lifestyles, family types and sizes, ability to earn incomes, and therefore, housing preferences. As people move through each stage of life, housing needs and preferences change. Traditional assumptions are that the young adult population (20 to 34 years old) tends to favor apartments, low to moderate cost townhomes/condominiums, and smaller single-family units. The adult population (35 to 64 years old) represents the major market for moderate to relatively high cost condominiums and single-family homes. The senior population (65 years and older) tends to generate demand for low to moderate cost apartments and condominiums, group quarters, and mobile homes. In order to create a balanced community, it is important to provide housing options that suit the needs of various age groups.

The population of La Mesa is, as measured by the median age of its residents, comparable to most neighboring communities and the County as a whole. In 2018, La Mesa’s median age was 35.5 years; almost exactly the same as the County’s median age. Seniors (65 years and older) make up about 14% of La Mesa’s population, while children under 18 are about 21% of the population. Figure HE-1 compares changes in the age composition of La Mesa’s population from 2000 to 2018, while Table HE-3 compares the percentage of individuals under 18, over 65, and the median age of La Mesa with nearby communities.

**Figure HE-1. Age Distribution**



Sources: Bureau of the Census, 2000-2010 Census; American Community Survey (ACS) 2014-2018, Table S0101 (5-Year Estimates).

Table HE-3. Age Characteristics (2000-2018)

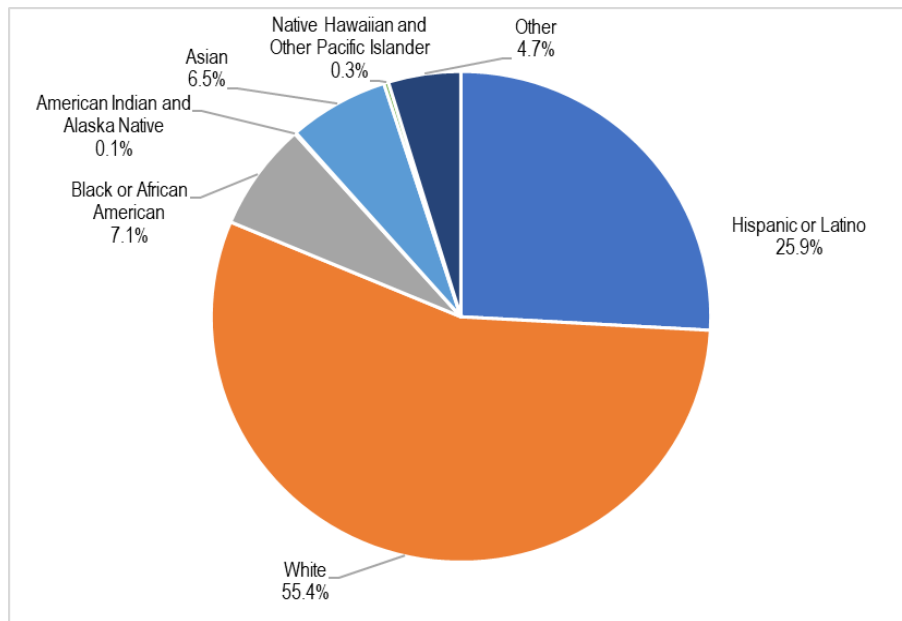
Jurisdiction	Under 18 years			Over 65 years			Median Age
	2000	2010	2018	2000	2010	2018	
Chula Vista	28.80%	27.90%	25.70%	11.20%	10.00%	12.10%	34.9
El Cajon	27.80%	25.70%	25.40%	11.30%	11.00%	11.90%	34.0
<b>La Mesa</b>	<b>19.80%</b>	<b>19.60%</b>	<b>20.70%</b>	<b>17.10%</b>	<b>14.20%</b>	<b>14.40%</b>	<b>35.5</b>
Lemon Grove	27.60%	25.50%	25.30%	12.00%	11.20%	12.90%	35.4
National City	30.10%	25.50%	21.00%	11.20%	10.60%	12.60%	33.6
San Diego	23.90%	21.40%	20.10%	10.40%	10.70%	12.30%	34.7
Santee	28.30%	23.80%	21.60%	8.90%	10.70%	14.20%	38.8
San Diego County	25.60%	23.40%	22.00%	11.10%	11.40%	13.30%	35.6

Sources: Bureau of the Census, (2000-2010); ACS 2014-2018, Table S0101 (5-Year Estimates).

**Race/Ethnicity Characteristics**

Race/ethnicity of the population is important to an analysis of housing needs and conditions for several reasons. A community’s racial and ethnic composition may have implications for housing needs to the extent that different groups have different household characteristics, income levels, and cultural backgrounds that may affect their housing needs and preferences. Studies have also suggested that different racial and ethnic groups differ in their attitudes toward and/or tolerance for “housing problems” as defined by the federal Department of Housing and Urban Development (HUD), including overcrowding and housing cost burden. According to these studies, perceptions regarding housing density and overcrowding, as well as the cultural practices of living with extended families tend to vary among racial and ethnic groups.

Figure HE-2. Race/Ethnicity (2018)



Source: ACS 2014-2018, Table DP05 (5-Year Estimates).

In 2018, roughly 55% of La Mesa residents were White, 7% Black, 26% Hispanic or Latino, 7% percent Asian, less than one percent Native Hawaiian or Pacific Islander, less than one percent American Indian or Alaska Native, and 5% other races (Figure HE-2). As shown in Table HE-4, La Mesa has a higher proportion of White residents and smaller proportion of Hispanic and Latino residents compared to most neighboring jurisdictions and the County. The City’s proportion of Black residents and those of “Other” racial and ethnic backgrounds is roughly similar to that among neighboring jurisdictions and within the County. The proportion of the population in La Mesa that is Asian is similar to Lemon Grove, El Cajon, and Santee. And American Indian, Native Alaskan, Native Hawaiian, and Pacific Islanders make up a very small portion of the population and comprise a similar proportion to the County and nearby jurisdictions.

**Table HE-4. Racial Composition (2018)**

Jurisdiction	White	Black	Hispanic	American Indian/ Alaska Native	Asian	Native Hawaiian or Pacific Islander	Other
Chula Vista	18%	4%	59%	0.1%	16%	1.0%	3%
El Cajon	57%	6%	29%	0.2%	4%	0.4%	5%
<b>La Mesa</b>	<b>56%</b>	<b>7%</b>	<b>26%</b>	<b>0.1%</b>	<b>7%</b>	<b>0.3%</b>	<b>5%</b>
Lemon Grove	29%	14%	47%	0.1%	6%	0.4%	4%
National City	10%	5%	64%	0.2%	19%	1.0%	1%
San Diego	43%	6%	30%	0.2%	16%	0.4%	4%
Santee	70%	2%	18%	1.0%	5%	0.3%	5%
San Diego County	46%	5%	34%	0.4%	12%	0.4%	4%

Sources: ACS 2014-2018, Table DP05 (5-Year Estimates).

### **Economic Characteristics**

Employment has an important impact on housing needs. Incomes associated with different jobs and the number of workers in a household determines the type and size of housing a household can afford. In some cases, the types of jobs themselves can affect housing needs and demand (such as in communities with military installations, college campuses, and large amounts of seasonal agriculture). Employment growth typically leads to strong housing demand, while the reverse is true when employment contracts.

#### ***Employment***

In 2010, the two largest occupational categories for City residents were education/health/social services and professional, scientific, management, administrative and waste management services (Table HE-5). These categories accounted for more than one-third (36%) of jobs held by La Mesa residents. Similarly, these occupations comprised 34% of jobs held by County residents. In 2018, education/health/social services remained the largest occupational category for La Mesa residents (22%), but retail trade (14%) accounted for the next-highest occupational category.

Table HE-6 displays mean annual wage data for occupations compiled by the California Employment Development Department (EDD) for the San Diego Metropolitan Statistical Area. Table HE-6 shows education and healthcare occupations generally offer moderate pay scales while the food preparation and retail sales offer the lower wages.

**Table HE-5. Employment Characteristics (2010-2018)**

Industry	2010 ACS		2018 ACS	
	% of City Employment	% of County Employment	% of City Employment	% of County Employment
Agriculture, Forestry, Fishing, Hunting, Mining	0.2%	0.7%	0.4%	0.9%
Construction	6.8%	7.2%	5.3%	5.9%
Manufacturing	7.2%	9.2%	6.3%	9.2%
Wholesale Trade	2.4%	2.9%	1.8%	2.4%
Retail Trade	11.8%	10.8%	13.9%	10.5%
Transportation, Warehousing, Utilities	3.1%	3.8%	3.6%	4.1%
Information	2.2%	2.5%	2.2%	2.0%
Finance, Insurance, Real Estate, Rental, Leasing	6.8%	7.4%	6.1%	6.2%
Professional, Scientific, Management, Administrative, Waste Management Services	13.0%	14.2%	13.1%	15.1%
Educational Services, Health Care, Social Assistance	22.7%	19.9%	21.9%	21.3%
Arts, Entertainment, Recreation, Accommodation, Food Services	10.3%	10.6%	11.4%	11.9%
Other Services, except Public Administration	5.2%	5.2%	5.2%	5.4%
Public Administration	8.3%	5.4%	8.8%	5.0%

Sources: ACS 2010; ACS 2014-2018, Table S2403 (5-Year Estimates).

**Table HE-6. Average Salary by Occupation - San Diego Region (2020)**

<b>Occupations</b>	<b>Average Salary</b>
Management	\$136,531
Legal	\$120,265
Computer and Mathematical	\$104,627
Healthcare Practitioners and Technical	\$102,053
Architecture and Engineering	\$99,949
Life, Physical and Social Science	\$87,579
Business and Financial Operations	\$80,850
Education, Training and Library	\$66,690
Arts, Design, Entertainment, Sports and Media	\$61,614
Construction and Extraction	\$60,047
Protective Service	\$58,837
Community and Social Service	\$56,793
Installation, Maintenance and Repair	\$54,945
Sales	\$45,974
Office and Administrative Support	\$45,385
Production	\$43,823
Transportation and Material Moving	\$39,362
Building, Grounds Cleaning, and Maintenance	\$36,248
Healthcare Support	\$35,609
Personal Care and Service	\$34,806
Farming, Fishing and Forestry	\$33,243
Food Preparation and Serving Related	\$31,942
<b>All Occupations</b>	<b>\$61,770</b>

Source: California Employment Development Department (EDD), Occupational Wage data, 2020.

## Household Characteristics

The Census defines a household as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood and unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories or other group living situations are not considered households. Household type and size, income levels, the presence of special needs populations, and other household characteristics determine the type of housing needed by residents, their preferences, and their ability to obtain housing that meets their needs. For example, single-person households, typified by seniors or young adults, tend to reside in apartment units or smaller single-family homes. Families typically prefer and occupy single-family homes. This section details the various household characteristics affecting housing needs.



**Household Type and Size**

According to 2018 American Community Survey 5-Year Estimates, there were 1,118,980 households (i.e., occupied housing units) in San Diego County. Of these, 23,298 households, or approximately two percent, were residing in La Mesa. As shown in Table HE-7, among the La Mesa households, 31% were single-person households. Single-person households represented a much larger proportion of La Mesa’s total households than nearly all neighboring jurisdictions and countywide. Conversely, 27% of La Mesa households consisted of families with children; a much smaller proportion than that found in most neighboring jurisdictions and countywide. Given the low proportion of families with children in La Mesa, it should come as no surprise that the proportion of large households (five or more persons) is also smaller than in neighboring jurisdictions.

**Table HE-7. Household Characteristics (2018)**

Jurisdiction	Single Person Households	Senior Headed Households	Families with Children	Single-Parent Households	Large Households	
					Owner-Occupied	Renter-Occupied
Chula Vista	16.5%	17.8%	40.3%	11.0%	39.6%	36.4%
El Cajon	21.3%	18.7%	35.6%	11.1%	27.8%	34.1%
<b>La Mesa</b>	<b>31.3%</b>	<b>22.2%</b>	<b>26.8%</b>	<b>9.1%</b>	<b>19.7%</b>	<b>19.0%</b>
Lemon Grove	21.9%	20.4%	33.2%	11.4%	33.9%	25.9%
National City	21.4%	21.9%	32.8%	13.1%	41.6%	33.5%
San Diego	27.4%	17.8%	26.6%	7.4%	24.0%	21.6%
Santee	28.0%	19.1%	31.1%	8.4%	24.3%	26.2%
San Diego County	23.7%	19.8%	30.0%	8.2%	26.6%	26.2%

Sources: ACS 2014-2018, Tables DP02 and B25009 (5-Year Estimates).

Table HE-8 shows that in 2018, La Mesa households consisted mostly of families (60%). More of these families were married couples that do not have children, 5,742 (25%), compared to 4,110 married couple families (18%) with children. The greatest change from 2010 to 2018 was the 28% decrease in other non-families, followed by the 9% decrease in other single non-family households.

Table HE-8. Changes in Household Types (2000-2018)

Household Types	2000		2010		2018		Percent Change			
	#	%	#	%	#	%	2000-2010		2010-2018	
							#	%	#	%
Families	13,386	55.3%	13,767	56.2%	14,034	60.2%	381	2.8%	297	2.2%
Married w/ Children	3,957	16.4%	3,899	15.9%	4,110	17.6%	-58	-1.5%	211	5.4%
Married w/o Children	5,667	23.4%	5,431	22.2%	5,742	24.6%	-236	-4.2%	311	5.7%
Other Families	3,762	15.6%	4,437	18.1%	4,182	18.0%	675	17.9%	-255	-5.7%
Non-Families	10,800	44.7%	10,745	43.8%	9,264	39.8%	-55	-0.5%	-1,481	-13.8%
Single	8,275	34.2%	8,004	32.7%	7,295	31.3%	-271	-3.3%	-709	-8.9%
Other Non-Families	2,525	10.4%	2,741	11.1%	1,969	8.5%	216	8.6%	-772	-28.2%
Total Households	24,186	100%	24,512	100%	23,298	100%	326	1.3%	-1,214	-5.0%

Source: Bureau of the Census, 2000-2010 Census; ACS 2014-2018, Table DP02 (5-Year Estimates).

Household size is a significant factor in housing demand. Often, household size can be used to predict the unit size that a household will select. For example, small households (one and two persons per household) traditionally can find suitable housing in units with zero to two bedrooms while larger households (three or more persons per household) can usually find suitable housing in units with three to four bedrooms.

In 2018, the average number of persons per household in the cities near La Mesa ranged from 2.5 to 3.4, with a regionwide average of 2.9 persons per household. La Mesa had an average of 2.5 persons per household, representing a small increase from 2000, when an average of 2.3 persons per household was reported. Table HE-9 compares household size in La Mesa to household size in surrounding cities and the County. Household size varied among the cities, with La Mesa having the lowest average household size among surrounding jurisdictions. SANDAG estimates that average household size in the region will decrease slightly over the next 20 years.

**Table HE-9. Average Persons per Household (2018)**

Jurisdiction	Average Household Size (2018)	Projected Average Household Size (2050)
Chula Vista	3.35	3.28
El Cajon	3.06	2.89
<b>La Mesa</b>	<b>2.52</b>	<b>2.38</b>
Lemon Grove	3.13	3.00
National City	3.39	3.41
San Diego	2.71	2.64
Santee	2.63	2.80
San Diego Region	2.87	2.81

Source: ACS 2014-2018, Table DP02 (5-Year Estimates); SANDAG Series 13 Regional Growth Forecast (2050), 2013.

***Household Income***

Household income indicates the wealth of a community and therefore is directly connected to the ability to afford housing. As household income increases, the more likely that household is to be a homeowner. As household income decreases, households tend to pay a disproportionate amount of their income for housing and the number of persons occupying unsound and overcrowded housing increases.

For planning and funding purposes, the California State Department of Housing and Community Development (HCD) has developed the following income categories based on the Area Median Income (AMI) of a metropolitan area (such as San Diego County):

- Extremely Low Income: households earning up to 30% of the AMI
- Very Low Income: households earning between 31 and 50% of the AMI
- Low Income: households earning between 51% and 80% of the AMI
- Moderate Income: households earning between 81% and 120% of the AMI
- Above Moderate Income: households earning over 120% of the AMI

Combined, the extremely low, very low, and low income groups are referred to as lower income.<sup>2</sup>

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<sup>2</sup> Federal housing and community development programs typically assist households with incomes up to 80 percent of the AMI and use different terminology. For example, the Federal Community Development Block Grant (CDBG) program refers households with incomes between 51 and 80 percent AMI as moderate income (compared to low income based on State definition).

Between 2013 and 2017, approximately 52% of La Mesa households earned moderate or above moderate incomes (Table HE-10), while 48% of households had incomes in the extremely low, very low, and low income levels.<sup>3</sup>

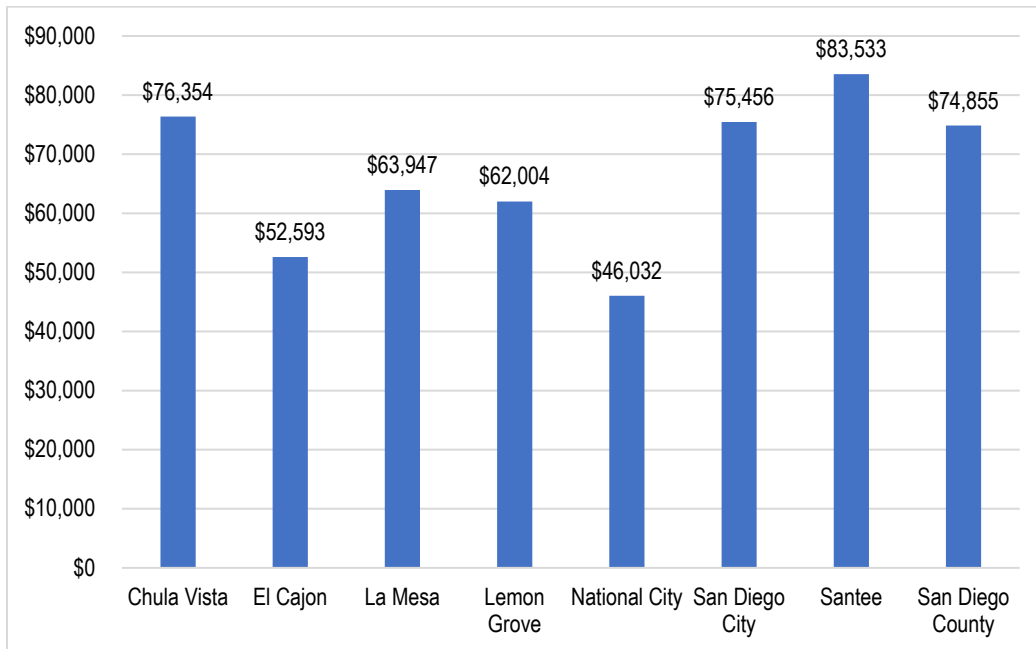
**Table HE-10. Households by Income Category (2013-2017)**

Income Category (% of County AMI)	Households	Percent
30% AMI or less	3,485	14.8%
31 to 50% AMI	3,210	13.6%
51 to 80% AMI	4,540	19.3%
81 to 100% AMI	2,665	11.3%
Over 100% AMI	9,640	41.0%
<b>Total</b>	<b>23,535</b>	<b>100.0%</b>

Source: Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) (2013-2017 ACS), 2020.

Household incomes in La Mesa tend to be slightly lower than many cities in the region as a whole. Median household income in the City was \$63,947 in 2018, compared to the San Diego County median household income of \$74,855. Figure HE-3 compares household income in La Mesa and in the San Diego region in 2018.

**Figure HE-3. Median Household Income (2018)**



Source: ACS 2014-2018, Table S1901 (5-Year Estimates).

<sup>3</sup> Data was obtained from the Comprehensive Housing Affordability Strategy (CHAS) prepared for HUD by the Census Bureau using 2013-2017 ACS data.

Table HE-11 compares median income in La Mesa to neighboring cities and the region. Median household income in the City was on the lower end of the spectrum for the region but on par with surrounding jurisdictions.

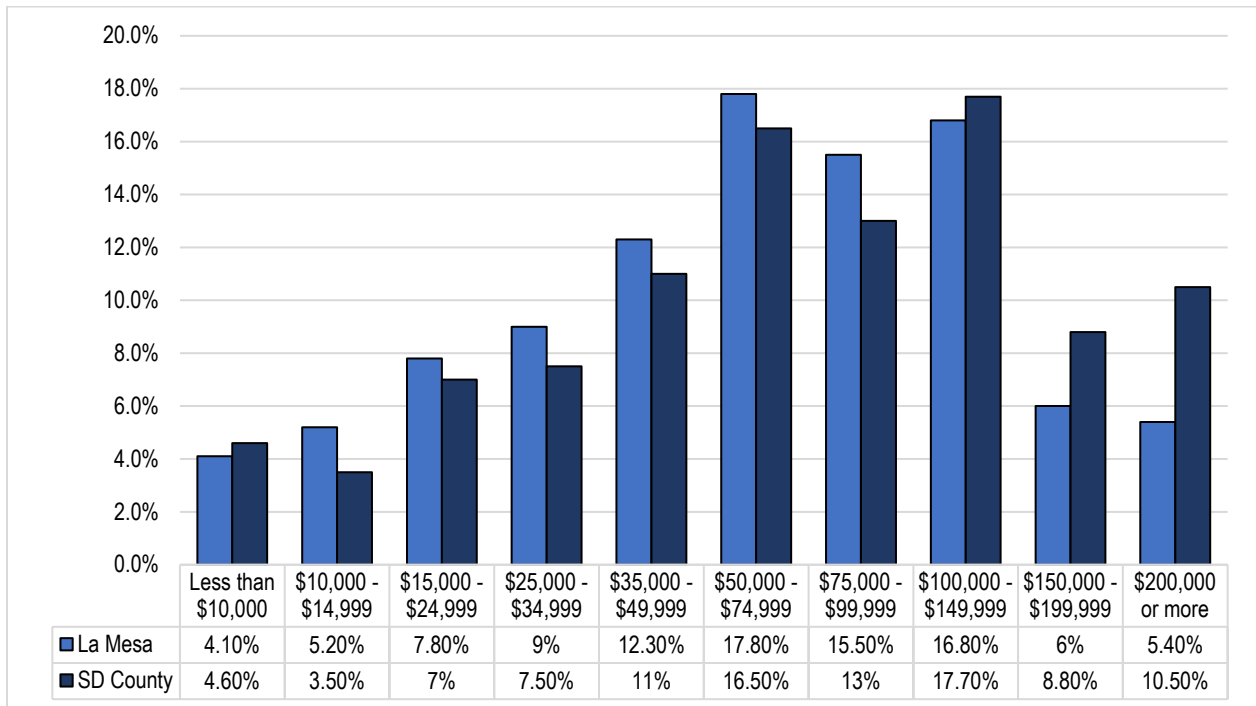
**Table HE-11: Median Household Income (2018)**

<b>Jurisdiction</b>	<b>Median Household Income</b>	<b>Percent Above/Below Regional Median</b>
Chula Vista	\$76,354	+2%
El Cajon	\$52,593	-30%
<b>La Mesa</b>	<b>\$63,947</b>	<b>-15%</b>
Lemon Grove	\$62,004	-17%
National City	\$46,032	-39%
San Diego City	\$75,456	+1%
Santee	\$83,533	+12%
San Diego Region	\$74,855	0%

*Source: ACS 2014-2018, Table S1901 (5-Year Estimates).*

According to the 2014-2018 ACS, approximately 17% of the La Mesa households earned less than \$25,000 (Figure HE-4). Approximately 28% of La Mesa households earned \$100,000 or more between 2014 and 2018. By comparison, the County’s income distribution between 2014 and 2018 was skewed toward the higher income categories, explaining the SANDAG estimates of higher median household income in the County than in La Mesa.

Figure HE-4. Household Income (2018)



Source: ACS 2014-2018. Table S1901 (5-Year Estimates).

## Housing Problems

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in La Mesa. Detailed CHAS data based on the 2013-2017 ACS data is displayed in Table HE-12. Housing problems considered by CHAS include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burden, including utilities, exceeding 30% of gross income; or
- Severe housing cost burden, including utilities, exceeding 50% of gross income.

The types of problems vary according to household income, type, and tenure. Some highlights include:

- In general, renter-households had a higher level of housing problems (55%) compared to owner-households (33%).
- Large renter-families experienced the highest level of cost burden (59%).
- Approximately 77% of the extremely low income (households earning up to 30 percent of the AMI) and 82% very low income households (households earning between 31% and 50% of the AMI) experienced housing problems.

Table HE-12. Housing Assistance Needs of Lower Income Households (2013-2017)

Household by Type, Income, and Housing Problem	Renters				Owners				Total HHs
	Elderly	Small Families	Large Families	Total Renters	Elderly	Small Families	Large Families	Total Owners	
Extremely Low Income (0-30% AMI)	865	845	140	2,670	545	85	20	815	3,485
<i>With any housing problem</i>	--	--	--	78.5%	--	--	--	71.2%	76.8%
<i>With cost burden &gt;30%</i>	55.5%	100%	89.3%	75.3%	67.9%	76.5%	100%	69.3%	73.9%
<i>With cost burden &gt; 50%</i>	52.6%	84.0%	50.0%	67.0%	43.1%	58.8%	100%	46.6%	62.3%
Very Low Income (31-50% AMI)	660	885	220	2,425	610	85	40	785	3,210
<i>With any housing problem</i>	--	--	--	78.5%	--	--	--	56.1%	81.5%
<i>With cost burden &gt;30%</i>	75.0%	85.9%	89.3%	75.3%	50.8%	52.9%	100%	54.8%	78.7%
<i>With cost burden &gt; 50%</i>	52.3%	41.8%	50.0%	67.0%	26.2%	41.2%	100%	34.4%	44.1%
Low Income (51-80% AMI)	505	1,490	110	3,125	690	365	115	1,415	4,540
<i>With any housing problem</i>	--	--	--	76.5%	--	--	--	50.2%	68.3%
<i>With cost burden &gt;30%</i>	73.3%	67.8%	54.5%	0.0%	30.4%	64.4%	69.6%	48.8%	64.1%
<i>With cost burden &gt; 50%</i>	22.8%	8.7%	0.0%	12.8%	15.2%	34.2%	39.1%	25.1%	16.6%
Moderate Income (81-100% AMI)	185	695	130	1,705	295	350	50	960	2,665
<i>With any housing problem</i>	--	--	--	28.7%	--	--	--	45.3%	34.7%
<i>With cost burden &gt;30%</i>	16.2%	19.4%	30.8%	25.2%	22.0%	44.3%	30.0%	43.2%	31.7%
<i>With cost burden &gt; 50%</i>	0.0%	0.0%	0.0%	1.2%	0.0%	2.9%	0.0%	1.0%	1.1%
Moderate and Above Income (>100% AMI)	490	1,990	110	3,815	1,875	2,760	360	5,825	9,640
<i>With any housing problem</i>	--	--	--	11.7%	--	--	--	17.7%	15.3%
<i>With cost burden &gt;30%</i>	6.1%	8.5%	0.0%	6.0%	12.3%	15.2%	27.8%	16.4%	12.3%
<i>With cost burden &gt;50%</i>	3.1%	0.0%	0.0%	0.4%	3.7%	1.1%	6.9%	2.5%	1.7%
Total Households	2,705	5,905	710	13,735	4,015	3,645	585	9,800	23,535
<i>With any housing problem</i>	--	--	--	7,600	--	--	--	3,190	10,790
<i>% With housing problem</i>	--	--	--	55.3%	--	--	--	32.6%	45.8%
<i>With cost burden &gt;30%</i>	1,405	2,925	420	4,765	1,185	920	255	3,055	10,040
<i>% With cost burden &gt;30%</i>	51.9%	49.5%	59.2%	34.7%	29.5%	25.2%	43.6%	31.2%	42.7%

-- = Data not available.

Note: Data presented in this table are based on special tabulations from the American Community Survey (ACS) data. Due to the small sample size, the margins of errors can be significant. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers.

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) (ACS 2013-2017), 2020.

### ***Overcrowding***

The combination of low incomes and high housing costs has forced many households to live in overcrowded housing conditions. “Overcrowding” is generally defined as a housing unit occupied by more than one person per room in house (including living room and dining rooms, but excluding hallways, kitchen, and bathrooms). Under State law a housing unit is considered overcrowded if there is less than 120 square feet of livable space (all space except the bath, kitchen and hallways) for the first two people and less than an additional 50 square feet for each additional person. Overcrowding can indicate that a community does not have an adequate supply of affordable housing, especially for large families.

Overcrowding typically occurs when there are not enough adequately sized units within a community, when high housing costs relative to income force too many individuals to share a housing unit than it can adequately accommodate, or when families reside in smaller units than they need to devote income to other necessities, such as food and health care. Overcrowding tends to accelerate the deterioration of housing. Therefore, maintaining a reasonable level of occupancy and alleviating overcrowding are critical to enhancing quality of life.

The 2005-2009 ACS reported that over 2% of La Mesa households lived in overcrowded conditions (Table HE-13). Overcrowding disproportionately affected renters (4% of renters versus just 1% of owners); indicating overcrowding may be the result of an inadequate supply of larger sized rental units. The 2014-2018 ACS reported that overcrowding increased to over 4% of all households. Similarly, renter-households were more prone to overcrowding (7%) compared to owner-households (1%). Only 12% of occupied units in the City had four or more bedrooms (the minimum size considered large enough to avoid most overcrowding issues for large households). Further, only a small portion of these units (21%) were occupied by renters.



Table HE-13. Overcrowded Housing Units (2000-2018)

Overcrowding	Owner Households		Renter Households		Total Households	
	Number	% of Owners	Number	% of Renters	Number	% of Total
2000						
Total Overcrowded (>1.0 persons/room)	247	2.2%	1,017	8.0%	1,264	5.2%
Severely Overcrowded (>1.5 persons/room)	74	0.7%	420	3.3%	494	2.0%
2005-2009						
Total Overcrowded (>1.0 persons/room)	147	1.2%	403	3.6%	550	2.4%
Severely Overcrowded (>1.5 persons/room)	45	0.4%	20	0.1%	65	0.3%
2014-2018						
Total Overcrowded (>1.0 persons/room)	124	1.3%	902	6.6%	1,026	4.4%
Severely Overcrowded (>1.5 persons/room)	38	0.4%	444	3.2%	482	2.1%

Sources: Bureau of the Census, 2000 Census; ACS 2005-2009; ACS 2014-2018, Table B25014 (5-Year Estimates).

**Overpayment (Cost Burden)**

Measuring the portion of a household’s gross income that is spent for housing is an indicator of the dynamics of demand and supply. This measurement is often expressed in terms of “over payers”: households paying an excessive amount of their income for housing, therefore decreasing the amount of disposable income available for other needs. This indicator is an important measurement of local housing market conditions as it reflects the affordability of housing in the community. Federal and state agencies use overpayment indicators to determine the extent and level of funding and support that should be allocated to a community. State and federal programs typically define over-payers as those lower income households paying over 30% of household income for housing costs. A household is considered experiencing a *severe* cost burden if it spends more than 50% of its gross income on housing.

Table HE-12 presented earlier provides overpayment detail by income group and household type for La Mesa between 2013 and 2017. Approximately 64% of low income households, 79% of very low income households, and 74% of extremely low income households were overpaying versus 32% of moderate income households and 12% of moderate income and above households.

## Special Needs Groups

Certain segments of the population may have more difficulty in finding decent, affordable housing due to their special needs. Special circumstances may be related to one’s employment and income, family characteristics, disability and household characteristics, among other factors. Consequently, certain residents in La Mesa may experience higher incidences of housing overpayment (cost burden), overcrowding, or other housing problems. The special needs groups analyzed include the elderly, persons with disabilities, homeless people, single parents, large households, military personnel, farm workers, and students (Table HE-15). Many of these groups overlap, for example many farm workers are homeless, and many elderly people have a disability of some type. The majority of these special needs groups could be assisted by an increase in affordable housing, especially housing located near public transportation and services.

**Table HE-14. Special Needs Groups in La Mesa (2018)**

Special Needs Group	# of People or Households	Number of Owners	% Owner	Number of Renters	% Renter	% of Total Households or Population
Households with Seniors	6,431	--	--	--	--	27.60%
Senior Headed Households	5,723	3,479	60.79%	2,244	39.21%	24.56%
Seniors Living Alone	3,066	1,478	48.21%	1,588	51.79%	13.20%
Persons with Disabilities	6,376	--	--	--	--	11.00%
Large Households*	1,542	731	47.41%	811	52.59%	6.49%
Single-Parent Households	2,126	--	--	--	--	9.10%
Female Headed Households (no husband present)	2,956	780	26.40%	2,176	73.60%	12.70%
Female Headed Households with children (no husband present)	1,473	--	--	--	--	6.30%
People Living in Poverty	7,073	--	--	--	--	12.00%
Farmworkers**	93	--	--	--	--	0.32%
Homeless	52	--	--	--	--	0.09%

\* = ACS 2016, Table B25009 (5-Year Estimates). 2014-2018 ACS data not available.

\*\* = All farming, fishing, and forestry occupations.

Sources: ACS 2014-2018, Tables DP02, S2502, S1810, S1101, S1701, and S2401 (5-Year Estimates); Regional Task Force on the Homeless WeAllCount Report, 2020.

The following sections provide a detailed discussion of the housing needs facing each particular group as well as programs and services available to address their housing needs.

***Seniors***

Many senior-headed households have special needs due to their relatively low incomes, disabilities or limitations, and dependency needs. Specifically, people aged 65 years and older often have four main concerns:

- **Housing:** Many seniors live alone and may have difficulty maintaining their homes.
- **Income:** People aged 65 and over are usually retired and living on a limited income.
- **Health care:** Seniors are more likely to have high health care costs.
- **Transportation:** Many of the elderly rely on public transportation; especially those with disabilities.

The limited income of many elderly persons often makes it difficult for them to find affordable housing. Table HE-15 shows that 8,590 persons were age 65 and over in La Mesa in 2018. This accounted for about 14% of residents, higher than the percentage found in the region as a whole.

**Table HE-15. Persons Age 65 and Over**

<b>Jurisdiction</b>	<b>Total</b>	<b>Age 65+</b>	<b>Percent Age 65+</b>
Chula Vista	266,468	32,212	12.10%
El Cajon	103,285	12,341	11.90%
<b>La Mesa</b>	<b>59,562</b>	<b>8,590</b>	<b>14.40%</b>
Lemon Grove	26,767	3,448	12.90%
National City	60,896	7,643	12.60%
San Diego	1,401,932	171,804	12.30%
Santee	57,615	8,190	14.30%
San Diego Region	3,302,833	439,595	13.30%

*Source: ACS 2014-2018, Table DP05 (5-Year Estimates).*

From 2014-2018, 25% of City households were headed by someone 65 years old or older. Of these households, the majority (61%) owned their homes, while the remainder (39%) rented their homes (Table HE-14). Approximately 3,875 elderly households were considered lower income (Table HE-12). Among these lower income elderly households, 58% were overpaying for housing - 48% of the lower income senior owner-households and 66% of the lower income senior renter-households were overpaying for housing.

Aside from overpayment problems faced by seniors due to their relatively fixed incomes, many seniors are faced with various disabilities. Roughly 34% of La Mesa’s senior population was listed as having one or more disabilities in the 2014-2018 ACS (Table HE-17). Among these disabilities, the most common were ambulatory difficulties (29%) and independent living difficulties (22%).

*Resources*

In October 2020, La Mesa was home to 22 residential care facilities for seniors licensed by the State (Table HE-16). The majority of the 1,005 beds were provided in six large care facilities, while the other 16 care facilities had the capacity for six seniors each. Licensed residential care facilities serving six or fewer persons are permitted by right in all residential zones. Facilities serving more than six persons are permitted or conditionally permitted in all commercial or residential zones.

**Table HE-16. Licensed Residential Care Facilities - La Mesa**

Facility Type	Facility Size (<= 6 beds)		Facility Size (>6 beds)	
	Number of Facilities	Total Number of Beds	Number of Facilities	Total Number of Beds
Residential Care Facilities for the Elderly	16	96	6	909
Adult Residential Facilities	11	56	--	--
Small Family Homes	1	4	--	--
Group Homes (San Diego County)	13	61	5	291

*Residential Care Facilities for the Elderly are facilities that provide services to persons 60 years of age and over and persons under 60 with compatible needs. RCFEs may also be known as assisted living facilities, retirement homes and board and care homes. The facilities can range in size from six beds or less to over 100 beds. The residents in these facilities require varying levels of personal care and protective supervision.*

*Adult Residential Facilities are facilities of any capacity that provide 24-hour non-medical care for adults ages 18 through 59, who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled.*

*Small Family Homes provide 24-hour-a-day care in the licensee's family residence for six or fewer children who are mentally disabled, developmentally disabled, or physically handicapped, and who require special care and supervision as a result of such disabilities.*

*Group Homes are facilities of any capacity and provide 24-hour non-medical care and supervision to children in a structured environment. Group Homes provide social, psychological, and behavioral programs for troubled youths. There are 18 Children's Residential Group Homes in San Diego County. The addresses of these facilities have been redacted to protect the safety and wellbeing of clients.*

Source: State of California, Community Care Licensing Division, 2020.

***Persons with Disabilities (Including Developmental Disabilities)***

Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care for oneself. Thus, disabled persons often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability. Some residents suffer from disabilities that require living in a supportive or institutional setting.

The 2014-2018 ACS defines six types of disabilities: hearing difficulties, vision difficulties, cognitive difficulties, ambulatory difficulties, self-care difficulties, and independent living difficulties. A more detailed description of each disability is provided below:

- **Hearing difficulty:** Refers to respondents who are deaf or have serious difficulty hearing.
- **Vision difficulty:** Refers to respondents who are blind or have serious difficulty seeing even when wearing glasses.
- **Cognitive difficulty:** Refers to respondents with serious difficulty concentrating, remembering, or making decisions due to a physical, mental, or emotional condition.
- **Ambulatory difficulty:** Refers to respondents who experience serious difficulty walking or climbing stairs.
- **Self-care difficulty:** Refers to respondents who have trouble dressing or bathing.
- **Independent living difficulty:** Refers to respondents who experience difficulty doing errands alone such as visiting a doctor’s office or shopping due to a physical, mental, or emotional condition.

According to the 2014-2018 ACS, approximately 11% of La Mesa residents had a disability. The ACS tallied the number of disabilities by type for residents with one or more disabilities. Among the disabilities tallied, 15% were hearing difficulties, 7% were vision difficulties, 19% were cognitive difficulties, 26% were ambulatory difficulties, 13% were self-care difficulties, and 21% were independent living difficulties (Table HE-17). The 2019 ACS reported that 15.5% of persons with disabilities in San Diego County were living below the poverty level.<sup>4</sup> It also estimates that a majority (55%) of persons with a disability in the County are not in the labor force. Of those with a disability in the labor force, 89% are employed.<sup>5</sup>

**Table HE-17. Disability Status**

Disability Type	% of Disabilities Tallied			
	Age 5 to 15	Age 16 to 64	Age 65+	Total
Hearing Difficulty	6.5%	10.0%	21.0%	15.2%
Vision Difficulty	20.3%	5.7%	5.7%	6.5%
Cognitive Difficulty	49.1%	24.4%	9.6%	18.5%
Ambulatory Difficulty	5.0%	24.8%	28.8%	25.6%
Self-care Difficulty	19.1%	12.1%	12.4%	12.7%
Independent Living Difficulty	--	23.1%	22.5%	21.5%

Source: ACS 2014-2018, Table S1810 (5-Year Estimates).

According to the State Department of Developmental Services, there are 701 persons with a disability that were assisted at the San Diego Regional Center. In La Mesa, 339 (48%) of those persons are 17 years of age or younger and 362 (52%) are over the age of 18. A majority of the persons with disabilities reside in the 91942 ZIP code (58%) and the other 42% reside in 91941.

<sup>4</sup> ACS 2019 San Diego County, Table B18130 (1-year estimates).

<sup>5</sup> ACS 2019 San Diego County, Table B18120 (1-year estimates).

Changes in State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by State law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 18;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency; and
- Reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Center for Disease Control and Prevention (CDC) Developmental Disabilities department, approximately 17% of children between the ages of 3 and 17 have one or more developmental disabilities.<sup>6</sup> This equates to 1,321 persons in the City of La Mesa with developmental disabilities, based on the 2014-2018 ACS population.

The California Department of Developmental Services (DDS) serves over 330,000 Californians with developmental disabilities. The San Diego Regional Center served approximately 29,206 residents as of 2019, 17% of which were served at the East County Office located in Santee. Most of these individuals reside in a private home with their parent or guardian and over 50% were under the age of 18.<sup>7</sup>

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

### *Resources*

The most obvious housing need for persons with disabilities is housing that is adapted to their needs. Most single-family homes are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other features necessary for accessibility.

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<sup>6</sup> CDC. 2019. Facts About Developmental Disabilities. <https://www.cdc.gov/ncbddd/developmentaldisabilities/facts.html>. Accessed October 2020.

<sup>7</sup> San Diego Regional Center. 2019. Demographic Information. <http://www.sdrc.org/wp-content/uploads/2019/04/Demographic-Survey-2019.pdf>. Accessed October 2020.

Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation to travel to necessary services and shops. “Barrier free design” housing, accessibility modifications, proximity to services and transit, and group living opportunities are important in serving this group. Incorporating barrier-free design in all new multi-family housing is especially important to provide the widest range of choices for the disabled.

State and federal legislation mandate that a specified number of units in new or rehabilitated multi-family apartment complexes be accessible to individuals with limited physical mobility. The City offers flexibility in development standards for projects proposing housing affordable to seniors and persons with disabilities. In addition, a number of residential care facilities are located in La Mesa to accommodate persons with disabilities.

***Large Households***

Large households are defined as those consisting of five or more members. These households comprise a special need group because of the often limited supply of adequately sized and affordable housing units in a community. To save for other basic necessities such as food, clothing and medical care, it is common for lower-income large households to reside in smaller units, which frequently results in overcrowding and can result in accelerated unit deterioration.

Table HE-18 compares the number of large households in La Mesa to that of the San Diego region. In 2018, close to 7% of households in La Mesa consisted of five or more persons, compared to 12% region wide. Among large households in La Mesa, the 2017 ACS reported 47 percent were owner-households and 53 percent were renter-households.

**Table HE-18. Large Households (2018)**

Jurisdiction	Persons in Household			Total Large Households
	5	6	7+	
La Mesa*	1,126	352	64	1,542
Percent of Total	4.7%	1.5%	0.3%	6.5%
San Diego Region	78,930	32,607	21,051	132,588
Percent of Total	7.%	2.9%	1.9%	11.9%

\* = ACS 2016, Table B25009 (5-Year Estimates). 2014-2018 ACS data not available.

Source: ACS 2014-2018, Table B25009 (5-Year Estimates).

Overall, a greater percentage of large families (52%) experienced a cost burden compared to all households (43%) between 2013 and 2017. The majority of renter-occupied large family households (59%) experienced a cost burden, while less than half (44%) owner-occupied large family households experienced a cost burden (Table HE-12).

***Resources***

Lower and moderate income large households can benefit from various affordable housing programs. These include the First-Time Homebuyer Downpayment and Closing Cost



Assistance programs, affordable housing development assisted with City, State, and federal funds, and Housing Choice Vouchers, among others.

***Single-Parent Households***

Single-parent families, particularly female-headed families with children, often require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Female-headed families with children are a particularly vulnerable group because they must balance the needs of their children with work responsibilities, often while earning limited incomes.

An estimated 9% of La Mesa households were headed by single parents in 2018 (Table HE-19), the large majority of which were headed by females (69%). According to the 2014-2018 ACS, 12% of single-parent female-headed households with children had incomes below the poverty level.

**Table HE-19. Single-Parent Households (2018)**

	<b>Total Households</b>	<b>Single-Parent Households</b>	<b>Percent Total Households</b>	<b>Female-Headed Households with Children</b>	<b>Percent Single-Parent Households</b>
La Mesa	23,298	2,126	9.1%	1,473	69.3%
San Diego Region	1,118,980	92,411	8.3%	66,423	71.9%

*Source: ACS 2014-2018, Table DP02 (5-Year Estimates).*

***Resources***

Lower-income single-parent households can benefit from City programs that provide direct rental assistance or that will facilitate the development of affordable housing. Homeownership opportunities can also be expanded for low and moderate-income single-parent households through the First-Time Homebuyer Downpayment and Closing Cost Assistance programs.

***Residents Living in Poverty***

Families, particularly female-headed families, are disproportionately affected by poverty. The 2014-2018 ACS reported that 11% of the City’s total households (2,482 households) were living in poverty. Nearly 21% of all households living below the poverty level were single female-headed households. The 2014-2018 ACS reports that 12% of the City’s population and 28% of female-headed families with children were living below the poverty level.

***Resources***

Most housing programs that target households with extremely low incomes (up to 30 percent AMI) will benefit households living in poverty.



## *Homeless*

Throughout the country and the San Diego region, homelessness has become an increasingly important issue. Factors contributing to the rise in homelessness include a lack of housing affordable to low and moderate income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidies to the poor, and the de-institutionalization of the mentally ill.

State law (Section 65583(1) (6)) mandates that municipalities address the special needs of homeless persons within their jurisdictional boundaries. “Homelessness” as defined by the U.S. Department of Housing and Urban Development (HUD), describes an individual (not imprisoned or otherwise detained) who:

- Lacks a fixed, regular, and adequate nighttime residence; and
- Has a primary nighttime residence that is:
  - A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
  - An institution that provides a temporary residence for individuals intended to be institutionalized; or
  - A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

This definition does not include persons living in substandard housing (unless it has been officially condemned); persons living in overcrowded housing (for example, doubled up with others), persons being discharged from mental health facilities (unless the person was homeless when entering and is considered to be homeless at discharge), or persons who may be at risk of homelessness (for example, living temporarily with family or friends.)

The Regional Task Force on the Homeless (RTFH) is San Diego County’s leading resource for information on issues of homelessness. RTFH compiles data from a physical Point-In-Time (PIT) count of sheltered (emergency and transitional) and street homeless persons. The 2020 Count was conducted during the last week of January and the results are shown in Table HE-20. Chula Vista and El Cajon had the largest homeless populations of the Eastern County cities and the City of La Mesa is estimated to be home to 52 homeless persons.

**Table HE-20. Homelessness in La Mesa and Surrounding Cities (2020)**

Jurisdiction	Sheltered	Unsheltered	Total	% of County
Chula Vista	101	212	313	4.1%
El Cajon	474	310	784	10.3%
National City	3	125	128	1.7%
Lemon Grove	0	18	18	0.2%
Santee	0	25	25	0.3%
<b>La Mesa</b>	<b>0</b>	<b>52</b>	<b>52</b>	<b>0.7%</b>
San Diego Region	3,648	3,971	7,619	100.0%

Source: Regional Housing Task Force on the Homeless WeAllCount Report, 2020.

*Resources*

The City’s Homeless Outreach and Mobile Engagement (HOME) program connects those experiencing homelessness with existing services and resources. The following inventory lists some of the major homeless resources located in the East County area.

**Table HE-21. Homeless Shelters and Services – East San Diego County**

Agency	Program Name	Target Population	Service	Location
<b>Public Assistance</b>				
US Social Security Administration	--	--	--	La Mesa
SDSU	Women, Infants, and Children (WIC)	Women with Children	Checks to purchase healthy foods for babies and young children.	Spring Valley
American Red Cross	Women, Infants, and Children (WIC)	Women with Children	Checks to purchase healthy foods for babies and young children, nutrition classes/counseling, breastfeeding support.	Spring Valley
East County Public Health Center	--	Mixed Population	Immunizations, TB Medication, STD Testing & Hep A Vaccinations	El Cajon
<b>Food Resources</b>				
Crosspointe Life Church	Food Pantry	Mixed Population	--	La Mesa
Journey Community Church	Food Pantry	Mixed Population	--	La Mesa
La Mesa Dale Elementary	Food Pantry	Mixed Population	--	La Mesa

**Table HE-21. Homeless Shelters and Services - East San Diego County**

Agency	Program Name	Target Population	Service	Location
La Mesa Seventh Day Adventist Community Church	Food Pantry	Mixed Population	--	La Mesa
Word of Life Worship Center	Food Pantry	Mixed Population	--	La Mesa
La Mesa First Methodist Church	Food Pantry	Mixed Population	Showers and sack lunch.	La Mesa
Vista La Mesa Christian Church	Food Pantry	Mixed Population	Showers, Sack lunch, hot breakfast, clothing and resources	La Mesa
Word of Life Worship Center	Food Pantry	Mixed Population	--	La Mesa
<b>Healthcare Services</b>				
Grossmont Spring Valley Family Health Center (FHCS)	--	Mixed Population, General Homeless	Comprehensive medical, family, counseling, women’s health services. Provides healthcare services to people experiencing homelessness.	Spring Valley
Women’s Health & Wellness Center	Borrego Health	Mixed Population	Comprehensive medical services, accepts Medi-Cal.	La Mesa
East Region Public Health Center	--	Mixed Population	Immunizations, TB Medication, STD Testing & Hep A Vaccinations	El Cajon
Rady Children’s Urgent Care	--	Mixed Population	Pediatric urgent care services including all medical	La Mesa
Sharp Rees-Stealy La Mesa Urgent Care	--	Mixed Population	--	La Mesa
U.S. HealthWorks Urgent Care	--	Mixed Population	--	La Mesa
<b>Mental Health/Substance Abuse Resources</b>				
Alvarado Parkway Institute, La Mesa Adult Behavioral Health	--	Mixed Population	Behavioral Health System	La Mesa
Grossmont Family Counseling Center	--	Mixed Population	Behavioral Health Clinic	La Mesa
Heartland Wellness Recovery Center	--	Mixed Population	--	El Cajon
Spring Valley Family Counseling Center	--	Mixed Population	Healthcare and behavioral health supportive services	Spring Valley

**Table HE-21. Homeless Shelters and Services - East San Diego County**

Agency	Program Name	Target Population	Service	Location
<b>Reunification Programs</b>				
Salvation Army	“A Way Back Home”	General Homeless	Case management, transportation & needs arrangements, travel assistance, connection to services upon arrival.	El Cajon
<b>Shelters, Housing, and Case Management</b>				
Crisis House	--	General Homeless	Crisis intervention, case management, counseling, emergency food assistance, homeless day storage, mail service & telephone access.	El Cajon
East County Transitional Living	--	General Homeless	Emergency Shelter, Transitional Living, Drug Addiction, Faith-Based Learning	El Cajon
Eastern Lights	--	Homeless Youth (Ages 18-25)	Temporary Youth Shelter	El Cajon
Interfaith Shelters	--	General Homeless	Seasonal shelters in local churches	--

Source: East County Homeless Taskforce, 2020.

***Agricultural Workers***

Agricultural workers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal labor, often supplied by a labor contractor. For some crops, farms may employ migrant workers, defined as those whose travel distance to work prevents them from returning to their primary residence every evening.

Due to the high cost of housing and low wages, a significant number of migrant farm workers have difficulty finding affordable, safe and sanitary housing. According to the State Employment Development Department (EDD), farmworkers in San Diego County earned an average of \$31,729 annually.<sup>8</sup> This limited income is exacerbated by their tenuous and/or seasonal employment status. It is estimated that there are between 100 and 150 farm worker camps located throughout the San Diego region, primarily in rural areas.<sup>9</sup> These encampments range in size from a few people to a few hundred and are frequently found in fields, hillsides, canyons, ravines, and riverbeds, often on the edge of their employer’s

<sup>8</sup> EDD. 2020. Occupational Employment and Wage Data, 1<sup>st</sup> Quarter. Accessed October 2020.

<sup>9</sup> The Agricultural Worker Health Study. 2002. Case Study 2: North San Diego County.

property. Some workers reside in severely overcrowded dwellings, in packing buildings, or in storage sheds.

Determining the true size of the agricultural labor force is problematic. For instance, the government agencies that track farm labor do not consistently define farmworkers (e.g. field laborers versus workers in processing plants), length of employment (e.g. permanent or seasonal), or place of work (e.g. the location of the business or field). Further limiting the ability to ascertain an accurate number of agricultural workers within La Mesa is the limited data available on the City due to its relatively small size. Therefore, the Census is the only source of information that can be referenced. According to the 2014-2018 ACS, only 0.5% (131 residents) of La Mesa residents were employed in agriculture, forestry, fishing and hunting, and mining occupations. La Mesa's farmworker population accounts for 0.01 percent of the County's 13,471 population employed in agriculture, forestry, fishing and hunting, and mining. However, the San Diego County's Farm Bureau has a lower estimate of farmworkers in the San Diego region at approximately 5,000 farmers.

The Farm Bureau reports that San Diego County surpasses other urbanized counties in terms of average dollar value per acre. While it is the 19th largest farm economy among 3,000 counties in the country, prime farmland and farmland of statewide importance in San Diego region is concentrated in the northern portion of the County, according to the Farmland Mapping and Monitoring Program of the California Department of Conservation. All the land within La Mesa City limits is classified as urban and built-up land.

Because a negligible portion of community residents are employed in agriculture, forestry, fishing and hunting, and mining occupations and there is little potential for this occupational category to expand within La Mesa, no housing programs or policies are needed to address the needs of farmworkers.

### *Students*

The City is located in the proximity of both San Diego State University and Grossmont College. According to the 2014-2018 ACS, 8.6% of City residents are enrolled in a college or university. This estimate is comparable to San Diego County as a whole (9% of residents). San Diego State University is the largest university in the San Diego region, with over 33,000 students. The university provides housing for an estimated 23% of enrolled students. Typically, students do not automatically qualify as low incomes and they can impact the local housing market due to their more transient nature.

### *Resources*

Many State and federal programs are not available to students. However, City housing programs designed to expand affordable rental housing opportunities in the City may help expand housing options for students.

## Housing Stock Characteristics

A community’s housing stock is defined as the collection of all housing units located within the jurisdiction. The characteristics of the housing stock, including growth, type, age and condition, tenure, vacancy rates, housing costs, and affordability are important in determining the housing needs for the community. This section details the housing stock characteristics of La Mesa to identify how well the current housing stock meets the needs of current and future residents of the City.

### Growth in the Supply of Housing Stock

Consistent with an urbanized, largely built-out community, La Mesa has experienced relatively little housing growth since 2000. The housing stock in the City grew from 24,943 units in 2000 to 26,929 units in 2020, or an 8% increase over 20 years (Table HE-22). Overall, housing growth in the suburban East County areas has been limited, compared to countywide growth.

**Table HE-22. Housing Unit Growth (2000 - 2020)**

Jurisdiction	2000	2010	2020	Percent Change	
				2000-2010	2010-2020
Chula Vista	59,495	79,416	86,785	33.5%	9.3%
El Cajon	35,190	35,850	36,282	1.9%	1.2%
<b>La Mesa</b>	<b>24,943</b>	<b>26,167</b>	<b>26,929</b>	<b>4.9%</b>	<b>2.9%</b>
Lemon Grove	8,722	8,868	9,139	1.7%	3.1%
National City	15,422	16,762	17,290	8.7%	3.2%
San Diego City	469,689	516,033	549,070	9.9%	6.4%
Santee	18,833	20,048	21,248	6.5%	6.0%
San Diego Region	1,040,149	1,164,786	1,226,879	12.0%	5.3%

Source: Bureau of the Census, 2000-2010 Census; DOF E-5: Population and Housing Estimates, 2020

### Projected Housing Units

Table HE-23 shows that between 2020 and 2030, La Mesa is projected to gain 5.5% in housing stock; however, the housing stock in La Mesa is expected to increase significantly through 2050. Region-wide, approximately 10% more units will be added to the housing stock by 2030. Between 2020 and 2040, La Mesa is projected for a 15% increase in housing stock and approximately 17% more units will be added in the region. By 2050, the City housing stock is expected to increase 24% compared to 22% regionwide. Most of the East County cities are expected to experience similar rates of housing growth compared to the region between 2020 and 2050.

Table HE-23. Projected Housing Units (2020-2050)

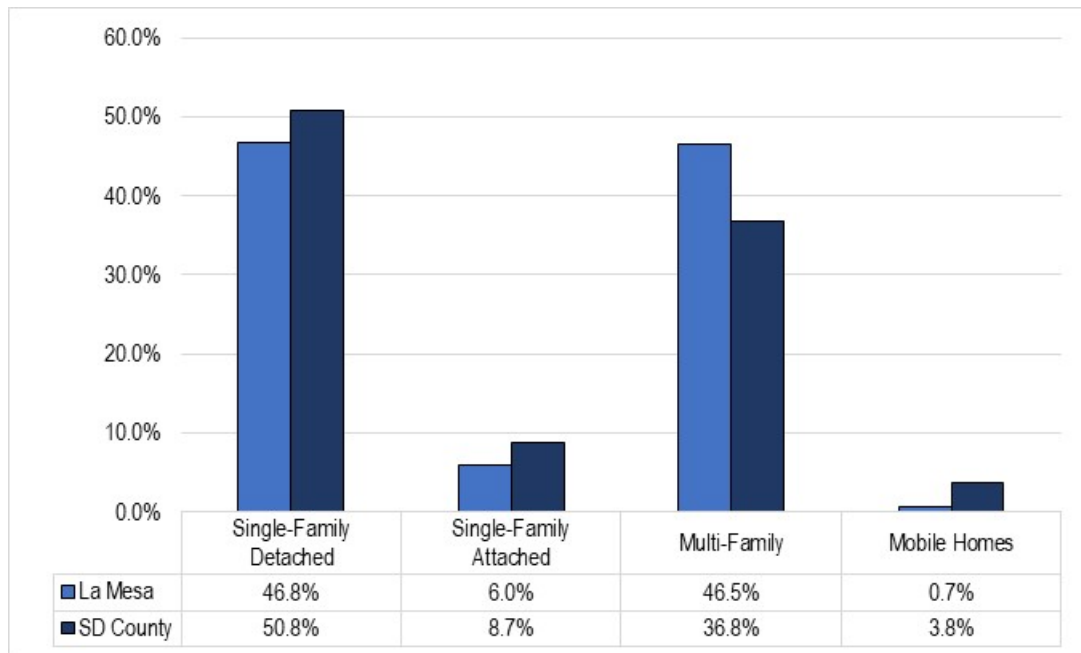
Jurisdiction	2020	2030	2040	2050	Percent Change		
					2020-2030	2020-2040	2020-2050
Chula Vista	86,785	99,031	105,107	108,273	14.1%	21.1%	24.8%
El Cajon	36,282	37,513	39,586	40,758	3.4%	9.1%	12.3%
<b>La Mesa</b>	<b>26,929</b>	<b>28,414</b>	<b>30,922</b>	<b>33,407</b>	<b>5.5%</b>	<b>14.8%</b>	<b>24.1%</b>
Lemon Grove	9,139	9,565	10,016	10,526	4.7%	9.6%	15.2%
National City	17,290	19,554	22,510	24,736	13.1%	30.2%	43.1%
San Diego City	549,070	610,931	661,247	695,703	11.3%	20.4%	26.7%
Santee	21,248	22,549	23,584	23,886	6.1%	11.0%	12.4%
San Diego Region	1,226,879	1,348,802	1,434,653	1,491,935	9.9%	16.9%	21.6%

Source: DOF E-5: Population and Housing Estimates, 2020; SANDAG 2050 Series 13 Regional Growth Forecast, 2020.

### Housing Type

La Mesa maintains a diverse housing stock. Figure HE-5 shows that in 2020, La Mesa had almost equal shares of multi-family units (46.5%) and single-family detached units (46.8%). Another 6% of the units were single-family attached units (such as second units and duplexes). Less than one percent of the units were mobile homes/trailers.

Figure HE-5. Type of Housing Unit (2020)



Source: DOF E-5: Population and Housing Estimates, 2020.



Table HE-24 shows that the proportion of both single-family units and mobile homes in La Mesa is projected to decrease, while the proportion of multi-family units is expected to increase.

**Table HE-24. Projected Housing Unit by Type (2020-2040)**

Housing Type	2020 (Actual)	% of Total	2030 (Projected)	% of Total	2040 (Projected)	% of Total
Single-Family (Attached and Detached)	14,214	52.8%	13,966	49.2%	13,939	45.1%
Multi-Family	12,533	46.5%	14,448	50.9%	16,983	54.9%
Mobile Homes	182	0.7%	0	0.0%	0	0.0%
<b>Total Housing</b>	<b>26,929</b>	<b>100.0%</b>	<b>28,414</b>	<b>100.0%</b>	<b>30,922</b>	<b>100.0%</b>

Source: SANDAG 2050 Series 13 Regional Growth Forecast, 2013.

## Housing Availability and Tenure

Housing tenure and vacancy rates are important indicators of the supply and cost of housing. Housing tenure refers to whether a unit is owned or rented. Tenure is an important market characteristic because it is directly related to housing types and turnover rates. The tenure distribution of a community’s housing stock can be an indicator of several aspects of the housing market, including the affordability of units, household stability and residential mobility among others. In most communities, tenure distribution generally correlates with household income, composition and age of the householder.

In 2010, among the City’s occupied housing units, approximately 46% were owner-occupied, while 54% were renter-occupied (Table HE-25). According to the 2014-2018 ACS, the home ownership rate in La Mesa decreased to 41% of the occupied units. Renter-occupied housing units made up over one-half (59%) of the City’s occupied housing stock. Approximately 6% of total housing units were vacant.

**Table HE-25. Tenure of Occupied Units (2010-2018)**

Tenure	2010		2018	
	Number	Percent	Number	Percent
Owner Occupied	11,221	45.8%	9,594	41.2%
Renter Occupied	13,291	54.2%	13,704	58.8%
<b>Total Occupied</b>	<b>24,512</b>	<b>100.0%</b>	<b>23,298</b>	<b>100.0%</b>

Source: Bureau of the Census, 2010 Census; ACS 2014-2018, Table DP04 (5-Year Estimates).

As shown in Table HE-26, renter-occupied households had a slightly lower average household size than owner-occupied households. In 2010, average renter-household size was 2.23 persons compared to 2.38 persons for the average owner-household. In 2018, average renter-household size increased to 2.52 persons compared to 2.53 persons per for the



average owner-household, lessening the discrepancy in average household size based on tenure.

**Table HE-26. Household Size by Tenure**

Tenure	Average Household Size	
	2010	2018
Owner-Occupied	2.38	2.53
Renter-Occupied	2.23	2.52
Total	2.3	2.53

*Source: Bureau of the Census, 2010 Census; ACS 2014-2018, Table DP04 (5-Year Estimates).*

Vacancy rates are an important housing indicator because they indicate the degree of choice available. High vacancy rates usually indicate low demand and/or high supply conditions in the housing market. Too high of a vacancy rate can be difficult for owners trying to sell or rent. Low vacancy rates usually indicate high demand and/or low supply conditions in the housing market. Too low of a vacancy rate can force prices up making it more difficult for low and moderate income households to find housing. Vacancy rates between two to three percent are usually considered healthy for single-family housing; and five to six percent for multi-family housing. However, vacancy rates are not the sole indicator of market conditions. They must be viewed in the context of all the characteristics of the local and regional market.

According to the 2014-2018 ACS, the overall vacancy rate in La Mesa was 6.4%. Specifically, ownership housing had a vacancy rate of 0.3% while the rental vacancy rate was 2.5%. Additional vacancy information was obtained for spring 2019 from the San Diego County Apartment Association (SDCAA) and is shown in Table HE-27. Vacancy rates in La Mesa were similar to those in neighboring communities and in the County as a whole. In La Mesa, a large number of the City’s rental units are older units (over 25 years). Such units tend to command lower rents and therefore, more likely to be rented. Vacancy rate among older rental units in La Mesa is higher than that among newer units.

Table HE-27. Vacancy Rates by Community and Property Age

Jurisdiction	Combined Property Ages			Over 25 Years			6 to 25 Years			Less than 6 Years		
	% Vacant	Total Units	# Vacant	% Vacant	Total Units	# Vacant	% Vacant	Total Units	# Vacant	% Vacant	Total Units	# Vacant
Chula Vista	3.10%	3,333	104	4.1%	684	28	2.8%	356	10	2.8%	177	5
El Cajon	5.10%	2,043	104	5.3%	1,874	100	2.9%	34	1	---	---	---
<b>La Mesa</b>	<b>3.60%</b>	<b>938</b>	<b>34</b>	<b>4.3%</b>	<b>533</b>	<b>23</b>	---	---	---	<b>3.6%</b>	<b>112</b>	<b>4</b>
Lemon Grove	4.30%	70	3	4.3%	70	3	---	---	---	---	---	---
National City	1.30%	154	2	1.3%	154	2	---	---	---	---	---	---
Santee	3.70%	656	24	5.7%	263	15	---	---	---	---	---	---
East San Diego Co.	4.30%	3,893	167	5.0%	2,797	141	2.2%	45	1	3.6%	112	4
San Diego County	4.10%	23,000	936	---	---	---	3.0%	1,038	31	3.1%	289	9

Source: San Diego County Apartment Association Survey, Spring 2019.

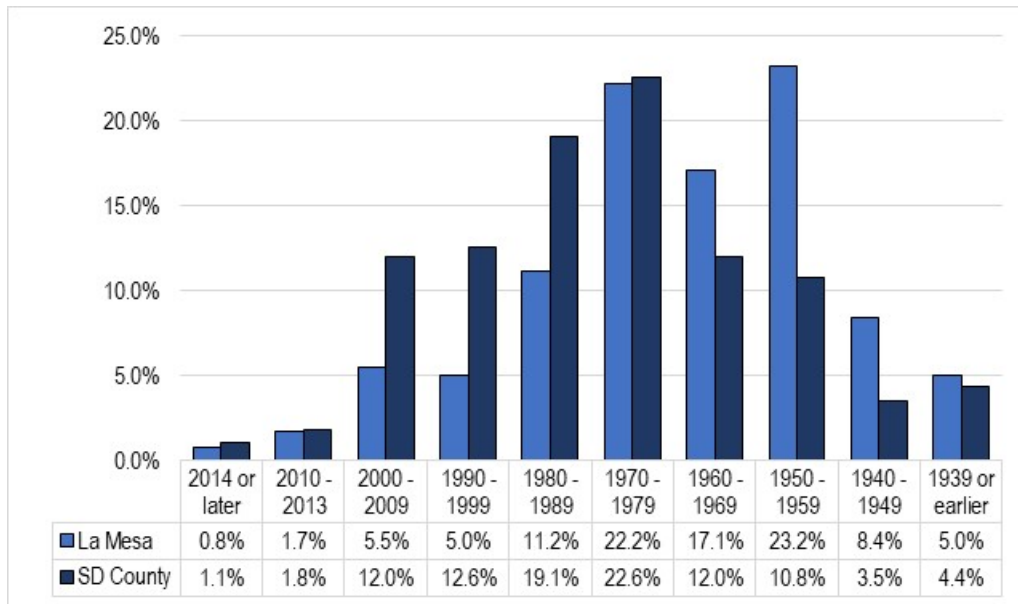
### Housing Age and Condition

Housing age can be an important indicator of housing condition within a community. Like any other tangible asset, housing is subject to gradual physical or technological deterioration over time. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, depress neighboring property values, and eventually impact the quality of life in a neighborhood. Many federal and state programs also use the age of housing as one factor in determining housing rehabilitation needs. Typically, housing over 30 years of age is more likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work and other repairs.

Neighborhoods adjacent to downtown and throughout the City have examples of housing units that date to the early 1900s. In the early 1980s, the City conducted a survey of historic resources that resulted in an inventory of over 375 structures and sites that may be considered historic based on age, architecture, and local history. The age of the housing stock contributes greatly to the character of the City and the desirability of many neighborhoods. The City administers a program that allows owners of historic properties to obtain a local landmark status, allowing for “Mills Act” property tax relief. The Historic Preservation program supports the continued viability of the City’s older housing stock and provides a means of making ownership of old homes more cost effective.

La Mesa’s housing stock is significantly older than the County’s housing stock (Figure HE-6); about 87% of the City’s housing stock was constructed over 30 years ago, while only 72% of the County’s housing stock is of this age.

Figure HE-6. Housing Stock Age



Source: ACS 2014-2018, Table DP04 (5-Year Estimates).

Although the Census does not include statistics on housing condition based upon observations, it includes statistics that correlate closely with substandard housing conditions. The three factors most commonly used to determine housing conditions are age of housing, overcrowding, and lack of plumbing/kitchen facilities. Housing that is not maintained can discourage reinvestment, depress neighboring property values, and can negatively impact the quality of life in a neighborhood. Improving housing is an important goal of the City. The age of the City’s housing stock indicates a potential need for continued code enforcement, property maintenance and housing rehabilitation programs to stem housing deterioration.

A number of housing units in La Mesa are beginning to show a need for rehabilitation. The scope of rehabilitation needed ranges from minor to substantial. Where it is not financially feasible to rehabilitate the units, replacement housing may be required. The vast majority of these substandard units (units in need of repair or replacement) are in the urbanized core of the City. However, other areas of the City include pockets of substandard and/or deteriorating housing stock. According to Code Compliance records, the City receives about 10 complaints per year regarding substandard housing units. With these numbers, the City has projected about 250 substandard units in the City. Based on the location of code complaints, the substandard units are more prevalent in the western portion of La Mesa, north of University Avenue and south of Interstate 8. Housing market trends and related recent activity to upgrade existing housing stock, suggest the number of units in substandard condition is decreasing over time. And although some of the units considered as substandard in the Censuses have been rehabilitated, many are in the same condition. The substandard units are presented in Table HE-28.

**Table HE-28. Substandard Units (2018)**

Condition	Number	Percentage
Lacking complete plumbing facilities	164	0.7%
Lacking complete kitchen facilities	495	2.1%
Total occupied substandard units	659	2.8%
Total occupied units	23,298	

Source: ACS 2014-2018, Table DP04 (5-Year Estimates).

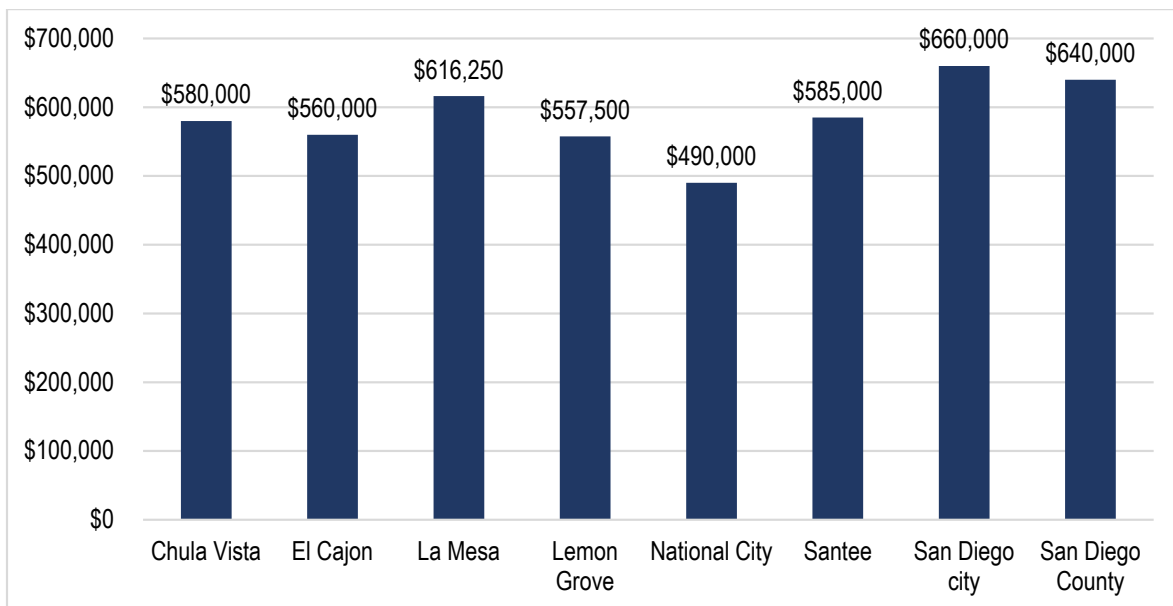
## Housing Costs and Affordability

Housing costs are indicative of housing accessibility to all economic segments of the community. Typically, if housing supply exceeds housing demand, housing costs will fall. If housing demand exceeds housing supply, housing costs will rise. This section summarizes the cost and affordability of the housing stock to La Mesa residents.

### Home Ownership Market

In 2020, median home prices in the East County areas of San Diego ranged from \$490,000 in National City to \$660,000 in the City of San Diego (Figure HE-7). La Mesa’s median home price is on the higher end of the spectrum at \$616,250, lower than the San Diego County median price of \$640,000. This is in contrast to the median home price in La Mesa in 2014 of only \$417,000, which shows an increase in housing value within the city.

**Figure HE-7. Median Home Sales Price (2020)**



Source: Corelogic.com California Home Sale Activity by City, August 2020.

Median home sale prices in La Mesa increased by over 11% percent between 2019 and 2020. Other eastern San Diego cities saw similar increases in their median home prices during this time period.

**Table HE-29. Changes in Median Home Sale Prices (2019-2020)**

Jurisdiction	2019	2020		Percent Change in Median Sale Price
	Price	Number Sold	Price	
Chula Vista	\$507,000	291	\$580,000	+14.4%
El Cajon	\$490,000	158	\$560,000	+14.3%
<b>La Mesa</b>	<b>\$553,000</b>	<b>92</b>	<b>\$616,250</b>	<b>+11.4%</b>
Lemon Grove	\$470,000	20	\$557,500	+18.6%
National City	\$439,000	16	\$490,000	+11.6%
Santee	\$540,000	85	\$585,000	+8.3%
San Diego City	\$620,000	1,562	\$660,000	+6.5%
San Diego County	\$585,000	4,122	\$640,000	+9.4%

Source: Corelogic.com California Home Sale Activity by City, August 2020.

***Rental Market***

The primary source of information on rental costs in the San Diego region is the San Diego County Apartment Association (SDCAA). SDCAA conducts two surveys of rental properties per year. For the spring 2019 survey, 6,000 surveys were sent out to rental property owners and managers throughout San Diego County. Responses were received from property owners representing 23,000 units. Although this survey sampled a broad variety of rental housing, it was not a scientific sampling.

Table HE-30 shows that in the spring of 2019, average monthly rents in La Mesa ranged from \$1,419 for a studio apartment to \$2,352 for a three-bedroom apartment. Apartment rents in La Mesa tend to be slightly higher than rents in other East County cities but lower than those in the City and County of San Diego.

Table HE-30. Average Monthly Rent (2019)

Jurisdiction	Unit Type	Spring 2019 Units/ Properties Surveyed	Spring 2019 Monthly Rent	Spring 2019 Rent/Sq. Foot	Fall 2018 Monthly Rent	Spring 2018 Monthly Rent
Chula Vista	Studio	12/6	\$1,134	\$2.67	\$1,210	\$1,157
	1 BR	1314/32	\$1,487	\$2.19	\$1,539	\$1,425
	2 BR	1728/38	\$1,820	\$1.86	\$1,850	\$1,685
	3+ BR	279/12	\$2,213	\$1.70	\$2,299	\$2,000
El Cajon	Studio	37/2	\$1,187	\$2.74	\$752	\$910
	1 BR	766/11	\$1,495	\$2.29	\$1,724	\$1,413
	2 BR	1059/23	\$1,663	\$1.82	\$1,728	\$1,602
	3+ BR	181/10	\$2,169	\$1.91	\$2,185	\$1,901
La Mesa	<b>Studio</b>	<b>34/4</b>	<b>\$1,419</b>	<b>\$2.83</b>	<b>\$1,168</b>	<b>\$1,149</b>
	<b>1 BR</b>	<b>435/13</b>	<b>\$1,526</b>	<b>\$2.29</b>	<b>\$1,568</b>	<b>\$1,619</b>
	<b>2 BR</b>	<b>326/17</b>	<b>\$1,826</b>	<b>\$1.92</b>	<b>\$1,968</b>	<b>\$2,081</b>
	<b>3+ BR</b>	<b>143/5</b>	<b>\$2,352</b>	<b>\$1.84</b>	<b>\$2,397</b>	<b>\$2,410</b>
Lemon Grove	Studio	64/2	\$913	\$2.28	\$891	\$874
	1 BR	2/2	\$963	\$2.04	\$1,030	\$948
	2 BR	1/1	\$1,600	\$1.88	\$1,282	\$1,564
	3+ BR	3/3	\$1,558	\$1.73	--	\$1,568
National City	Studio	--	--	--	--	--
	1 BR	137/2	\$1,005	\$2.26	--	--
	2 BR	16/2	\$1,567	\$1.46	\$1,075	--
	3+ BR	1/1	\$1,750	\$1.76	\$1,900	\$1,703
Santee	Studio	--	--	--	--	--
	1 BR	166/3	\$1,552	\$2.43	\$1,599	\$1,572
	2 BR	468/6	\$1,811	\$1.98	\$1,740	\$1,757
	3+ BR	22/2	\$1,983	\$1.89	\$1,737	\$2,348
City of San Diego	Studio	280/29	\$1,367	\$3.41	---	---
	1 BR	4069/121	\$1,845	\$2.66	---	---
	2 BR	6416/159	\$2,241	\$2.11	---	---
	3+ BR	1104/56	\$2,753	\$2.15	---	---
County of San Diego (incl. City of San Diego)	Studio	659/56	\$1,315	\$3.03	---	---
	1 BR	8265/221	\$1,684	\$2.48	---	---
	2 BR	12143/301	\$2,071	\$2.04	---	---
	3+ BR	1933/121	\$2,526	\$2.01	---	---

--- Represents data not available.

Source: San Diego County Apartment Association Survey, Spring 2019.

***Housing Affordability by Income Level***

Housing affordability can be inferred by comparing the cost of renting or owning a home in the City with the maximum affordable housing costs for households at different income levels. Taken together, this information can generally show who can afford what size and type of housing and indicate the type of households most likely to experience overcrowding and overpayment.

The federal Department of Housing and Urban Development (HUD) conducts annual household income surveys nationwide to determine a household’s eligibility for federal housing assistance. Based on this survey, the California Department of Housing and Community Development (HCD) developed income limits that can be used to determine the maximum price that could be affordable to households in the upper range of their respective income category. Households in the lower end of each category can afford less by comparison than those at the upper end. The maximum affordable home and rental prices for residents in San Diego County are shown in Table HE-31.

Table HE-31 shows the maximum amount that a household can pay for housing each month without incurring a cost burden (overpayment). This amount can be compared to current housing asking prices (Table HE-29) and market rental rates (Table HE-30) to determine what types of housing opportunities a household can afford.

Table HE-31. Affordable Housing Costs (2020)

Annual Income	Affordable Housing Cost	Utilities, Taxes, and Insurance		Affordable Price		
		Utilities	Taxes/ Insurance	Sale	Rent	
Extremely Low Income (30% of Area Median Income)						
1-Person	\$24,300	\$608	\$164	\$213	\$60,846	\$444
2-Person	\$27,750	\$694	\$198	\$243	\$66,792	\$496
3-Person	\$31,200	\$780	\$240	\$273	\$70,498	\$541
4-Person	\$34,650	\$866	\$283	\$303	\$73,809	\$583
5-Person	\$37,450	\$936	\$348	\$328	\$68,801	\$589
Very Low Income (50% of Area Median Income)						
1-Person	\$40,450	\$1,011	\$164	\$354	\$130,009	\$847
2-Person	\$46,200	\$1,155	\$198	\$404	\$145,806	\$958
3-Person	\$52,000	\$1,300	\$240	\$455	\$159,576	\$1,061
4-Person	\$57,750	\$1,444	\$283	\$505	\$172,736	\$1,161
5-Person	\$62,400	\$1,560	\$348	\$546	\$175,652	\$1,213
Low Income (80% Area Median Income)						
1-Person	\$64,700	\$1,618	\$164	\$566	\$233,862	\$1,454
2-Person	\$73,950	\$1,849	\$198	\$647	\$264,647	\$1,651
3-Person	\$83,200	\$2,080	\$240	\$728	\$293,192	\$1,841
4-Person	\$92,400	\$2,310	\$283	\$809	\$321,128	\$2,027
5-Person	\$99,800	\$2,495	\$348	\$873	\$335,821	\$2,148
Median Income (100% Area Median Income)						
1-Person	\$64,900	\$1,623	\$164	\$568	\$234,719	\$1,459
2-Person	\$74,150	\$1,854	\$198	\$649	\$265,504	\$1,656
3-Person	\$83,450	\$2,086	\$240	\$730	\$294,263	\$1,847
4-Person	\$92,700	\$2,318	\$283	\$811	\$322,413	\$2,035
5-Person	\$100,100	\$2,503	\$348	\$876	\$337,105	\$2,155
Moderate Income (120% Area Median Income)						
1-Person	\$77,900	\$1,948	\$164	\$682	\$290,392	\$1,784
2-Person	\$89,000	\$2,225	\$198	\$779	\$329,100	\$2,028
3-Person	\$100,150	\$2,504	\$240	\$876	\$365,782	\$2,264
4-Person	\$111,250	\$2,781	\$283	\$973	\$401,855	\$2,498
5-Person	\$120,150	\$3,004	\$348	\$1,051	\$422,971	\$2,656

Source: California Department of Housing and Community Development, 2020 Income limits; and Veronica Tam and Associates Assumptions: 2020 HCD income limits; 30% gross household income as affordable housing cost; 35% of monthly affordable cost for taxes and insurance; 10% downpayment; and 3% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on San Diego County Utility Allowance.



*Extremely Low income Households*

Extremely low income households earn 30 percent or less of the County area median income - up to \$24,300 for a one-person household and up to \$37,450 for a five-person household in 2020. Extremely low income households cannot afford market-rate rental or ownership housing in La Mesa without assuming a cost burden.

*Very Low income Households*

Very low income households earn between 31 percent and 50 percent of the County area median income - up to \$40,450 for a one-person household and up to \$62,400 for a five-person household in 2020. Given the costs of ownership housing in La Mesa, very low income households would not be able to afford a home in the City. Similarly, very low income renters could not afford appropriately-sized market-rate rental units in La Mesa.

*Low income Households*

Low income households earn between 51 percent and 80 percent of the County's area median income - up to \$64,700 for a one-person household and up to \$99,800 for a five-person household in 2020. Based on the asking prices of homes for sale in 2020 (Table HE-29), ownership housing would not be affordable to low income households. As of Spring 2019, few low income households in La Mesa would be able to find adequately sized affordable apartment units (Table HE-30) and the availability of such units may be limited.

*Median income Households*

Median income households earn between 81 percent and 100 percent of the County's area median income - up to \$64,900 for a one-person household and up to \$100,100 for a five-person household in 2020. Based on the asking prices of homes for sale in 2020 (Table HE-29), ownership housing would not be affordable to median income households. As of Spring 2019, some median income households in La Mesa would be able to find adequately sized affordable apartment units (Table HE-30) but the availability of such units may be limited.

*Moderate income Households*

Moderate income households earn between over 100 percent of the County's Area Median Income - up to \$120,150 depending on household size in 2020. Moderate income households in La Mesa would still have some trouble finding and purchasing adequately-sized homes. Appropriately-sized market-rate rental housing is generally affordable to households in this income group.

## Affordable Housing

State law requires that the City identify, analyze, and propose programs to preserve existing multi-family rental units that are eligible to convert to non-low-income housing uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions during the next ten years. Thus, this at-risk housing analysis covers the period from April 15, 2021 through April 15, 2031. Consistent with State law, this section identifies publicly assisted housing units in La Mesa, analyzes their potential to convert to market rate housing uses, and analyzes the cost to preserve or replace those units.

### Publicly Assisted Housing

The City of La Mesa has a range of publicly assisted rental housing affordable to lower and moderate income households. Table HE-32 provides a summary listing of affordable projects in the City. Overall, five projects (totaling 1,145 rental housing units) in the City include affordable units. Specifically, 579 units are set aside as housing for lower and moderate income households.

**Table HE-32. Inventory of Assisted Rental Housing**

Project Name	Total Units	Assisted Units	Funding Source	Earliest Date of Conversion	# of Units at Risk
Murray Manor 5700 Cowles Mountain Blvd.	218	216	Section 8	2023	216
La Mesa Springs Apartments 8070 Orange Avenue	129	129	CHFA/HFDA-Section 8	2074	0
Guava Gardens 5041 Guava Avenue	81	81	Density Bonus	Perpetuity	0
Campina Court Apartments 9000 Campina Drive	60	60	Tax credit/Redevelopment	2068	0
The District 8727 Fletcher Parkway	527	80	Redevelopment	2065	0
The Haven 8585 La Mesa Boulevard	130	13	Density Bonus	2075	0
<b>Total</b>	<b>1,145</b>	<b>579</b>			<b>216</b>

Source: City of La Mesa, 2020.

### Preservation of At-Risk Housing

Within the 2021-2031 “at-risk” housing analysis period, one project (Murray Manor) is considered at risk of converting to market-rate housing. This project offers 218 housing units, inclusive of 216 units that are affordable to lower income households with project-based

Section 8 rental subsidies. Murray Manor is considered at risk due to expiring Section 8 contracts.

Murray Manor is a 218-unit apartment project, constructed in the early 1970s. The property owner entered into an agreement with HUD to maintain 216 affordable units in exchange for favorable loan terms. In 2003, the property owner refinanced the mortgage and entered into an agreement to maintain affordability via the Section 8 program.

While the new Section 8 contracts are subject to a periodic renewal process, the approval is fairly automatic. If the property owner decides to allow the Section 8 program to lapse, the tenants would be notified and would have one year to relocate. Subject to funding availability, HUD would make Section 8 vouchers available to the tenants. Tenants could decide to use the voucher at the project or at a different location.

### ***Preservation and Replacement Options***

To maintain the existing affordable housing stock, the City works to preserve the existing assisted units or facilitate the development of new units. Depending on the circumstances of the at-risk projects, different options may be used to preserve or replace the units. Preservation options typically include: 1) transfer of units to non-profit ownership; 2) provision of rental assistance to tenants using other funding sources; and 3) purchase of affordability covenants. In terms of replacement, the most direct option is the development of new assisted multi-family housing units. The following discussion highlights ways that the City's at-risk project (Murray Manor) could be preserved as affordable housing. All of the presented alternatives are costly, probably beyond the ability of the City of La Mesa to manage without large amounts of subsidy from Federal, State and other local resources. These options are described below.

#### ***Transfer of Ownership***

Transferring ownership of an at-risk project to a non-profit housing provider is generally one of the least costly ways to ensure that the at-risk units remain affordable for the long term. By transferring property ownership to a non-profit organization, low income restrictions can be secured and the project would become potentially eligible for a greater range of governmental assistance. The estimated market value for Murray Manor is provided in Table HE-33.

Current market value for the units is estimated on the basis of the project's potential annual income, and operating and maintenance expenses. As indicated above, the estimated market value of Murray Manor is \$39.8 million. This estimate is provided for the purpose of comparison and understanding the magnitude of costs involved and does not represent the precise market value of this project. The actual market value at time of sale will depend on market and property conditions, lease-out/turnover rates, among other factors.

**Table HE-33. Market Value of At-Risk Housing Units**

Unit Information	At-Risk Units
One-Bedroom Units	99
Two-Bedroom Units	117
Annual Operating Cost	\$1,414,295
Gross Annual Income	\$4,600,841
Net Annual Income	\$3,186,546
Market Value	\$39,831,825

Market value for project is estimated with the following assumptions:

Average market rent based on Fair Market Rents (FY 2021) established by HUD. One-bedroom unit = \$1,613; Two-bedroom unit = \$2,085 (higher than the average rent for a one-bedroom unit from 2019 rent survey by the San Diego County Apartments Association).

Average size is assumed to be 600 square feet for a one-bedroom and 850 square feet for a two-bedroom.

Annual income is calculated on a vacancy rate = 5%

Annual operating expenses per square foot = \$8.90

Market value = Annual net project income \* multiplication factor

Multiplication factor for a building in good condition is 12.5.

*Rental Assistance*

Tenant-based rent subsidies could be used to preserve the affordability of housing. Similar to Section 8 vouchers, the City, through a variety of potential funding sources, could provide rent subsidies to tenants of at-risk units. The level of the subsidy required to preserve the at-risk units is estimated to equal the Fair Market Rent (FMR) for a unit minus the housing cost affordable by a lower income household. Table HE-34 estimates the rent subsidies required to preserve the affordability of the 216 at-risk units. Based on the estimates and assumptions shown in this table, approximately \$2,166,156 in rent subsidies would be required annually.

**Table HE-34. Rental Subsidies Required**

Unit Size	Total Units	Fair Market Rent	Household Size	Household Annual Income	Affordable Cost (Minus Utilities)	Monthly per Unit Subsidy	Total Monthly Subsidy
Very Low Income (50% AMI)							
1-BR	99	\$1,596	2	\$46,200	\$958	\$638	\$63,162
2-BR	117	\$2,064	3	\$52,000	\$1,061	\$1,003	\$117,351
Total	216	---	---	---	---	---	\$180,513

Notes:

Fair Market Rents (FMR) FY 2021 are determined by HUD.

San Diego County 2020 Area Median Household Income (AMI) limits set by the California Department of Housing and Community Development (HCD).

Affordable cost = 30% of household income minus utility allowance.

*Purchase of Affordability Covenants:*

Another option to preserve the affordability of the at-risk project is to provide an incentive package to the owner to maintain the project as affordable housing. Incentives could include writing down the interest rate on the remaining loan balance, providing a lump-sum payment, and/or supplementing the rents to market levels. The feasibility and cost of this option depends on whether the complex is too highly leveraged and interest on the owner’s part to utilize the incentives found in this option. By providing lump sum financial incentives or ongoing subsidies in rents or reduced mortgage interest rates to the owner, the City could ensure that some or all of the units remain affordable.

*Construction of Replacement Units*

The construction of new low income housing units is a means of replacing the at-risk units should they be converted to market-rate units. The cost of developing housing depends upon a variety of factors, including density, size of the units (i.e. square footage and number of bedrooms), location, land costs, and type of construction. Estimated new construction costs for Murray Manor are shown in Table HE-35. The replacement of the 216 at-risk units would require approximately \$38,417,078. However, this cost estimate does not include land, permits, on- and off-site improvements, and other costs.

**Table HE-35. Estimated New Construction Cost**

Unit Size	(A) Total Units	(B) Estimated Average Unit Size (sq. ft.)	(C) Estimated Gross Building Size	(D) Estimated Gross Building Costs
1-BR	99	600	71,280	\$14,365,593
2-BR	117	850	119,340	\$24,051,485
Total	216	--	--	\$38,417,078
Average Per Unit Cost:				\$177,857

Notes:

(C) = (A) x (B) x 1.20 (i.e. 20% inflation to account for hallways and other common areas)

(D) = (C) x \$161.23 (per square foot construction costs)\* x 1.25 (i.e. 25% inflation to account for parking and landscaping costs)

\* County of San Diego Building Division, 2017 Valuation Multipliers.

*Cost Comparisons*

The above analysis attempts to estimate the cost of preserving the at-risk units under various options. However, because different projects have different circumstances and therefore different options available, the direct comparison would not be appropriate. In general, providing additional incentives/subsidies to extend the affordability covenant would require the least funding over the long run, whereas the construction of new units would be the most costly option. Over the short term, providing rent subsidies would be least costly but this option does not guarantee the long-term affordability of the units.

The cost to build new housing to replace the 216 at-risk units is high, with an estimated total cost of over \$38,000,000, excluding land, on- and off-site improvements, and permit fees. When these other costs are considered, new construction is the more expensive option than transfer of ownership (\$39,831,825). Both the construction of new housing and transfer of

ownership would be substantially more expensive than providing rent subsidies similar to Section 8 vouchers (\$2,166,156 annually). However, rent subsidies does not provide long-term affordable housing.

### *Resources for Preservation*

Preservation of at-risk housing requires not only financial resources but also administrative capacity of nonprofit organizations. These resources are discussed in detail later in this Housing Element in the “Housing Resources” section.

## **Housing Constraints**

Actual or potential constraints to the provision of housing affect the development of new housing and the maintenance of existing units for all income levels. Governmental and non-governmental constraints in La Mesa are similar to those in other jurisdictions in the region and are discussed below. One of the most, if not the most, significant and difficult constraints to housing in La Mesa and elsewhere in the San Diego region is the high cost of land. This section describes various governmental, market, and environmental constraints on the development of housing that meets the needs of all economic segments of La Mesa population.

### **Market Constraints**

Market constraints significantly affect the cost of housing in La Mesa, and can pose barriers to housing production and affordability. These constraints include the availability and cost of land for residential development, the demand for housing, financing and lending, construction costs, development fees, and neighborhood opposition which can make it expensive for developers to build affordable housing. The following highlights the primary market factors that affect the production of housing in La Mesa.

#### *Economic Factors*

Market forces on the economy and the trickle down effects on the construction industry can act as a barrier to housing construction and especially to affordable housing construction. California’s housing market peaked in the summer of 2005 when a dramatic increase in the State’s housing supply was coupled with low interest rates. The period between 2006 and 2010, however, reflects a time of significant change as the lending market collapsed and home prices saw significant decreases. Double-digit decreases in median sale prices were recorded throughout the State at this time. More recently, housing prices have recovered, with prices in La Mesa trending steadily upward. However, the onset of the COVID-19 pandemic in early 2020 is anticipated to significantly impact the region’s economy, including the housing market.

#### *Timing and Density*

Non-governmental market constraints can also include timing between project approval and requests for building permits. In most cases, this may be due to developers’ inability to secure financing for construction. In La Mesa, the average time between project approval and request for building permit is typically nine to twelve months. The City has a process to

accept plans for construction permit review prior to entitlement approval, which can reduce the time from entitlement to permit issuance by three or more months.

As detailed in the Housing Resources section of this Housing Element, development projects in La Mesa since 2013 have been approved with a high average density, comparable to the allowable density. Small sites are only included in the inventory as feasible for lower income housing if lot consolidation with adjacent parcels can occur to facilitate a feasible development project.

### ***Construction Costs***

Construction costs vary widely according to the type of development. Multi-family housing is generally less expensive to construct than single-family homes on a per unit basis. However, a wide variation within each housing type exists depending on the size of the unit and the number and quality of amenities provided. Such amenities include fireplaces, swimming pools, and interior features among others.

A number of factors influence construction costs and the sales price. A reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) could result in lower sales prices. Another factor related to construction costs is the number of units built at one time. As the number increases, overall costs generally decrease as builders are able to take advantage of economies of scale. This type of cost reduction is of particular benefit when density bonuses are used for the provision of affordable housing. Manufactured housing may provide for lower priced housing by reducing construction and labor costs. However, due to the high cost of land in urban neighborhoods, new construction of manufactured housing cannot be assumed to meet the housing needs of lower-income households.

### ***Land Costs***

The cost of raw land typically accounts for a large share of total housing production costs. Land costs vary depending on whether the site is vacant or has an existing use that must be removed. Similarly, site constraints such as environmental issues (e.g. steep slopes, soil stability, seismic hazards or flooding) can be a factor driving up the cost of developable land. Typically, land prices can add to the cost of a residential development project and ultimately be a constraint on housing development.

Few vacant lots remain in the City of La Mesa. Future residential development will primarily occur as infill developments and redevelopment of existing underutilized properties. Developing on previously developed properties in general is more costly than developing on vacant land given the higher site acquisition and demolition costs.



**Availability of Financing**

The availability of financing affects a person’s ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications by the income, gender, and race of the applicants. This applies to all loan applications for home purchases, improvements and refinancing, whether financed at market rate or with government assistance. The data for La Mesa was compiled by census tract and aggregated to the area that generally approximates the City’s boundaries. Table HE-36 summarizes the disposition of loan applications submitted to financial institutions in 2018 for home purchase, refinance, and home improvement loans in La Mesa. Included is information on loan applications that were approved and originated, approved but not accepted by the applicant, denied, withdrawn by the applicant, or incomplete.

**Table HE-36. Disposition of Home Loans (2018)**

Loan Type	Total Applicants	Percent Approved	Percent Denied	Percent Withdrawn
Government-Backed Purchase	322	83.5%	4.7%	11.8%
Conventional Purchase	1,167	81.9%	4.8%	13.3%
Refinance	1,475	66.1%	17.4%	16.5%
Home Improvement	388	58.8%	34.0%	7.2%
Total	3,352	72.4%	13.7%	13.8%

*Note: Approved applications include those that are approved and originated (accepted by the applicants) and those that are approved but not accepted by the applicants.*

*Source: www.ffiec.gov, Home Mortgage Disclosure Act (HMDA) data for 2018.*

**Home Purchase Loans**

In 2018, a total of 1,167 households applied for conventional loans to purchase homes in La Mesa. The overall loan approval rate was 82% and 5% of applications were denied. In comparison, 78% of conventional home loan applications were approved in San Diego County. Approximately 322 home purchase applications were submitted in La Mesa through government-backed loans (for example, FHA, VA) in 2018; 84% of these applications were approved. To be eligible for such loans, residents must meet the established income standards, maximum home values, and other requirements. For government-backed loans, the approval rate for the San Diego County was 83%. In general, access to home purchase financing in La Mesa reflects countywide trends.

**Refinance Loans**

The majority of loan applications submitted by La Mesa residents in 2018 were for refinancing their existing home loans (1,475 applications). About 66% of these applications were approved, while 17% were denied. In the San Diego County, 64% of refinancing applications were approved.

**Home Improvement Loans**



A larger proportion of La Mesa applicants were denied for home improvement loans than any other type of loan applications. Over one third of all applicants (34%) were denied and just 59% were approved by lending institutions in 2018. The high denial rate may be explained by the nature of these loans. Most home improvement loans are second loans and therefore more difficult to qualify due to high income-to-debt ratios. In San Diego County, home improvement loan applications had a higher approval rate (64%) than in the City of La Mesa.

### **Foreclosures**

The period of 2000 to 2005 represents an inflated housing market in the San Diego region and nationwide. With low interest rates, “creative” financing (such as zero down, interest payment only, and adjustable loans), and predatory lending practices (such as aggressive marketing, hidden fees, negative amortization), many households purchased homes that were beyond their financial means. Many homebuyers were misled to assuming refinancing to lower interest rates would always be an option and home prices would continue to rise at double-digit rates. Many were unprepared for the hikes in interest rates, expiration of short-term fixed rates, and decline in sales prices that set off in 2006. Suddenly faced with significantly inflated mortgage payments, and mortgage loans that are larger than the worth of the homes, foreclosure was the only option available to many households.

Following a peak in foreclosures in 2008, the number of foreclosures has steadily declined down from over 15,000 in 2009 to less than 1,000 in 2018. La Mesa is in an even more favorable condition, with foreclosure rates lower than those in San Diego County or California overall. However, it is expected that the economic impacts of the COVID-19 pandemic will lead to an increase in foreclosure rates in the future.

### **Governmental Constraints**

Aside from market factors, housing affordability is also affected by factors in the public sector. Local policies and regulations can impact the price and availability of housing and, in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, among other issues may constrain the maintenance, development and improvement of housing. This section discusses potential governmental constraints in La Mesa and efforts to address them.

#### ***Land Use Controls***

The Land Use Element sets forth City policies for guiding local land use development. These policies, together with existing zoning regulations, establish the amount and distribution of land allocated for different uses. The La Mesa City Council completed a comprehensive update to the General Plan in 2012.

#### ***Residential Land Use Designations***

The land use policies of the City have a direct impact upon the provision of housing for all economic sectors of the community. The General Plan designates substantial areas of land for residential development, and the Zoning code permits a wide variety of residential uses, ranging from multi-family housing to large estates. Table HE-37 lists the residential land use designations in the General Plan.

The City’s residential land use designations provide for the development of a wide range of housing types at various densities including single-family dwellings, mobile homes, townhomes, condominiums, second dwelling units, and multi-family units. Therefore, the land use regulations are not considered a constraint to residential development.

**Table HE-37. Land Use Designations Permitting Residential Use**

Land Use Category	Zoning District	Max. Density (du/acre)	Character
Rural Residential	R1E, R1R	1.0-2.0	The purpose of this land use designation is to recognize the large lot residential estate development in the Grossmont-Mt. Helix area and the more rural neighborhoods of the City.
Semi-Rural Residential	R1R	3.0	This land use designation recognizes neighborhoods with single-family detached homes on lots of 14,000 square feet or larger.
Suburban Residential	R1S	4.0	This land use designation recognizes the suburban neighborhoods with lots of 10,000 square feet or larger, which results in lower density developments with ample room between residences and relatively large yards.
Urban Residential	R1, R1A	7.0-10.0	This land use designation is assigned to the broadest cross section of single-family neighborhoods in the City, most of which are built out as single-family detached homes on 6,000-square-foot lots.
Restricted Multiple Unit Residential	R2	14.0	This land use designation provides for duplex and other small scale multiple family type developments within the City.
Multiple Unit Residential	R3, RB	18.0-23.0	Moderately high density residential development consisting of apartments and multiple family condominium developments are intended for this designation.
Residential Mixed Density	R1, R1A, R2, R3, RB	7.0-23.0	The West Central Area Specific Plan created this designation to address the unusual residential mix in the area between El Cajon Blvd and Highway 8. The intent is to recognize areas which have begun a transition from primarily single-family homes to some higher density residential development.
Local Serving Commercial	CN	Per zoning code <sup>2, 3</sup>	This land use designation includes a range of retail commercial and personal service activities that serve nearby residential neighborhoods, and generally includes shopping centers that offer potential for redevelopment as mixed-use.

**Table HE-37. Land Use Designations Permitting Residential Use**

Land Use Category	Zoning District	Max. Density (du/acre)	Character
Downtown Commercial	CD	Per zoning code <sup>2, 3</sup>	Mixed retail sales, services, and high density residential uses, with residences above first-floor commercial encouraged.
Regional Serving Commercial	C, CM	Per zoning code <sup>2, 3</sup>	This land use designation is assigned to those areas of the City which are suitable for more intense urban activities, such as high volume retail sales, and other sales and services which are expected to draw local and Regional customers.
Mixed Use Urban	MU	24.0-40.0	A broad range of commercial and service uses mixed with multiple residential developments up to 40 dwelling units per acre, located along transportation corridors.
Light Industrial	CM	Per zoning code <sup>2</sup>	This land use designated is designed to preserve the Center Drive/Commercial Street District area as an employment center by allowing a mix of light industrial, wholesale commercial and construction service uses.

Source: City of La Mesa General Plan Land Use Element.

<sup>1</sup>The Open Space, Public Use, Recreation Uses, and Transportation Uses designations allow for residential uses under unique circumstances and/or with special design control.

<sup>2</sup> The C, CN, CD, and CM zones allow one caretaker apartment per businesses entity by right.

<sup>3</sup> The C, CN, and CD zones allow one or more apartment units on any floor of a principal building except a basement or first floor when the first floor is devoted to an unrelated principal use by right

***Specific Plans***

The City of La Mesa has adopted a number of specific plans which offer a range of housing types, densities, and mix of uses. The City anticipates that much of its new residential growth, however, will occur in the Mixed Use Overlay zone, although the Downtown Village Specific Plan does present some opportunities for new housing.

**Downtown Village Specific Plan**

The project area consists of approximately 161 acres of land, plus street rights-of-way. This area extends from the Route 8 Freeway south along Spring Street to Pasadena Avenue. It is roughly bounded on the east by the University Avenue - La Mesa Boulevard intersection and on the west by the University Avenue - La Mesa Boulevard intersection. The project area encompasses the downtown commercial activities, Civic Center, and surrounding residential neighborhoods. Downtown is envisioned as La Mesa's symbolic center - the shopping, cultural, governmental and housing center of the entire community - the place that can provide citizens with a sense of belonging, roots, history and pride.

The Plan area is primarily surrounded by a series of single-family (R1) neighborhoods. At the time of Plan adoption, there were 1,258 existing units within the area. The goal for the Downtown Village is to retain a variety of viable residential neighborhoods in close proximity as well as within the area, and thus provide a balanced community. The project area is also a major focal point for La Mesa's historic resources. More than half of the sites listed in La Mesa's Historical Resource Inventory are located in the Village.

### **Mixed Use Overlay Zone**

The City of La Mesa's "Mixed Use Urban" General Plan designation allows for a mix of commercial and residential development at densities of up to 40 dwelling units per acre on larger sites (over 10,000 square feet) and up to 30 dwelling units per acre on smaller sites (10,000 square feet or less). The transit corridors along El Cajon Boulevard, La Mesa Boulevard, University Avenue, Baltimore Drive south of the I-8 and in the neighborhood around the Spring Street trolley station are designated Mixed Use Urban. The entire planning area is illustrated in Figure HE-8.

In 2003, the City developed new zoning regulations to implement the General Plan and the City Council approved the Mixed-Use Overlay Zone and Design Guidelines in March 2008. The overlay zone regulations and design guidelines are responsive to the existing physical and financial conditions and include built-in incentives to facilitate change.

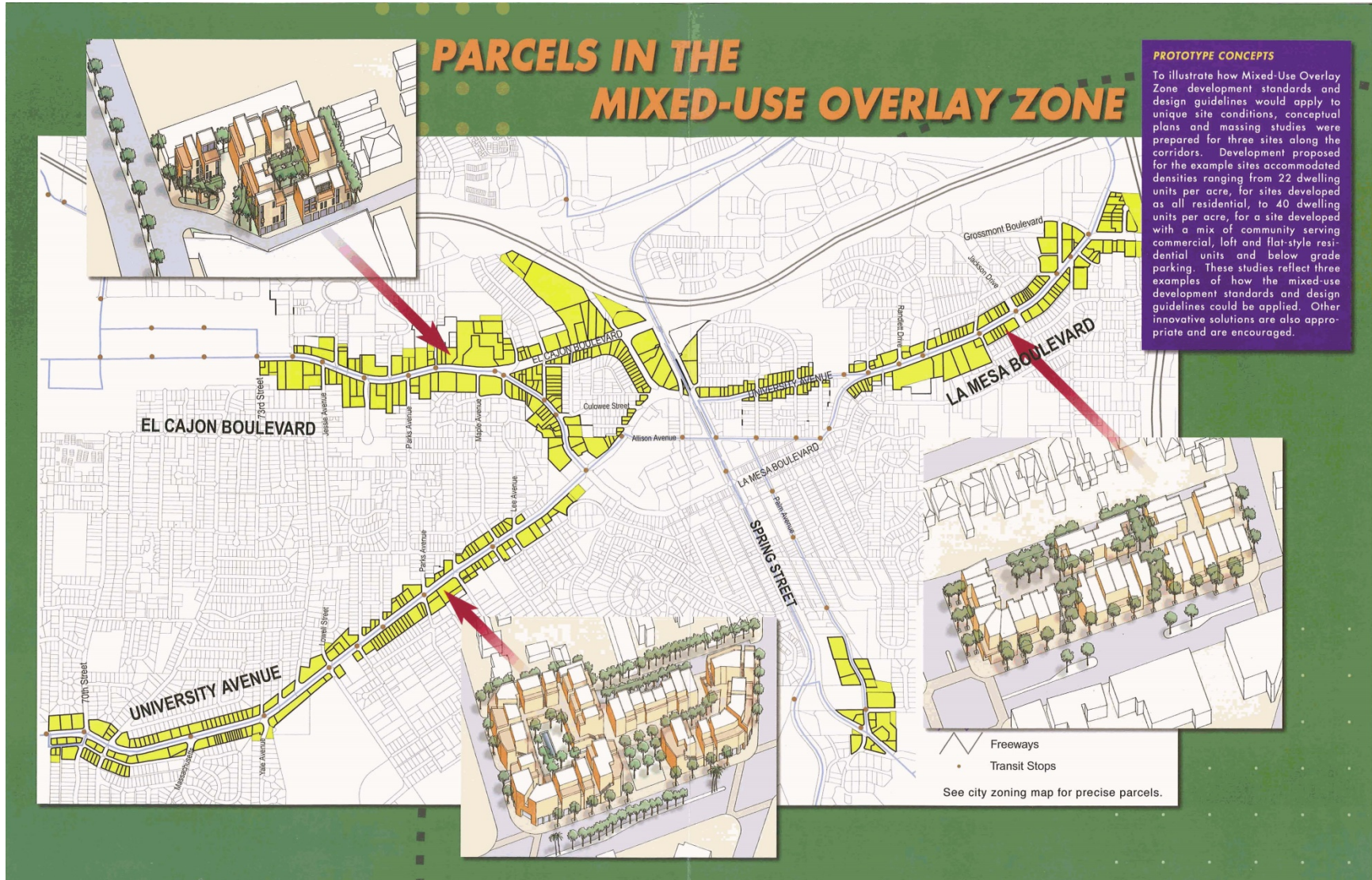
The City's long held goals for the transit corridors include: revitalization and renewal of deteriorated properties, increased housing opportunity and provision of neighborhood level commercial activity that supports a pedestrian oriented environment. The envisioned image for the corridors is more urban and pedestrian-friendly and less suburban and auto-oriented, than is the case at the present time.

The Mixed Use Overlay zone permits future development to be either a vertical mix, within a project, or a horizontal mix along the corridor. Exclusively residential projects are also permitted. The overlay zone encourages a diversity of residential types and commercial uses, including retail, office, local-serving businesses and restaurants. Incentives for parcel consolidation in the overlay zone also encourage more efficient land utilization. Development projects on lots smaller than 10,000 square feet are permitted at 30 dwelling units per acres, while sites at 10,000 square feet or larger are permitted at 40 dwelling units per acre.

The existing height limit of 46 feet is retained and applied to all corridor properties developed in accordance with the Mixed-Use Overlay zone. When design objectives are met, additional height up to a total of six stories can be permitted through the special permit process. Parking requirements are two spaces per dwelling unit and approximately four spaces per 1,000 square feet for commercial uses. When both spaces are assigned to a residential unit, tandem parking is permitted. Existing development standards provide for shared parking.



Figure HE-8. Mixed Use Overlay Zone



### ***Density Bonus***

State law requires jurisdictions to provide density bonuses and development incentives to all developers who propose to construct affordable housing on a sliding scale, where the amount of density bonus and number of incentives vary according to the amount of affordable housing units provided. Specifically, State law requires the provision of certain incentives for residential development projects that set aside a certain portion of total units to be affordable to lower and moderate income households.

The State density bonus law has undergone multiple amendments in recent years. AB 1763 made a number of changes to density bonus requirements for affordable projects. The bill requires a density bonus to be granted for projects that include 100% lower income units, but allows up to 20% of total units in a project that qualifies for a density bonus to be for moderate-income households. Under the revised law, density bonus projects must be allowed four incentives or concessions, and for developments within ½ mile of a major transit stop, a height increase of up to three additional stories or 33 feet. A density bonus of 80% is required for most projects, with no limitations on density placed on projects within ½ mile of a major transit stop. The bill also allows developers to request the elimination of minimum parking requirements for rental units affordable to lower-income families that are either supportive housing or special needs housing, as defined. AB 2345 signed by the Governor in September 2020 further incentivizes the production of affordable housing. The Housing Plan includes a program to amend the zoning ordinance to ensure the affordable housing density bonus regulations conform to current State law.

The City of La Mesa implements the State density bonus law. Furthermore, the City provides for an additional increase in the allowed density of residential development projects in the R3 and RB Zones. By discretionary, individual project review, the required minimum building site area per dwelling unit for a residential project under these zones may be decreased from 2,420 square feet to 1,895 square feet. The purpose of the decrease in building site area requirements is to allow increased density as an incentive in return for the provision of specific project features and amenities, such as additional open space, additional off-street parking, or housing specifically for families or persons with disabilities. The City will review the City’s density bonus provisions to ensure consistency with the latest changes to the density bonus law.

### ***Condominium Conversion Ordinance***

La Mesa strives to find a balance between affordable homeownership and affordable rental opportunities in the community. Condominium conversions can create for-sale housing opportunity for moderate-income households, mostly first-time buyers. However, the conversion of apartments to condominiums removes rental units from the City’s housing stock and could impact lower-income households and households with other special housing needs.

The City adopted a Condominium Conversion Ordinance that requires all conversions of existing residential development to condominium development to submit an application for subdivision and obtain approval from the Planning Commission and City Council. Furthermore, the number of existing apartment units which may convert into a

condominium project in any one year is limited to fifty percent of the yearly average of apartment units constructed in the previous two fiscal years.

However, the City Council may consider providing an exemption from the annual unit limitation of the Condominium Conversion Ordinance for projects that create "for-sale," owner-occupied housing that will be restricted to households with incomes less than 80% of the AMI as defined by the Federal Department of Housing and Urban Development (HUD).

### ***Residential Development Standards***

Citywide, excluding the specific plan areas, the City regulates the type, location, density, and scale of residential development primarily through the Zoning Code. The following summarizes the City's existing residential zoning districts:

- **Zone R1E (Semi-Rural Estate) - (1.0-2.0 du/acre):** This zone is designed to accommodate the large lot residential estate development in the Grossmont-Mt. Helix area. It is expected development will occur at densities of one to two dwelling units per acre predicated upon adequate streets, sewer, fire hydrant and other public facilities.
- **Zone R1R (Semi-Rural Residential) - (3.0 du/acre):** This zone is designed to preserve the general characteristics of low density semi-rural environment which has developed along the southerly fringe of the city and to accommodate development up to three dwelling units per acre, predicated upon adequate streets, sewer, fire hydrants and other public facilities.
- **Zone R1S (Suburban Residential):** This zone is designed for those areas affected by moderate to severe hillside conditions and to the fringe of such areas. It is intended that development conditions including structure locations will be variable in order to achieve maximum allowable density without adversely affecting the hillside environment. Minimum grading which leaves natural appearing land forms is required in the development of these areas.
- **Zone R1 (Urban Residential) - (7.0 du/acre):** This zone is designed for the more urbanized areas of the city where streets and other public facilities are generally adequate to accommodate a dwelling unit density of seven dwelling units per net acre.
- **Zone R1A (Urban Residential-Alternative):** This zone is specifically designed for the Rolando Knolls area. Similar to Zone R1 but on lots of 9,000 square feet a second detached residence may be constructed.
- **Zone R2 (Medium Low Density Residential) - (14.0 du/acre):** This zone is designed to allow one and two family dwellings in the City. Apartments may be allowed, restricted to 14 dwelling units per net acre.



- **Zone R3 (Multiple Unit Residential) – (18.0-23.0 du/acre):** This zone provides for apartment-type development within the City.
- **Zone RB (Residential Business) – (7.0-40.0 du/acre):** This zone is designed for areas which appear to be in transition from residential to business development. It is intended to provide incentives for accommodating a reasonable transition, by permitting apartment-type development, and limited business uses which are compatible with a residential environment.
- **Mixed Use Overlay (Mixed Use Urban):** The Mixed Overlay Zone allows ‘for-sale’ homes, condominiums, and apartment units to provide for a diversity of housing types including row housing, loft-type dwellings, and flats that are arranged either around courtyards or linearly along the pedestrian realm. The MU Overlay Zone also allows for commercial uses that are neighborhood serving and that generate pedestrian activity, such as cafes, restaurants, bookstores, floral shops, retail shopping, commercial recreation and entertainment spaces, personal and convenience service stores, bakeries, travel agencies, childcare facilities, art galleries, and offices.

Development standards specific to each zone district are designed to protect and promote the health, safety, and general welfare of residents as well as implement the policies of the General Plan. These standards also serve to preserve the character and integrity of existing neighborhoods. Specific residential development standards are summarized in Table HE-38. Generally, development standards can limit the number of units that may be constructed on a particular piece of property. These include density, minimum lot and unit sizes, height, and open space requirements. Limiting the number of units that can be constructed will increase the per-unit land costs and can, all other factors being equal, result in higher development costs that may impact housing affordability.

**Table HE-38. Residential Development Standards**

Zoning District	Maximum Building Height (ft.)	Minimum Net Lot Area (sq. ft.)	Minimum Lot Width (ft.)	Setbacks (ft.)			Maximum Lot Coverage
				Front	Rear	Side	
R1E	20	21,800	100	20	30	15	40%
R1R	20	15,000	80	20	30	10	40%
R1S	20	10,000	80	20	30	10	40%
R1/R1A	20	6,000	60	15	15	5	40%
R2	20	6,000	60	15	15	5	--
R3	30	14,000	70	15	5 per story plus 4 for walls over 100 feet		--
RB*	30	14,000	70	15			--

Source: City of La Mesa Zoning Ordinance, 2020.

\* The RB zone located within the mixed-use overlay provides for a maximum building height of 46 feet, allowing projects to reach max density.



**Parking Standards**

Communities that require an especially high number of parking spaces per dwelling unit can negatively impact the feasibility of providing affordable housing by reducing the achievable number of dwelling units per acre and increasing development costs. Typically, the concern for high parking standards relates mostly to multi-family, affordable, or senior housing.

The City of La Mesa has parking requirements on par with other jurisdictions in San Diego County. Parking requirements for single-family and multi-family residential uses in La Mesa are summarized in Table HE-39.

**Table HE-39. Parking Requirements**

Type of Residential Development	Required Parking Spaces
Single-family or two-family residence (on individual lots with parking on street frontage)	2 per unit in a garage
Single-family or two-family residence (on individual panhandle or easement access lots)	5 per unit, including 2 in a garage
Planned residential development of one family dwelling or duplexes	2 covered per unit plus 1 space per unit for unassigned guest parking in the common area
Dwelling units in apartments, condominium or community apartment projects	2 per unit
Mobilehomes in mobilehome parks	2.2 per unit
Accessory dwelling unit	New or additional parking spaces are not required for the creation of accessory dwelling units.
Residential care home, nursing home or other licensed home	1 space per each 5 persons capacity, plus requirements for auxiliary uses such as offices

*Source: City of La Mesa Zoning Ordinance, 2020.*

The City provides flexibility in parking requirements. In some instances, tandem spaces are permitted and in others, guest parking may be substituted with on-street parking. To facilitate mixed-use development in the City, shared parking and tandem parking are allowed within the Mixed Use Overlay zone. Furthermore, affordable and senior housing projects meeting the State density bonus requirements will be eligible for reduced parking pursuant to State law.

**Short-term Rentals**

As home-sharing websites have risen in popularity in recent years, there has been a significant increase in the number of homes being offered on a short-term basis to generate rental income. Homes may be offered as “home-shares,” where the primary resident offers one or more rooms to visitors while remaining on site, or whole homes may be rented on a daily or weekly basis. While the impact of short-term rentals on housing availability and affordability is still being evaluated, there is evidence that short-term rentals have a negative effect on housing affordability by changing the way residential properties are used and reducing housing availability for local residents.

San Diego County jurisdictions vary in their approach to short-term rentals. Some, particularly coastal cities where short-term rentals are most popular, explicitly allow short-term rentals in at least some zones, typically requiring permits, and specifying that short-term rentals must meet various performance standards to be allowed to operate.

Closer to La Mesa, the City of Lemon Grove does not allow entire homes to be used as short-term rentals, but does permit home-sharing with a permit. National City, El Cajon, and Santee do not explicitly address short-term rentals in their adopted regulations. At this time, La Mesa’s zoning ordinance is silent on the issue of short-term rentals. As a smaller jurisdiction located further from key tourist destinations in the County, short-term rentals are not as likely to present the same challenges to housing availability that they do in locations with higher percentages of residences being used for short-term rentals.

**Provision for a Variety of Housing Types**

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of housing types for all economic segments of the population. This includes single-family homes, multi-family housing, second units, mobile homes, emergency shelters, and housing for persons with disabilities. Table HE-40 below summarizes the various housing types permitted within the City’s zoning districts.

**Table HE-40. Use Regulations for Residential Districts**

Use	R1E	R1R	R1S	R1	R1A	R2	R3	RB
One-Family Dwelling	P	P	P	P	P	P	P	P
Accessory Dwelling Unit	P	P	P	P	P	P	P	P
Multi-Family Dwelling						P	P	P
Mobile Home Park	C	C	C	C	C	C	C	C
Manufactured Housing	P	P	P	P				
Residential Care Facility (6 or fewer)	P	P	P	P	P	P	P	P
Residential Care Facility (7 or more)	C <sup>1</sup>	C <sup>1</sup>	C <sup>1</sup>	C <sup>1</sup>	C <sup>1</sup>	C	C	C <sup>1</sup>

Source: City of La Mesa Zoning Code, 2020.

<sup>1</sup> When located on a site having frontage on a major or collector street.

P = Permitted, C = Conditionally Permitted

### **One-Family Dwelling**

A “one-family dwelling” is defined in the Zoning Code as a single, detached dwelling unit. The title one-family dwelling also includes manufactured housing, certified under the National Mobile Home Construction and Safety Standards Act of 1974 on a foundation system, and homes manufactured offsite, used for permanent residence, as well as any state authorized, certified or licensed residential facility serving six or fewer persons. Single-family dwellings are permitted in all residential zones.

### **Accessory Dwelling Unit**

Accessory dwelling units are attached or detached dwelling units that provide complete independent living facilities for one or more persons including permanent provisions for living, sleeping, cooking and sanitation. Accessory dwelling units may be an alternative source of affordable housing for lower-income households and seniors. The passage of AB 1866 (effective July 2003) requires cities to use a ministerial process to consider accessory dwelling units in an effort to facilitate the production of affordable housing state-wide. Accessory units should be permitted in all residential zones where a primary single-family unit already exists. More recent state legislation, including AB 68, AB 881, and SB 13, modified the fees, application process, and development standards for accessory dwelling units, with the goal of lowering barriers to accessory dwelling unit development and increasing overall numbers of accessory dwelling units. The City is currently in the process of creating an ADU guidebook to help assist with the development of ADUs.

The accessory use section of the La Mesa residential zoning regulations outlines the requirement for permitting accessory dwelling units. The City adopted an amended accessory dwelling unit ordinance in March 2019 allowing accessory dwelling units in all residential zones without discretionary review. The amendment also eliminated requirements for accessory dwelling units to be attached to the primary unit and to provide additional parking. The maximum unit size of accessory dwelling units was also increased to 1,200 square feet, with larger units allowed on lots 10,000 square feet or larger. The City further adopted amendments to its accessory dwelling unit ordinance in April 2020 to be consistent with changes to state law included in AB 68, AB 881, and SB 13.

The City also allows junior accessory dwelling units on lots zoned for single-family or multi-family residential use. Unlike other accessory dwelling units, junior accessory dwelling units must be contained entirely within a single-family residence and may not be larger than 500 square feet. While they must include an efficiency kitchen and separate entrance, bathroom facilities may be shared with the primary residence and the two units must maintain a connection between the junior accessory dwelling unit and the main living space of the primary residence. Junior accessory dwelling units are permitted in addition to accessory dwelling units.

In addition to accessory dwelling regulations, within the R1A zone, a second detached single-family dwelling is permitted on lots that are greater than 9,000 square feet. The R1A zone is a neighborhood of approximately 330 parcels located in West La Mesa. These parcels represent latent development potential for additional single-family dwellings.

### **Multi-Family Dwellings**

According to SANDAG's Series 13 Regional Growth Forecast for 2020, multiple-family housing makes up approximately 47 percent of the housing stock in La Mesa in 2020. The Zoning Ordinance provides for multi-family developments in the R2, R3 and RB zones, as well as the commercial zones C, CN, CM, CD, and the mixed-use overlay zone (MU). The maximum density for the R2 zone is 14 units per acre, while the maximum density for the R3 and RB zones is 18 units per acre. The maximum residential density within the Mixed Use overlay zone is 40 units per acre.

### **Mobile Home Parks**

There are six existing mobile home parks located in La Mesa with approximately 345 units. With the exception of one park located near Maryland Avenue Elementary, all of the parks are concentrated in the neighborhood around El Cajon Boulevard. These parks are non-conforming uses because they lack an approved site development plan, that is required for parks located in residential zones or are located in a commercial zone, which does not permit mobile home parks. The zoning ordinance provides for modifications but not expansion of non-conforming uses with the issuance of a special permit.

A new mobile home park could be permitted in a residential zone with a site development plan approval and compliance with all applicable state and federal laws related to the type and quality of the mobile home units.

### **Manufactured Housing**

Manufactured housing can be an affordable housing option for low and moderate income households. A manufactured home built after June 15, 1976, certified under the National Manufactured Home Construction and Safety Act of 1974, and built on a permanent foundation may be located in any residential zone where a conventional single-family detached dwelling is permitted subject to the same restrictions on density and to the same property development regulations. Accordingly, the City permits manufactured housing placed on a permanent foundation by right in the R1E, R1R, R1S and R1 zones.

### **Residential Care Facilities**

Residential care facilities licensed or supervised by a Federal, State, or local health/welfare agency provide 24-hour non-medical care of unrelated persons who are handicapped and in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment. The Community Care Facilities Act (California Health and Safety Code) and Lanterman Developmental Disabilities Services Act (California Welfare and Institution Code) require that State-licensed residential care facilities serving six or fewer persons (including foster care) be treated as a regular residential use and therefore must be permitted by right in all residential zones allowing residential uses. These facilities cannot be subject to more stringent development standards, fees, or other standards than the same type of housing single-family homes in the same district.

Residential care facilities are permitted in all residential zones provided that they are licensed by the State and serve six or fewer persons. Residential care facilities serving more than six persons are permitted in the R2 and R3 zones with a Site Development Plan and within all

other residential zones with a Conditional Use Permit, provided that they are located along a major or collector roadway. Residential care facilities serving more than six persons are also permitted by right in the C and CN Zones, and in the CD zone pursuant a Conditional Use Permit. The City recently approved two new facilities and one existing facility expanded its capacity from eight to nine beds. This Housing Element includes a program to amend the City’s Zoning Code to permit large residential care facilities in all residential zones by right.

### **Emergency Shelters and Low Barrier Navigation Centers**

Senate Bill 2, enacted in October 2007, requires local governments to identify one or more zoning categories that allow emergency shelters (year-round shelters for the homeless) without discretionary review. The statute permits the City to apply limited conditions to the approval of ministerial permits for emergency shelters. The identified zone must have sufficient capacity to accommodate at least one year-round shelter and accommodate the City’s share of the regional unsheltered homeless population. La Mesa’s share of the regional unsheltered homeless population is estimated to be 52 individuals in 2020.

In 2019 the City of La Mesa amended its zoning ordinance to allow emergency shelters in the C and CN Zones subject to certain conditions, including a size limit of no more than 30 beds, requirements for adequate staffing, security, and sanitation. Individuals may not stay in an emergency shelter for longer than six months, and emergency shelters may not be located within 150 feet of any residentially-zoned property or 300 feet of another emergency shelter.

There are currently 2,089 zoned C or CN properties within the City, which is adequate to accommodate emergency shelters for the La Mesa’s estimated unsheltered homeless population. While the maximum 300-foot distance requirement between two emergency shelters is permissible under State law, any other distance requirement such as from residentially zoned property is not an allowable provision. AB 139 requires the assessment of shelter needs be based on the most recent Point-in-Time Count and the parking standards for shelters be based on staffing levels. The City will amend the zoning ordinance to remove the residential distance requirement and to review and revise as necessary the shelter parking requirements.

AB 101 requires cities to allow a Low Barrier Navigation Center development by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. A “Low Barrier Navigation Center” is defined as “a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.” Low Barrier shelters may include options such as allowing pets, permitting partners to share living space, and providing storage for residents’ possessions. AB 101 also sets a timeline for jurisdictions to act on applications for Low Barrier Navigation Center developments. The requirements of this bill are effective through the end of 2026, at which point they are repealed. A program in the Housing Plan of this Housing Element includes amendments to the zoning ordinance allow Low Barrier Navigation Centers by right in areas zoned for mixed use and nonresidential zones permitting multi-family uses.

### **Transitional Housing and Supportive Housing**

California Health and Safety Code (Section 50801(i)) defines "transitional housing" and "transitional housing development" as buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Residents of transitional housing are usually connected to supportive services designed to assist the homeless in achieving greater economic independence and a permanent, stable living situation. Transitional housing can take several forms, including group quarters with beds, single-family homes, and multi-family apartments and typically offers case management and support services to help return people to independent living (often six months to two years).

Supportive housing links the provision of housing and social services for the homeless, people with disabilities, and a variety of other special needs populations. California Health and Safety Code (Section 50675.2) defines "supportive housing" as housing with no limit on length of stay, that is occupied by the low income adults with disabilities, and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Target population includes adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Division 4.5, commencing with Section 4500, of the Welfare and Institutions Code) and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people.

AB 2162 requires supportive housing projects of up to 50 units be permitted by right in zones where multi-family and mixed-use developments are permitted, when the development meets certain conditions, such as providing a specified amount of floor area for supportive services. The City may choose to allow projects larger than 50 units by right, as well. The bill also prohibits minimum parking requirements for supportive housing within ½ mile of a public transit stop.

Currently, the City treats transitional housing for the homeless as "residential care facilities" or "community care facilities" in the La Mesa Zoning Ordinance. Residential care facilities are permitted in all residential zones provided that they are licensed by the State and serve six or fewer persons. Residential care facilities serving more than six persons are permitted in the R2 and R3 zones with a Site Development Plan and within all other residential zones provided that they are located along a major collector roadway. Community care facilities serving more than six persons are permitted by right in the C and CN Zones and in the CD zone pursuant a Conditional Use Permit.

However, the City's Zoning Ordinance does not currently address the provision of supportive housing and the provisions regarding transitional housing do not comply with current State law. The Zoning Ordinance will be amended to specifically define transitional/supportive housing as a residential use. Transitional housing pursuant to Health and Safety Code Section 50801(i) will be permitted by right where housing is permitted, and



subject to the same development standards as other housing development. Supportive housing pursuant to Health and Safety Code Section 50675.14(a)(B)(2) will be permitted by right as required by state law, and subject to the same development standards as other housing development.

### **Single-Room Occupancy (SRO) Units**

SRO units are one-room units intended for occupancy by a single individual. They are distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other and could be equivalent to an efficiency unit.

The La Mesa Zoning Code does not contain specific provisions for SRO units. The City will amend the Zoning Code within one year of the adoption of the Housing Element to facilitate the provision of SROs, consistent with AB 2634 (Housing for Extremely Low Income Households) enacted in 2007.

### **Farmworker Housing**

Pursuant to the State Employee Housing Act (Section 17000 of the Health and Safety Code), employee housing for agricultural workers consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single-family or household is permitted by right in an agricultural land use designation. Therefore, for properties that permit agricultural uses by right, a local jurisdiction may not treat employee housing that meets the above criteria any differently than an agricultural use. Furthermore, any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure within a residential land use designation, according to the Employee Housing Act. Employee housing for six or fewer persons is permitted wherever a single-family residence is permitted. To comply with State law no conditional use permit or variance will be required.

The City has no agricultural zones. The City's Zoning Ordinance permits agricultural uses in the R1E, R1R, R1S, and R1 zones. However, agricultural uses in these zones are accessory uses in the single-family zones with the agricultural products intended for consumption by the household and do not permit commercial farming. Farmworker housing is not required but employee housing for 6 or fewer can be permitted wherever a single-family residence is permitted.

### ***Housing for Persons with Disabilities***

Both the federal Fair Housing Amendment Act (FHAA) and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (that is, modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. The City conducted an analysis of the zoning ordinance, permitting procedures, development standards, and building codes to identify potential constraints for housing for persons with disabilities. The City's policies and regulations regarding housing for persons with disabilities are described below.

## **Land Use Controls**

Under State Lanterman Developmental Disabilities Services Act (also known as the Lanterman Act), small licensed residential care facilities for six or fewer persons must be treated as regular residential uses and permitted by right in all residential districts. In accordance with State law (Lanterman Developmental Disability Services Act, AB 846, compiled of divisions 4.1, 4.2 and 4.7 of the Welfare and Institutions Code and Title 14 of the Government Code), La Mesa permits residential care facilities serving six or fewer persons in all residential zones. Residential care facilities serving more than six persons are permitted in the R2 and R3 zones with a Site Development Plan and within all other residential zones with a Conditional Use Permit, provided that they are located along a major or collector roadway. Residential care facilities serving more than six persons are also permitted by right in the C and CN Zones, and in the CD zone with a Conditional Use Permit. The City does not have a local requirement for proximity between two special needs housing sites. However, currently the City has no specific provisions in its Zoning Ordinance to address the provision of transitional housing, supportive housing, and single-room occupancy housing.

## **Definition of Family**

Local governments may restrict access to housing for households failing to qualify as a “family” by the definition specified in the Zoning Ordinance. Specifically, a restrictive definition of “family” that limits the number of and differentiates between related and unrelated individuals living together may illegally limit the development and siting of group homes for persons with disabilities, but not for housing families that are similarly sized or situated.

The City’s Zoning Ordinance does not contain a definition of family and therefore does not restrict access to housing in any way.

## **Building Codes**

In the City of La Mesa there are only a few minor local amendments to the building code. Currently there are amendments for higher grading requirements because of special soil conditions in the City and accessory structures not related to residential uses, such as shed size and location.

Government Code Section 12955.1 requires that 10 percent of the total dwelling units in multi-family buildings without elevators consisting of three or more rental units or four or more condominium units be subject to the following building standards for persons with disabilities:

- The primary entry to the dwelling unit shall be on an accessible route unless exempted by site impracticality tests.
- The public and common areas shall be readily accessible to and usable by persons with disabilities.
- All the doors designed to allow passage into and within all premises shall be sufficiently wide to allow passage by persons in wheelchairs.
- All premises within covered multifamily dwelling units shall contain the following features of adaptable design:



- An accessible route into and through the covered dwelling unit.
- Light switches, electrical outlets, thermostats, and other environmental controls in accessible locations.
- Reinforcements in bathroom walls to allow later installation of grab bars around the toilet, tub, shower stall, and shower seat, where those facilities are provided.
- Useable kitchens and bathrooms so that an individual in a wheelchair can maneuver about the space.

The Building Division of the City's Community Development Department actively enforces the California Building Code provisions that regulate the access and adaptability of buildings to accommodate persons with disabilities. The City's Code Enforcement is complaint based. When an employee sees a building code violation that has not been issued a complaint, the division may work proactively to rectify it. No unique restrictions are in place that would constrain the development of housing for persons with disabilities.

### **Reasonable Accommodation**

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the Zoning Ordinance to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances.

The City of La Mesa does not have a separate process for review and approval of requests for reasonable accommodation with respect to zoning, permit processing or building laws. Such requests would be considered in conjunction with the appropriate regulatory process based on the nature of the request. If the request for accommodation does not require regulatory review, there is no further involvement on the part of the City. All of the City's development regulatory processes provide for appeals procedures.

The City will amend the Zoning Ordinance to implement a formal reasonable accommodation procedure to address reasonable accommodation requests.

### **Permits and Processing**

Existing regulations provide for the review and approval of both large and small group homes in several of the City's residential zones as well as the Commercial and Neighborhood Commercial zones. Depending on the zone classification of the property, a group home for more than six persons requires either a site development plan or a conditional use permit. There is no standard list of conditions; each site would be reviewed and conditions assigned based on the specifics of the site and the proposed project. A site development plan does not require a public hearing. A Conditional Use Permit requires a public hearing.

A request to retrofit a property to increase accessibility would be processed through the normal building permit procedures, if the proposed work required a permit. Information

about the zoning, permit processing and building law is provided to property owners, developers and the general public, by telephone, the City’s web-site and at the Community Development Department counter.

### **Conclusion**

Overall, the City has no major constraints to housing for persons with disabilities. However, the Zoning Ordinance will be amended within one year of the adoption of the Housing Element to address the provision of transitional housing, supportive housing, and single-room occupancy housing, as well as reasonable accommodation procedures.

### ***Development and Planning Fees***

Residential developers are subject to a variety of fees and exactions to process permits and provide necessary services and facilities as allowed by State law. In general, these development fees can be a constraint to the maintenance, improvement, and development of housing because the additional cost borne by developers contributes to overall increased housing unit cost. However, the fees are necessary to maintain adequate planning services and other public services and facilities in the City. As part of the Housing Element update, the City contacted several developers active in the City to discuss potential constraints to housing development. City fees have not been found to act as a constraint to the development of housing in La Mesa.

The La Mesa City Council adopted a Cost Recovery Policy for planning and building-related services. The policy establishes the percentage of costs incurred by the City to provide a service to be recovered in the form of a fee. With the exception of fees for historic preservation review and discretionary permits and environmental review, the City’s fee schedule reflects the fees necessary to recover 100 percent of the costs to provide these services. The recovery policy for discretionary permits and environmental review is 50 percent and the policy for historic preservation review is 25%. The City Council reviews the fee schedule as part of the annual budget process. In the future, fees will be adjusted to maintain cost recovery objectives. Table HE-41 summarizes the most common planning fees for the City of La Mesa and surrounding jurisdictions. In general, most of the City’s fees are lower than those in other nearby San Diego communities.

**Table HE-41. Regional Comparison of Planning Fees (2020)**

	Chula Vista	El Cajon	La Mesa	National City	San Diego
Design Review	\$10,000 <sup>1</sup>	n.a.	\$1,890-\$3,255	\$3,700	n.a.
Conditional Use Permit	\$11,000 <sup>1</sup>	\$5,195	\$2,095-\$4,150	\$3,700	\$8,000 <sup>1</sup>
Tentative Parcel Map	\$3,678	\$3,625 +26/lot	\$5,859	\$3,000	\$10,000 <sup>1</sup>
Plan Check	n.a.	n.a.	Full Cost Recovery	n.a.	\$291-\$493
Final Parcel Map	Full Cost Recovery	\$5,100	\$3,357+\$323/lot	n.a.	\$3,458.86++
Tentative Subdivision Map	Full Cost Recovery	\$6,225+\$74/lot	\$7,557	\$4,000	\$10,000 <sup>1</sup>
Final Subdivision Map	Full Cost Recovery	\$6,710+	\$5,069+\$388/lot	n.a.	\$3,750.56+
Variance	\$9,000 <sup>1</sup>	\$1,025	\$2,097-\$4,127	\$3,700	\$8,000 <sup>1</sup>
Environmental Review-Initial Study	\$10,000 <sup>1</sup>	\$5,100+\$263	\$1,426-\$3,003	\$1,100	\$1,170.45-\$2,340.89
General Plan Amendment	\$20,000 <sup>1</sup>	\$3,505	\$15,179	\$5,500	\$12,000 <sup>1</sup>

*n.a.* = information not readily available.

Source: Cities of Chula Vista, El Cajon, La Mesa, National City and San Diego, 2020.

<sup>1</sup> Indicates initial deposit amount. Actual fee is full cost recovery.

Development impact fees are charged to a new development in order to pay for the local infrastructure needed to serve it. Within the San Diego region, all 18 of the local jurisdictions and the County charge development impact fees. Impact fees can be charged for a variety of public facilities, including utilities, parks, open space, fire stations, libraries, and transportation improvements such as streets, highways, and transit. The City of La Mesa charges impact fees for parks and recreation facilities (\$3,945 to \$5,441 per unit) and sewer connection (\$5,680+ per unit). The comparisons of fees for different types of residential developments can be seen in Table HE-42.

Table HE-42. Fee Comparisons (2019-2020)

Jurisdictions	Per Unit Permit and Impact Fees			
	Single Family	Townhome (Type V Construction)	Condominium (Type III Construction)	Apartment (Type V Construction)
Carlsbad	\$42,616.78	\$23,012.02	\$17,086.21	\$16,762.04
Chula Vista	\$57,167.97	\$42,481.32	\$38,577.18	\$38,596.86
Encinitas	\$22,932.15	\$15,984.48	---	\$15,233.65
Escondido	\$37,044.15	\$31,185.86	\$29,360.35	\$29,360.35
Imperial Beach	\$15,161.22	\$11,262.71	\$9,832.14	\$21,010.37
<b>La Mesa</b>	<b>\$27,442.49</b>	<b>\$19,242.63</b>	<b>\$14,248.72</b>	<b>\$12,906.75</b>
Lemon Grove	\$13,563.65	\$6,259.63	\$4,870.52	\$5,106.55
National City	\$15,025.99	\$5,655.93	\$4,175.54	\$4,175.54
Oceanside	\$68,235.30	\$25,089.74	\$17,254.33	\$17,178.01
Poway	\$26,528.05	\$21,194.22	\$2,059.13	\$20,898.17
San Diego	\$155,367.00	\$103,121.73	\$95,731.81	\$97,461.70
San Marcos	\$30,761.34	\$25,588.10	\$23,410.80	\$14,184.14
Santee	\$78,142.00	\$67,667.00	\$64,247.00	\$57,827.00
San Diego County	\$21,797.00	\$12,793.00	\$10,900.00	\$11,156.00
Vista	\$27,546.37	\$20,804.79	\$23,176.90	\$18,608.86

Source: BIA 2019-2020 Fees Study for San Diego County; City of Santee Fee Schedule FY2020-21; Padre Dam Municipal Water District Sewer and Water Capacity Fee Schedule 2021; Santee Elementary School District Developer Fees 2021; Grossmont Union High School District Developer Fees 2021

In 2008, the City of La Mesa adopted an ordinance to implement a Residential Traffic Impact Mitigation Fee Program. This regional program for collecting a traffic impact fee on new residential development is required by the TransNet Extension Ordinance and Expenditure Plan. The fee is intended to ensure that future development pays its fair share of the cost of the regional arterial system and related regional transportation improvements. Currently the fee is \$2,533.15, increasing annually based on the percentage set forth in the Engineering Construction Cost Index published by the Engineering New Record. All jurisdictions the County of San Diego collect this fee, either at the time of the subdivision map or as a condition of building permit approval. Overall, the City’s development fees are comparable to those charged by neighboring cities and therefore not a constraint to housing development in the City.

***Transparency in Development Process***

To increase transparency and certainty in the development application process as required by law, the City has a variety of tools available for developers. The City’s Community Development home page has links to the City’s zoning ordinance, zoning map, planning and zoning services forms and fees schedules at <https://www.cityoflamesa.us/750/Community-Development>. All forms and informational documents such as the fee schedule can be easily accessed at <https://www.cityoflamesa.us/112/Forms>.

### ***On- and Off-Site Improvements***

In addition to developer fees and exactions, site improvements are an important component of residential development and include roads, water, sewer, landscaping, and other on-site infrastructure necessary to serve the new development. All new development projects are required to install curbs, gutters, sidewalks, and lighting. Developments must also provide connection to water and wastewater systems. Where roadways are not present, developers are required to construct all internal roadways for a subdivision, and provide connections to existing roadways.

Public street widths are established in a document entitled, “Design Criteria for Public Improvements.” Provided to developers upon request, this document states how wide streets should be based on type of street proposed. For a typical residential street, the City requires a 56 foot ROW and 36 feet curb to curb. However, La Mesa is primarily built out and it is unlikely that new public streets will be created by future housing development. Future single-family development will most likely be authorized as a PRD with private access. The width of the access will depend on the length of the proposed street, whether or not it has through access, and whether it is intended to accommodate on-street parking. There are no established standards for private streets other than that they must be wide enough to meet standards established in the California Fire Code for Fire Department equipment needs.

Required open space is defined in two places in the Zoning Ordinance. The general open space requirement for residential development is 500 square feet for each unit for the first 10 units, 400 square feet per unit for units 11 through 20, and 300 square feet per unit for 21 or more units. Open space standards are modified in areas covered by the Mixed Use Overlay. Within the overlay, 200 square feet per unit is required for mixed use projects and 300 square feet for exclusively residential projects.

On- and off-site improvements are necessary to maintain the quality of life desired by residents and ensure that public services and facilities are in place at the time of need. The City can mitigate the cost of these improvement requirements by providing affordable housing development incentives, assisting with land assemblage or write downs, assist affordable housing developers in obtaining state and federal financing for their projects, and reducing or deferring fees in exchange for long-term affordability of assisted housing units.

### ***Building Codes and Enforcement***

The City of La Mesa has adopted the 2019 California Building Code. This code is considered to be the minimum necessary to protect the public health, safety and welfare. No amendments have been made that diminish the ability to accommodate persons with disabilities. There are no locally amended universal design elements; the universal design provisions of the California Building Code are enforced. Exceptions or methods of alternative compliance to the requirements to the California Building Code are contained in the code. The City has no local ability to waive the provisions of the State building codes. However, a mechanism within the building code allows for an appeals process to challenge interpretations of the building code requirements.

***Local Permits and Processing Times***

The processing time needed to obtain development permits and required approvals is commonly cited by the development community as a prime contributor to the high cost of housing. Depending on the magnitude and complexity of the development proposal, the time that elapses from application submittal to project approval may vary considerably. Factors that can affect the length of development review on a proposed project include: completeness of the development application submittal, responsiveness of developers to staff comments and requests for information, and projects that are not exempt from the California Environmental Quality Act (CEQA), require rezoning or general plan amendment, or are subject to a public hearing before the Planning Commission or City Council.

Certainty and consistency in permit processing procedures and reasonable processing times is important to ensure that the development review/approval process does not discourage developers of housing or add excessive costs (including carrying costs on property) that would make the project economically infeasible. The City is committed to maintaining comparatively short processing times. Total processing times vary by project, but most residential projects are approved within six months. Table HE-43 provides a detailed summary of the typical processing procedures and timelines of various types of projects in the City.

**Table HE-43. Processing Times**

<b>Project Type</b>	<b>Reviewing Body</b>	<b>Public Hearing Required</b>	<b>Appeal Body (if any)</b>	<b>Estimated Total Processing Time</b>
Single-Family Subdivision	Planning Commission	Yes	City Council	6 months to 1 year
Multiple-Family	Planning, Engineering, Building and Fire Department	No	Planning Commission	3 months
Multiple-Family (with subdivisions)	Planning Commission	Yes	City Council	4 to 6 months
Mixed Use	Design Review Board	No	City Council	2 to 3 months

*Source: City of La Mesa, 2020.*

### **Single Family**

A single-family dwelling, on an existing parcel, is subject to a building permit to ensure compliance with zoning regulations and the building and fire codes. Approval of a building permit for a single-family dwelling is administrative. Staff involved in the approval process includes members of the Planning Department, Engineering Department, Building Department and Fire Department. Processing time is approximately six weeks, but is highly dependent on the quality of the initial submittal.

If the proposed single-family project does not conform to the development regulations of the zone, it requires a discretionary action. Examples of discretionary approval include a variance or special permit. This type of project is considered by the Planning Commission. Approval is based on findings as outlined in the zoning regulations. Processing time for a Planning Commission hearing is approximately two months.

A single-family project, which includes a minor subdivision, can be approved by the Development Advisory Board. A single-family project, which includes a major subdivision, requires a public hearing and approval of the Planning Commission. The basis for approval is the City's subdivision regulations and the permitted density of the underlying zone. The City Council ratifies the Planning Commission decision. The length of time required to process a subdivision map is variable, based on the size and complexity of the project. In most cases, the approval process can be completed in 6 months to a year.

### **Multi-family Housing**

Multi-family housing on an existing parcel in the R2, R3, or RB zone is subject to a building permit to ensure compliance with zoning regulations and the building and fire codes. Approval of a building permit for a multi-family project in the R2, R3, or RB zones is ministerial. Staff involved in the approval process includes members of the Planning Department, Engineering Department, Building Department and Fire Department. Processing time is approximately three months, but dependent on the size of the project and quality of the initial submittal.

Multi-family housing is subject to site plan and design review when the project is located in the mixed-use overlay zone or any of the commercial zones. Site plan is a staff level of review to ensure compliance with development regulations. The Design Review Board is responsible for design review. Basis of the Design Review Board's approval is based on objectives of the Urban Design Guidelines and the Guidelines for Mixed-Use. The Design Review Board approval of the project is ratified by the City Council. The timeline for site plan and design review is between two to three months.

If the multi-family housing is proposed as a condominium the approval process also includes a subdivision map. Processing time is approximately four to six months and the project is subject to review by the Planning Commission and the City Council.

New residential development is subject to various review and permit processes. The processing time for the most common residential development applications are summarized in Table HE-44. These applications are processed concurrently.



**Table HE-44. Processing Time by Process/Permit**

<b>Process/Application</b>	<b>Approximate Timeframe</b>
Conditional Use Permit	3 months
Design Review	1 month
General Plan Amendment	6 months
Environmental Impact Reports	9 months
Plan Check/Building Permits	1 month
Variance	2 months
Zone Change	3 – 6 months

*Source: City of La Mesa Planning Department, 2020.*

**General Plan Amendment and/or Zone Change**

A proposed housing project may include a general plan amendment and/or rezone. This type of approval is discretionary, requiring approval by the Planning Commission and City Council. Approval of a rezone or general plan amendment would depend on the applicant’s ability to show that the proposal would further and not detract from the City’s established land use goals.

**Site Plan Approval**

Approval of some housing projects requires site plan review by the Development Advisory Board. Site plan approval process is ministerial and is based on a determination of compliance with applicable development standards, design objectives and health and safety requirements. A representative from all of the City departments with project oversight responsibilities, sit as the Development Advisory Board. The process pulls together the comments from all departments involved in project review and approval. As a result, deficiencies are more quickly ascertained, processing approval time is minimized, and issuance of a building permit is facilitated.

**CEQA Compliance**

The California Environmental Quality Act (CEQA) compliance process determines the timeframes for approval of many discretionary projects. Most projects are handled through the negative declaration process, which is processed concurrently with other discretionary approval processes. However, if an Environmental Impact Report (EIR) is required a minimum of six months is added to the approval process.

**Design Review Program**

The City of La Mesa adopted the Urban Design Program 1987. The development and adoption of the urban design program was in response to the observation that the design quality of development occurring at the time was mediocre. La Mesa is nearly built-out. Because of limited opportunity for new development in La Mesa it is important that all new development contribute to, and not detract from, the quality of the City’s physical character. The urban design program has proven to be instrumental in its contribution to the overall



improvement in the quality of new development in La Mesa. New updates to the Urban Design Program are currently being explored.

The Urban Design Program is applied to the following:

- Projects in the Urban Design Overlay (D) Zone. The Urban Design Overlay Zone covers primarily commercial, downtown, and mixed use areas, as well as specific residential areas.
- Major projects or projects determined to be on sensitive sites by the Community Development Director.
- Density bonus projects.
- Planned residential developments.
- Projects in redevelopment areas.
- Development proposals, public projects, and other urban design related issues as directed by the City Council.

Implementation of the urban design program is fully integrated into the development review process. The Development Advisory Board and Design Review Board meet on the same day to review projects. The applicant leaves these meetings with a clear understanding of the conditions that affect the City's ability to approve the proposed project. The Urban Design Program includes a policy to ensure that projects are reviewed within the development permit processing time limits established by the City and State Law. Design review does not change the density or the land use of proposed projects and does not negatively affect housing production in La Mesa.

The design review process does not involve submittal of extraordinary materials. Materials boards and colored elevations are required as part of project submission. However, these requirements are typical for project approval processes. Colored elevations facilitate understanding of how the project will fit into the surrounding area. Like site plan review, design review also facilitates the process of issuing a building permit.

To assist the project developer, the City developed a Design Review Application that outlines specific documents required for the review (including site plans, landscape plans, conceptual grading plans, elevations and structure floor plans). A handout that summarizes the purpose/intent of the Urban Design Program, the process, the Design Review Board, and review criteria is also provided. The Urban Design Program does not prescribe any particular style of architecture but lays out some guidelines to encourage creativity in design, site planning, and architecture. The Design Review Board reviews a project with the following general criteria:

- Will the project improve the quality of life and the spatial form of La Mesa?
- Will the project fit in La Mesa on an urban scale and on the proposed site?
- Does the project attempt to incorporate the basic principles of good urban design, such as: fit, function, access, structural orientation, safety, adaptability, vitality, congruence, sense of place, efficiency, and stability/durability.

- Have special features been added to the project to help it fit into the community or site, or to make it a memorable project and a source of community pride?
- How will the project look in years to come?
- Does it fit the plans for La Mesa?
- Does the project reflect La Mesa’s sense of history or other characteristics which help define the community?
- Can the project be served adequately by the City and other public service providers?

The design review process does not add to the timeframe and cost of projects, it merely ensures that proposed development fits in with surrounding neighborhood and contributes to an attractive and well-designed urban environment.

An important, and often overlooked, benefit of the design review process is that it builds in an extra level of community support for discretionary projects. As these projects advance through the authorization process, an endorsement from the Design Review Board provides support for final project approval.

### **Conditional Use Permit**

A conditional use is a use determined by the City as having such unique or diverse characteristics that predetermination of regulations for either its operation or location is not practicable. The Planning Commission has the authority to grant, conditionally grant or deny a conditional use permit application, based on the following findings:

- The project’s compatibility with other uses in the same vicinity.
- Whether the issuance of such a conditional use permit will lead to the creation of a nuisance or if it would endanger the public health, safety or order by: (1) Unreasonably increasing pedestrian and/or vehicular traffic in the area in which the premises are located; or (2) Increasing the incidence of disruptive conduct in the area in which the premises are located; or (3) Unreasonably increasing the level of noise in the area in which the premises are located.
- Whether the use is consistent with the general plan.

An application for a Conditional Use Permit requires a public hearing and appeals of any Planning Commission decision can be made to the City Council.

### **Environmental and Infrastructure Constraints**

Natural landforms, hazards, or habitat can constrain residential development opportunities in a community. Portions of otherwise developable sites with steep or unstable slopes, soils that are susceptible to liquefaction or other geologic conditions, or contain sensitive habitat, could constrain development capacity. Another factor adding to the cost of new home construction is the cost of providing adequate infrastructure such as streets, curbs, gutter, sidewalks, water and sewer lines, and street lighting. The cost of these additions or improvements is borne by developers and then, to the extent possible, added to the cost of new housing units, impacting affordability. This section summarizes potential environmental and infrastructure constraints on residential development in La Mesa.

### ***Geologic and Seismic Hazards***

Most of La Mesa is underlain by soil of the Redding Series. Redding soils are derived from the sedimentary rock of the marine terraces. The Redding soil series is characterized as gravelly loam at the surface with a subsoil layer of gravelly clay. At a depth of approximately 30" an impervious clay hardpan layer can sometimes be found.

There are three characteristics of Redding soils that are significant in an urban setting. The first is the high degree shrink swell behavior. Because it contains relatively large amounts of clay, this soil expands when wetted and contracts as it dries. Without adequate reinforcement buildings and infrastructure constructed on this soil have been warped or otherwise damaged. Redding soils are also highly erosive. Grading operations and land stripped of vegetation increase the erosion potential of the soil. The third factor which is significant in an urban setting is the high runoff potential characteristic of Redding soils. Clay content and the presence of an impervious hardpan layer limit water percolation and increase runoff. Runoff potential affects the size and configuration of flood control facilities.

A variety of techniques are available to mitigate hazards related to soil. Once the particular characteristics of a soil are known appropriate construction practices can be incorporated into development plans. Appendix J of the Uniform Building Code contains basic regulations governing grading. In 1974, the City of La Mesa City Council adopted a Grading Ordinance which includes Appendix J with additional provisions which address concerns specific to the City.

Several major active faults pass through the Southern California region. They are parallel, trend in a northwest/southeast direction, and display lateral or sideways movement. The San Andreas Fault is over 650 miles long and runs northwest from the Gulf of California to north of San Francisco Bay. This fault is the most active fault in California and the maximum magnitude of future earthquakes could range from 7.3 to 8.2. A magnitude 8 earthquake on the southern segment of the San Andreas could produce Mercalli intensities of VII to IX in eastern San Diego County.

The San Jacinto fault is parallel to and west of the San Andreas. This fault stretches 125 miles and cuts diagonally across the northeast corner of San Diego County. The San Jacinto Fault is the most active in San Diego County and portions of this fault are only 60 to 80 miles from the City of San Diego. An earthquake of magnitude 7.0 could produce Mercalli intensities of VI or VII in the coastal areas. The Elsinore Fault is approximately 135 miles and is the longest active fault in the County. An earthquake with a magnitude as high as 7.0 is possible for this fault and could cause damage equal to intensity VII or greater.

Ground shaking is by far the greatest seismic hazard. Distance mitigates ground shaking originating on the San Andreas, San Jacinto and Elsinore faults and ground shaking from a moderate earthquake centered on any of these faults might not be detected in La Mesa. In addition to ground shaking, liquefaction, a soil phenomenon in which water saturated unstable soil loses its strength when subjected to the forces of intense prolonged ground shaking, can also occur. Most of La Mesa is underlain by sedimentary rocks of the marine terraces. Soils developed from these rocks are clay rich and fairly well consolidated.

The La Mesa Safety Element of the General Plan provides policy guidelines in the area of seismic safety. Policies requiring the implementation of the Uniform Building Code will also reduce seismic risk for new construction.

### ***Flood Hazards***

In La Mesa, water courses providing drainage of storm runoff include Alvarado Creek, Chollas Creek and Spring Valley Creek. Dry most of the year, these creeks can fill quickly with water during storm episodes and can result in localized temporary flooding conditions. Flood hazards in the City are primarily the result of a lack of adequate storm drain facilities. Rapid growth of the 1950s and 1960s occurred at a time when little attention was paid to cumulative impacts. As a result, flood hazard mitigation planning must retrofit flood control facilities into a built up environment.

Existing development is at-risk throughout all the flood impacted areas in La Mesa. Along the Alvarado Creek commercial development and portions of the trailer parks south of Alvarado Road are at risk. Traffic hazard on Interstate 8 could result from flooding of Alvarado Creek. A mix of businesses and residential uses on University Avenue are affected by flooding within the Chollas Creek basin. Single-family residential uses as well as Bancroft Drive and access to Highway 125 are located in the flood hazard area of Spring Valley Creek.

All new development in the City is required to be elevated above the level of the 100 year flood. New development, or substantial improvement of existing structures, requires construction of flood protection improvements. Recent construction of flood control facilities along the Alvarado Creek are the result of compliance with flood control regulations affecting new development. Future redevelopment along Alvarado Creek will provide additional flood control improvements.

The Safety Element of the City's General Plan includes policies to provide flood control and storm water drainage facilities that will protect the health and safety of La Mesa's citizens and minimize impacts to property to the greatest extent feasible.

### ***Sanitation and Wastewater Capacity***

The City of La Mesa provides sewer service to all areas within the city limits and owns, operates and maintains approximately 165 miles of sewer mains. Wastewater is collected from four drainage basins and conveyed to transmission and treatment facilities operated by the City of San Diego's Metropolitan Wastewater System (Metro), governed by the Metro Wastewater Joint Powers Authority. The City currently owns capacity rights for transmission and treatment of 6.993 million gallons per day (MGD).

To protect surface water from contamination, environmental regulations related to sanitary sewer overflows are increasingly stringent. In 2009 the City completed an evaluation of the wastewater system to evaluate how the City complies with these regulations and identify steps require to improve deficiencies, which was further updated in 2019. The sewer system master plan includes an analysis of the cumulative demand, the capacity of the system to handle demand, and an assessment of future capacity needs.

Wastewater flows were projected to be 6.27 MGD in 2020 and 6.61 in 2030 which is 0.383 MGD less than the City's currently contracted capacity.

The Helix Water District delivers water to a highly urbanized services area with a population of approximately 270,000 residents and 56,000 service connections. Covering nearly 50 square miles, the district serves the cities of La Mesa, El Cajon, Lemon Grove and portions of the unincorporated communities of Lakeside and Spring Valley.

The District operates as a public agency under the Irrigation District Law of the State of California. Governed by an elected Board of Directors, the District establishes water charges, levy assessments and all policy, procedures and regulations related to providing high quality water service to the District's customers.

The District is a member of the San Diego County Water Authority, which is a member of the Metropolitan Water Authority. The district purchases water from these wholesaler agencies and does not sell water to other agencies. Based on historical averages, approximately 17% of the District's supply comes from sources within San Diego County and 83% is imported from Northern California and the Colorado River via the Metropolitan Water District and the County Water Authority.

Approximately 79% of the District's water is provided to residential users. Total annual water demand within the district is 31,139 acre feet/year, with residential demand at 25,000 acre feet/year.

As required by the California Water Code, in July of 2016 the Board adopted the 2015 Urban Water Management Plan Update. The Plan includes an analysis of the Districts efforts required by state law SBX7-7 enacted in 2009. SB X7-7 requires agencies to develop baseline per capita water use and to develop reduced per capita consumption targets (in GPCD) in order to comply with the conservation goals of the 20x2020 plan. All agencies must meet their interim urban water use target by 2015. The District's 2015 interim water use target is 128 GPCD; for fiscal year 2015, the District had an actual GPCD of 103 which is below the interim target. Current water use levels are also below the District's 2020 water use target of 114.

The Urban Water Management Plan projects that, between 2010 and 2050, the land within the District's existing service area that is devoted to residential uses will increase by approximately 1,299 acres. This increase in residential service will be the result of diminished agricultural uses and redevelopment of currently served but under-developed parcels. The Plan projects that 36,477 acre-feet/year will be required to serve the needs of District customers in 2040. These projected water demands account for water needs of low-income housing.

The Helix Water District adopted the Urban Water Management Plan in the summer of 2016. The Plan indicates adequate water supply to meet the capacity requirements in La Mesa. The City also has sufficient water resources to sustain its RHNA.

### ***Fire Protection***

Over the years fire services in La Mesa have changed as a result of changing needs. When the area was less developed, wildland fires occurred more frequently than they do today. As the land development pattern intensifies, higher density housing and multi-story structures require a different type of response than the typical single-family dwelling.

In 2010, the Cities of La Mesa, El Cajon, and Lemon Grove entered into a Joint Powers Agreement for management and delivery of fire protection and emergency medical services, creating the Heartland Fire and Rescue management team. The La Mesa Fire Department works cooperatively with the other cities to maintain this sub-regional fire agency through consolidated management within service areas.

The City's Fire Department is currently staffed at the minimum level based on equipment operations. The Department currently uses a constant staffing model of 13 personnel on duty per day. Staffing is typically three personnel on engines and four personnel on a cross-staffed truck/rescue. Most of the Department's resources are directed at fire suppression. However, the Department's fire prevention division has been expanded to better inform and educate residents about fire prevention.

La Mesa has also partnered with American Medical Response and multiple local fire agencies to form the Regional Cooperative Care Program. The Department is a member of a regional paramedic resource pool. The City also is part of a JPA through the Unified Disaster Council that provides response to hazardous materials incidents.

La Mesa residents receive a high level of fire protection service. The Insurance Services Office (ISO) evaluates fire services provided to communities to determine levels of fire risk and therefore insurance risk. ISO evaluates a community's fire protection records, staffing, equipment and water supply. Points are assigned to all aspects of fire department operations. La Mesa's Fire Department currently has a rating of 1, which is the highest rating a fire department can receive. ISO rating ranges from 1 to 10, with Class 1 representing the best public protection and Class 10 indicating no recognized protection.

## Housing Resources

This section analyzes the resources available for the development, rehabilitation, and preservation of housing in the City of La Mesa. This analysis includes an evaluation of the availability of land resources for future housing development, the City's ability to satisfy its share of the region's future housing need, the financial resources available to support housing activities and the administrative resources available to assist in implementing the City's housing programs. Additionally, this section examines opportunities for energy conservation.

### *Regional Housing Needs Allocation (RHNA)*

Future housing need refers to the share of the regional housing need that has been allocated to the City of La Mesa. The State Department of Housing and Community Development (HCD) assigns a numeric regional housing goal to the San Diego Association of Governments (SANDAG). SANDAG is then mandated to allocate the housing goal to city and county jurisdictions in the region. In allocating the region's future housing needs to jurisdictions, SANDAG is required to take the following factors into consideration pursuant to Section 65584 of the State Government Code:

- Market demand for housing;
- Employment opportunities;
- Availability of suitable sites and public facilities;
- Commuting patterns;
- Type and tenure of housing;
- Loss of units in assisted housing developments;
- Over-concentration of lower income households; and
- Geological and topographical constraints.

The Regional Housing Needs Allocation (RHNA) for the SANDAG region was adopted in August 2020. This RHNA covers a planning period from June 30, 2020 through April 15, 2029. The major goal of the RHNA is to assure a fair distribution of housing among cities and counties within the San Diego region, so that every community provides an opportunity for a mix of housing for all economic segments. The housing allocation targets are not building requirements, but goals for each community to accommodate through appropriate planning policies and land use regulations. Allocation targets are intended to assure that adequate sites and zoning are made available to address anticipated housing demand during the planning period.

The City of La Mesa's share of regional future housing needs is a total of 3,797 new units for the 2021-2029 Housing Element. This allocation is distributed into various income categories, as shown Table HE-45. The RHNA includes a fair share adjustment which allocates future (construction) need by each income category in a way that meets the State mandate to reduce the over-concentration of lower income households in one community.



**Table HE-45. Housing Needs for 2021-2029 Housing Element**

Income Category (% of County AMI)	Number of Units	Percent
Extremely Low (30% or less) <sup>1</sup>	429	11.3%
Very Low (31 to 50%) <sup>1</sup>	430	11.3%
Low (51 to 80%)	487	12.8%
Moderate (81% to 120%)	577	15.2%
Above Moderate (Over 120%)	1,874	49.4%
<b>Total</b>	<b>3,797</b>	<b>100.0%</b>

Source: Final Regional Housing Needs Allocation, SANDAG, August 2020.

AMI = Area Median Income

Note: The City has a RHNA allocation of 859 very low income units (inclusive of extremely low income units. Pursuant to State law (AB 2634), the City must project the number of extremely low income housing needs based on Census income distribution or assume 50 percent of the very low income units as extremely low. Assuming an even split, the City’s RHNA allocation of 859 very low income units may be divided into 430 very low and 429 extremely low income units. However, for purposes of identifying adequate sites for the RHNA allocation, State law does not mandate the separate accounting for the extremely low income category.

**Credits toward RHNA**

Since the RHNA uses June 30, 2020 as the baseline for growth projections for the Housing Element planning period of 2021-2029, jurisdictions may count toward the RHNA any new units built or issued certificates of occupancy since June 30, 2020. This section describes the applicability of the rehabilitation and new construction credits, while latter sections discuss the availability of land to address the remaining RHNA. Table HE-46 summarizes the units that can be credited against the City’s RHNA.

**Table HE-46. RHNA Credits and Remaining Need**

Income (% of AMI)	RHNA	Permitted	Potential ADU	Entitled	Under Review	Pipeline Projects	Remaining Need
Extremely Low/ Very Low 0-80% AMI	1,346	0	0	8	38	135	1,165
Moderate 81-120% AMI	577	24	640	0	67	30	0
Above Moderate >120% AMI	1,874	1	0	145	526	64	1,138
<b>Total</b>	<b>3,797</b>	<b>25</b>	<b>640</b>	<b>153</b>	<b>631</b>	<b>229</b>	<b>2,303</b>

Source: City of La Mesa, 2020



**Potential ADU:** New State laws passed since 2017 have substantially relaxed the development standards and procedures for the construction of Accessory Dwelling Units (ADUs). La Mesa has seen a steady growth of ADUs in the community with 24 units permitted in 2018 and 42 permitted in 2019. In April 2020, the City amended the ADU ordinance to comply with new State law, including allowing for Junior ADUs. As of December 2020, the City has permitted 78 ADUs in 2020. Given the accelerated rate of ADU development in 2020, the City anticipates permitting at least 80 ADUs per year for a total of at least 640 ADUs in the eight-year planning period between 2021 and 2029. With the lack of affordability data available, the City expects that all new ADUs to be affordable to moderate income households based on the City’s rental housing market conditions. ADUs in the City have primarily been smaller units, averaging only 660 square feet in size and similar in size to small one-bedroom or studio units. The City will monitor the number of permitted ADUs and affordability every year and continue to evaluate if the ADU trends and assumptions are consistent. The monitoring of ADUs in the City has been added to the Housing Element Accessory Dwelling Unit program.

**Permitted:** The City also has issued building permits for 25 units since July 1, 2020. One single family detached home and 24 ADUs have been issued permits and count toward the City’s RHNA.

**Units Entitled:** As of July 1, 2020, the City has four projects entitled -- three mixed-use developments and a multi-family residential development. The four projects are providing 153 units, including eight affordable to low income and 145 affordable to above moderate income. The affordable units will be deed restricted pursuant to affordable housing regulatory agreements.

**Under Review:** As of July 1, 2020, a total of 631 units were at various stages of review and approval. There are currently 22 projects, 16 in plan review and 6 in discretionary review, in the City. Ten of the projects are single-family residences which are considered to be affordable to above moderate income households. Eleven projects are multi-family apartments or condominiums comprising 561 units which will provide 38 extremely low/very low income units and four moderate income units according to the proposed affordable housing regulatory agreements. One project is a planned residential development that will provide 30 single-family homes affordable to above moderate income households.

**Pipeline Projects:** Two pipeline projects are currently at different stages in the development process:

- **Sprouts Site:** The Sprouts site is an underutilized, multi-parcel site in the Downtown Village that is currently used as excess surface parking. Also under common ownership are adjacent sites developed with low-density housing. The owner has expressed interest in building multi-family housing to the south, east, and north of the existing store. With two acres available, the site provides an opportunity for up to 82 housing units, 20 of them affordable, that could be developed under existing zoning at a 40-unit per acre density consistent with the surrounding area.

- **Old Police Station Site:** A 147-unit affordable housing project is in the planning stages on a 1.2-acre former redevelopment site that was previously home to the La Mesa Police Station. The City has entered into an Exclusive Negotiation Agreement with a private developer to construct the project. Among the project units, 115 units will be low income, 30 units will be moderate income and two above moderate. This is a former redevelopment site and the units on this property are required to be made affordable by the City. Construction is expected to be underway in 2022.

**Remaining RHNA:** Accounting for units permitted, potential ADUs, active entitlements, projects under review and pipeline projects, the City has a remaining RHNA of 1,959 units. Specifically, 1,165 very low income units and 1,138 above moderate income units. The excess units at moderate income level (344 units) can be credited toward the above moderate income RHNA, leaving a remaining RHNA of 794 units at this income level.

## **Residential Sites Inventory**

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction's share of the region's projected growth. This is accomplished through an evaluation of vacant and underutilized residential and mixed-use properties with potential for residential development within the timeframe of the Housing Element.

### ***Realistic Capacity***

Consistent with HCD Guidelines, methodology for determining realistic capacity on each identified site must account for land use controls and site improvements and reflect current trend of development. The La Mesa Sites Inventory utilizes an estimate of 85% of maximum development to demonstrate realistic capacity for development in residential zones. This estimate is based on existing patterns of development in residential areas and the expected projects in the City that are going to be developed on average at 85% of the density allowed.

Recent mixed use developments and expected projects have and will achieve densities very near actual maximum densities, and many have exceeded maximums due to the use of density bonuses in exchange for the provision of affordable housing. The Mixed Use Urban land use designation allows for densities up to 40 units per acre. To encourage lot consolidation, development projects on sites smaller than 10,000 square feet are only allowed a density of 30 units per acre. The Mixed Use Urban land designation permits stand-alone residential developments in commercial zones within the mixed-use overlay.

Table HE-47 lists three approved mixed use projects. These properties are all zoned General Commercial (C) with a Design Review Overlay (D) and a Mixed Use Overlay (MU). Based on the mixed use development history in La Mesa, these projects yielded an average of 95% of maximum density. However, for calculations of the sites inventory the City used an 85% of maximum density allowed for a more conservative assumption of the development potential. While it is possible for projects to be 100% commercial in the City's mixed-use districts, there have not been any projects that do not include a residential component for more than eight years. Furthermore, with the declining trend of retail and potential impacts of COVID-19 on office use, the prospect of 100% commercial projects is not likely to

increase in the near future. The estimate of potential residential capacity is based on densities that are below the demonstrated trends. Therefore, this sites inventory includes a healthy buffer to accommodate the potential loss of residential capacity due to commercial development.

**Table HE-47. Sample History of Mixed Use Projects**

Project Name/Address	Zoning	Total Units	Permitted Density	Actual Density
7472-74 El Cajon Blvd	Mixed Use Urban C-D-MU	29	40 du/ac	54 du/ac
Touchstone Villas 7808 El Cajon Blvd	Mixed Use Urban C-D-MU	56	40 du/ac	40 du/ac
Mixed Use Development 8135 El Paso St	Mixed Use Urban C-D-MU	20	40 du/ac	39 du/ac

*Note: Permitted Density refers to the permitted density per Zoning Ordinance and General Plan.*

*Source: City of La Mesa, 2020.*

***Zoning Appropriate to Accommodate Housing Affordable to Lower Income Households***

The City recognizes that higher-density developments provide the potential for lower construction costs because of economies of scale created and are therefore most suitable for development of housing affordable to lower income households. Mixed use sites included in the sites inventory have the greatest potential to accommodate housing affordable to lower income households, as they allow densities of at least 30 units per acre (up to 40 units per acre). Per Government Code Section 65583.2(c)(3)(B), the City’s zoning is consistent with the 30 units per acre standard for metropolitan jurisdictions such as La Mesa and therefore considered appropriate to accommodate housing for lower income households (up to 80% AMI).

***Lot Consolidation Potential***

Many of the sites chosen for the sites inventory are comprised of contiguous parcels and provide excellent opportunities for lot consolidation. The sites inventory tables (Appendix B) also identify lot consolidation potential (contiguous parcels). The City offers several policies to encourage lot consolidation and reuse of existing properties in the mixed use areas. The Mixed Use Urban land use designation allows for densities up to 40 units per acre. To encourage lot consolidation, development projects on sites smaller than 10,000 square feet are only allowed a density of 30 units per acre.

In the seven residential projects approved since 2017, five of them utilized lot consolidation. As seen in Table HE-48, the five projects make up 12 acres of land and provided 569 residential units. The projects were fully residential and are all within the Mixed Use Overlay. The average realized density for these projects is 40 units per acre. These projects all involved lot consolidation of properties that are similar in characteristics as properties identified in the sites inventory.

**Table HE-48. Projects Involving Lot Consolidation**

<b>Project</b>	<b>Allowable Density</b>	<b>Acres</b>	<b>Units</b>	<b>Realized Density</b>
7664 El Cajon Blvd	40	4.66	253	54.3
4949 Baltimore Dr	40	4.77	230	48.2
7565 University Ave	40	0.4	16	40
8234 University Ave	40	0.27	10	36.1
7601 University Ave	40	2.64	60	22.7
<b>Average Realized Density</b>				<b>40.6</b>

***Opportunity Sites***

There are 10 opportunity sites in La Mesa that will account for a majority of the City’s remaining RHNA. These 10 sites provide near-term development potential based on current status and/or property or developer interests. Each of these sites is zoned for a density of at least 40 units per acre, feasible for facilitating lower income housing. However, City staff reviewed the status of each of these 10 opportunity sites and estimated the potential affordability of the units to be constructed based on more realistic assumptions of 85% of the maximum density allowed. Details of the opportunity sites are described in Table HE-49 and in Appendix B. The 10 opportunity sites can facilitate the development of a total of 2,784 units based on density and information from staff, including 1,559 above moderate income units and 1,224 low income units. It should be noted that based on allowable density of 40 to 80 du/acre, all of the sites are feasible to facilitate lower income housing, but the City is using 65% of the realistic capacity to accommodate for the lower income RHNA. The only opportunity site that did not utilize the 85% of maximum density is the Alvarado Specific Plan, which has been set to provide 900 above moderate income housing units.

Table HE-49. Opportunity Sites

Project	Allowable Density	Total Units	Lower	Above Moderate	Reasoning
Alvarado SP	80	900	0	900	The Specific Plan will provide 900 units of housing at above moderate income
Bank/Randall Lamb Sites	40	65	42	23	Developer is actively working to get a project going with the City to construct housing on the site
Kitzman Site	40	85	55	30	Owner of the property has expressed interest to the City for housing development. The site is in the mixed use overlay zone and is eligible for a density bonus
7255-87 University	40	24	15	8	Owner has expressed interest in new development on the site. The site is in the mixed use overlay zone and is eligible for a density bonus
Civic Center	40	26	17	9	There is no limit on density at this site and it is city-owned property. Future project anticipated on the site by the City
La Mesa Springs	40	95	62	33	Comprised of 7 parcels in the downtown village, a former redevelopment site. Owner has been interested in improvements and new development
Allison Avenue	40	25	16	9	Owner has expressed interest in redeveloping the site to housing
Grossmont Center	60	1,418	922	496	Owner has expressed interest in redeveloping the site to mixed-use housing
Depot Springs	40	62	41	21	Owner has expressed interest in redeveloping the site to housing
Toys R Us	40	85	55	30	Owner has expressed interest in redeveloping the site to housing
Total		2,785	1,225	1,559	

Source: City of La Mesa, 2020

**Scattered Vacant Sites**

The City’s remaining share of the regional housing need will be addressed through scattered vacant and nonvacant sites that are suitable and appropriately zoned for development of more intense residential uses. Appendix B includes a listing of individual sites, and identifies the size, zoning designation, general plan designation, and realistic capacity for each.

The inventory of scattered vacant land designated for residential or mixed use development totals about 50 acres (Table HE-50). The most significant potential for new residential development occurs in areas designated in the General Plan Mixed Use Urban, Urban Residential, and Suburban Residential. Given the size and density of these sites, potential units on these sites are assumed to be above moderate income units and uses an 85% of maximum density for development.

**Table HE-50. Summary of Potential Residential Capacity on Scattered Vacant Sites**

General Plan	Zoning	Maximum Density	Acres	Realistic Potential Housing Units	Affordability Level
Rural Residential	R1E	2 du/ac	3.4	6	Above Moderate
Semi Rural Residential	R1R	3 du/ac	6.2	16	Above Moderate
Suburban Residential	R1S	4 du/ac	20.2	69	Above Moderate
Urban Residential	R1	10 du/ac	15.0	123	Above Moderate
Restricted Multiple Unit Residential	R2	14 du/ac	0.9	15	Above Moderate
Multiple Unit Residential	R3	23 du/ac	2.4	47	Above Moderate
Mixed Use Urban	various	40 du/ac	1.9	67	Above Moderate
<b>Total</b>			<b>50</b>	<b>343</b>	

*Note: Realistic Potential Housing Units for residential sites were calculated at 85% of maximum allowed development. This estimate is based on existing patterns of development in residential areas and was derived through analysis of those sites as well as expected projects in the City.*

*In several instances, parcels are included in the Sites Inventory Table (Appendix B) that yield no units based on the size of the site. These are included in the inventory only if they are adjacent to a parcel or parcels that yield at least one unit. This allows for a larger site development area.*

Source: City of La Mesa, 2020.

***Adequacy of Sites for RHNA***

Based on the development potential on opportunity sites/expected projects and scattered sites, the City is able to fully accommodate its RHNA.

**Table HE-51. Summary of RHNA**

Project	Total Units	Lower	Moderate	Above Moderate
Remaining RHNA	2,303	1,165	0	1,138
<b>Development Potential</b>	<b>3,127</b>	<b>1,225</b>	<b>0</b>	<b>1,902</b>
Opportunity Sites	2,785	1,225	0	1,559
Scattered Sites	343	0	0	343

*Source: City of La Mesa, 2020*

***Availability of Site Infrastructure and Services***

All residential and mixed use sites identified in the inventory are located within urbanized areas where infrastructure and public services are readily available. Public services and facilities are available to adequately serve all of the potential housing sites. Lateral water and sewer lines would be extended onto the properties from the adjoining public rights-of-way as development occurs. Any missing public improvements (e.g. curbs, gutters, sidewalks, etc.) along property frontages would also be constructed at that time. None of the housing sites are subject to significant environmental constraints that would prevent the reuse of these sites.

**Financial Resources**

Providing affordable housing for lower and moderate income households require the creative layering of multiple funding sources. Key funding sources available to the City of La Mesa for the construction, acquisition/rehabilitation, and preservation of affordable housing include the following:

***SB2 Grants***

In 2017, Governor Brown signed a 15-bill housing package aimed at addressing the State’s housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017), which establishes a \$75 recording fee on real estate documents to increase the supply of affordable homes in California. Because the number of real estate transactions recorded in each county will vary from year to year, the revenues collected will fluctuate.

The first year of SB 2 funds are available as planning grants to local jurisdictions. The City of La Mesa received \$310,000 for planning efforts to facilitate housing production. For the second year and onward, 70 percent of the funding will be allocated to local governments for affordable housing purposes. A large portion of year two allocations will be distributed using the same formula used to allocate federal Community Development Block Grants (CDBG). HCD is in the process of closing out the Year One planning grant allocations and has not begun the process of allocating the Year Two affordable housing funds.



### ***Community Development Block Grant (CDBG) funds***

The Community Development Block Grant (CDBG) program was initiated by the Housing and Community Development Act (HCDA) of 1974. The primary objective of the program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low incomes (up to 80 percent AMI). CDBG funds can be used for a wide array of activities, including:

- Housing rehabilitation;
- Lead-based paint screening and abatement;
- Acquisition of buildings and land;
- Construction or rehabilitation of public facilities and infrastructure;
- Public services for low income persons and persons with special needs; and

The City of La Mesa is an entitlement jurisdiction for CDBG funding and receives approximately \$400,000 annually. The City uses CDBG funds to provide a variety of housing and supportive services for lower income residents and those with special needs.

### ***HOME Investment Partnership Program (HOME)***

The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for households with incomes not exceeding 80 percent of area median income. The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low income households (households earning up to 80 percent of the AMI).

La Mesa is a participating jurisdiction that receives HOME funds through its participation in the San Diego HOME Consortium. La Mesa residents are eligible to apply to County programs to receive funding.

### ***Housing Choice Voucher Program***

The San Diego County Department of Housing and Community Development Services (HCDS) serves as the Housing Authority of the County of San Diego. HCDS manages approximately \$6.5 million in federal funds committed to the Housing Choice Voucher Rental Assistance Program on behalf of the City of La Mesa.

### **Administrative Capacity**

Described below are public and private sector organizations that have been involved in housing activities in La Mesa. These agencies are involved in the improvement of the housing stock, expansion of affordable housing opportunities, preservation of existing affordable housing, and/or provision of housing assistance to households in need.

***City of La Mesa Community Development Department***

The Community Development Department provides primary administrative oversight of the City’s housing projects and programs. Within this department, the development services division provides planning, building and engineering assistance to housing developers. The housing division manages the City’s housing programs, assists developers with tax credit applications, submits applications for HCD-sponsored housing grant opportunities, administers the CDBG programs, and manages the Downpayment and Closing Cost Assistance program.

***San Diego County Department of Housing and Community Development Services***

The County of San Diego, Department of Housing and Community Development Services (HCDS) coordinates and administers Section 8 rental assistance on behalf of the City of La Mesa. According to HCDS, approximately 559 households were receiving Section 8 assistance as of 2020.

***Housing Developers and Service Providers***

The City collaborates with a number of affordable housing developers and service providers to accommodate the housing needs of La Mesa residents. The following are housing developers and service providers active in the region:

- **San Diego Community Housing Corporation (SDCHC):** SDCHC is a housing and community development organization focused on developing, preserving, and maintaining affordable housing. Since 1994, SDCHC has acquired/developed 1,055 multi-family units, developed 48 new single-family homes, and rehabilitated 58 single-family homes.
- **San Diego Habitat for Humanity:** Habitat for Humanity has worked throughout the County of San Diego to provide affordable single-family ownership housing for lower income households.
- **Center for Social Advocacy:** The Center for Social Advocacy operates the Shared Housing Program to match people in need of housing with people who have housing resources. This effort provides affordable housing for the housing seeker and additional income for the housing provider.
- **San Diego Interfaith Housing:** San Diego Interfaith Housing Foundation (SDIHF) aims to reach out to seniors, the disabled and working poor not served by the traditional housing market. SDIHF attempts to create better and more affordable housing opportunities for neighbors throughout San Diego County. The organization has built and manages several successful communities consisting of over 900 affordable housing units. Their role in these developments included, but was not limited to project feasibility, land acquisition, analyzing and securing financing, coordinating and managing the development team of architects, engineers and contractors, lease-up, property management and resident services.

- **Interfaith Shelter Network:** Interfaith Shelter Network provides a Rotational Shelter Program for homeless families and individuals at East County churches during the winter months.

## **Opportunities for Energy Conservation**

Title 24, Building Energy Standards for Residential Development, establishes energy budgets or maximum energy use levels. The standards of Title 24 supersede local regulations, and State requirements mandate Title 24 requirements through implementation by local jurisdictions.

The City will continue strict enforcement of local and state energy regulations for new residential construction, and continue providing residents with information on energy efficiency. Specifically, the City of La Mesa website is linked to the San Diego Gas & Electric (SDGE) Company website. SDGE provides an Energy Savings Assistance Program that is designed to help lower the monthly bill, while making the home more comfortable. Income qualified households can request SDG&E's authorized contractors to provide free:

- New, energy-efficient refrigerators, air conditioners, and lighting;
- New or repaired doors and windows;
- Microwaves, water heaters and high-efficiency clothes washers; and
- Insulation, weatherstripping and caulking to lower heating and cooling costs

## Housing Plan

The Housing Plan presents the City’s eight-year housing plan, which sets forth goals, policies, and programs to address the identified housing needs and other important housing issues. The City of La Mesa’s Housing Plan for addressing the identified housing needs is detailed according to the following five areas:

- Maintenance and Preservation
- Provision of Adequate Sites
- Affordable Housing Opportunities
- Removal of Governmental Constraints
- Promote Equal Housing Opportunities

### Housing Goals and Policies

The City of La Mesa intends to implement the following goals and policies to address the community’s identified housing needs.

#### *Maintenance and Preservation*

Substandard and deteriorating housing units, in addition to the obvious problems of blight, can expose occupants to a wide range of hazards ranging from electrical fire to exposure to toxic substances used in construction. Many factors can determine the “life expectancy” of a dwelling unit including the quality of workmanship, age of building, type of construction, and deferred maintenance. The City’s goal is to preserve the existing housing stock and to avoid a degree of physical decline that will require a larger rehabilitation effort to restore quality and value. As an older community with 87% its housing stock over 30 years old, it is important that the City facilitates an ongoing housing maintenance program. In addition, it is important to preserve affordable housing units in the community to maintain adequate housing opportunities for all residents.

#### **Goal HE-1: High-quality and well-maintained residential neighborhoods.**

***Objective HE-1.1:*** Ensure that existing residential neighborhoods are well-maintained.

**Policy HE-1.1.1:** Continue to utilize the City’s code enforcement program to bring substandard units into compliance with City codes and to improve overall housing conditions in La Mesa.

**Policy HE-1.1.2:** Promote increased awareness among property owners and residents of the importance of property maintenance to long-term housing quality.

**Policy HE-1.1.3:** Utilize neighborhood revitalization strategies to focus financial resources and efforts in improving targeted neighborhoods.

**Policy HE-1.1.4:** Educate owners of historic properties on the benefits of home repair and remodeling using design and materials consistent with the character of their neighborhood.

**Policy HE-1.1.5:** Preserve “at-risk” affordable units through monitoring, working with potential nonprofit purchasers/managers, and exploring funding sources available to preserve the at-risk units.

**Policy HE-1.1.6:** Upgrade substandard infrastructure, such as storm drains and sidewalks, to benefit lower income neighborhoods.

**Policy HE-1.1.7:** Provide for condominium conversion that creates affordable ownership housing opportunity, while minimizing impact on the availability of rental housing opportunities for lower income households. Provide sufficient relocation assistance to tenants displaced by condominium conversion.

***Objective HE-1.2: Ensure that new development enhances existing residential neighborhoods.***

**Policy HE-1.2.1:** Continue to assess reasonable development fees on new residential units to finance necessary public improvements.

**Policy HE-1.2.2:** Encourage developers to provide street planting, landscaping, lighting, and underground utilities as part of any subdivision.

**Policy HE-1.2.3:** Continue to implement objective design review criteria that encourage high quality standards of design and materials in all residential developments.

**Policy HE-1.2.4:** Encourage cost effective energy efficient housing, including the use of passive systems, to decrease energy use.

***Provision of Adequate Sites***

The City of La Mesa encourages the production of new housing units that offer a wide range of housing types to ensure that an adequate supply is available to meet the existing and future needs of all groups. The provision of a balanced inventory of housing in terms of unit type (e.g., single-family, apartment, condominium, mixed-use residential/ commercial), cost and style will allow the City to fulfill a variety of housing needs.

**Goal HE-2: Availability of a wide range of housing by location, type of unit, and price to meet the existing and future needs of La Mesa residents.**

***Objective HE-2.1: Provide a variety of residential development opportunities in the City.***

**Policy HE-2.1.1:** Provide a variety of residential development opportunities in the City, including single-family homes, townhomes, apartments, condominiums, live/work, and residential mixed use to fulfill regional housing needs.

**Policy HE-2.1.2:** Encourage the production of housing for all segments of the La Mesa population, including those with special needs and extremely low incomes.

**Policy HE-2.1.3:** Assist residential developers in identifying land suitable for housing development, such as opportunities for lot consolidation.

**Policy HE-2.1.4:** Encourage housing constructed expressly for lower and moderate income households not be concentrated in any single neighborhood of the City.

**Policy HE-2.1.5:** Encourage the development of residential units that are accessible to handicapped persons or are adaptable for conversion to housing for handicapped persons, including permanent supportive housing.

**Policy HE-2.1.6:** Encourage developers to employ innovative solutions to meet housing needs, including adaptive reuse of existing non-residential buildings.

**Policy HE-2.1.7:** Encourage the development of mixed-use residential projects along the City's transit corridors.

**Policy HE-2.1.8:** Facilitate infill housing developments to ensure the efficient use of land and a sustainable development pattern, as well as where smaller lots sizes are appropriate.

### ***Affordable Housing Opportunities***

The City recognizes the most cost-effective approach to providing affordable housing to its lower and moderate income households is to maintain a supply of permanent or long-term affordable housing units. The following policies are intended to expand the City's affordable housing inventory.

Furthermore, the option of home ownership has become a privilege in Southern California, which is often not available to lower and even moderate income households, particularly the first-time home buyers. While condominiums offer a relatively affordable home ownership option in La Mesa, the downpayment serves as a barrier to many potential home-buyers.

**Goal HE-3: Housing for lower income households, including ownership and rental opportunities for moderate-income households.**

***Objective HE-3.1 Facilitate the development of housing for lower and moderate income households, including extremely low income households.***

**Policy HE-3.1.1:** Facilitate the development of lower and moderate income housing by offering developers incentives such as: 1) density bonuses; 2) City participation in on- and off-site public improvements; and 3) flexibility in zoning and development standards.

**Policy HE-3.1.2:** Encourage the development of housing for seniors and persons with disabilities by offering density bonuses and other zoning incentives, such as reduced parking requirements, and encourage such housing to be located within close proximity to community facilities and transportation services.

**Policy HE-3.1.3:** Monitor all regulations, ordinances, processing procedures and fees related to the rehabilitation and/or construction of dwelling units to assess their impact on housing costs.

***Objective HE-3.2 Assist in creating ownership and rental opportunities for lower and moderate-income households.***

**Policy HE-3.2.1:** Provide favorable home purchasing options to lower and moderate income households using downpayment assistance.

**Policy HE-3.2.2:** Increase homeownership in the City through education, availability, and affordability.

***Removal of Governmental Constraints***

Due to their unique circumstances, certain groups in the community require special assistance to attain decent and affordable housing. The following goals and policies address the special housing needs of the elderly, disabled, homeless, agricultural workers, and persons of lower and moderate income households, especially those of extremely low incomes. In addition to policies designed to increase the availability and adequacy of the City's affordable housing stock, it is important that support services are available that ensure efficient utilization of the housing stock. Of particular importance in La Mesa are housing related services for seniors, the disabled, and the homeless.



## **Goal HE-4: A City that mitigates potential governmental constraints to housing production and affordability.**

### ***Objective HE-4.1 Remove constraints to housing production and affordability.***

**Policy HE-4.1.1:** Continue to support and coordinate with social service providers and regional agencies to address the housing-related needs of La Mesa residents, particularly those with special needs.

**Policy HE-4.1.2:** Review and adjust as appropriate residential development standards, regulations, ordinances, and processing procedures that are determined to constrain housing development, particularly housing for lower and moderate income households and for persons with special needs.

### ***Promote Equal Housing Opportunities***

To make adequate provision for the housing needs of all economic segments of the community, the City must ensure equal and fair housing opportunities are available to all residents.

## **Goal HE-5: A City where all residents have an equal opportunity to reside in the housing of their choice.**

### ***Objective HE-5.1 Promote and support fair housing practices.***

**Policy HE-5.1.1:** Prohibit discrimination in the sale or rental of housing with regard to all protected classes under Federal and State fair housing laws.

**Policy HE-5.1.2:** Continue to further fair housing choices through actively expanding housing opportunities and removing impediments to fair housing.

## **Implementing Programs**

The goals and policies outlined above address La Mesa’s identified housing needs. These goals and policies are implemented through a series of housing programs offered by the City. This section describes the programs the City will carry out during the timeframe of the Housing Element. Each program identifies the specific steps needed to carry out the policies. Also provided under each program are the anticipated impacts (quantifiable objectives if feasible, target population), the responsible agencies, financing, and the schedule for completion. Table HE-53 at the end of this section summarizes the quantifiable objectives set forth for the various housing programs.

The following programs address a range of housing needs and represent a commitment by the City to address those needs in a responsible manner. The programs are designed to effectively meet the housing needs of the City’s residents, especially persons with special needs. The programs are designed to build upon one another; no single program should be perceived as the panacea for all the City’s needs. Most of the programs are continued from

the previous housing element cycle. Many of them are modified to reflect the changed market conditions or streamlined to offer flexibility in implementation.

### ***Maintenance and Preservation***

The majority of the City’s housing stock is in good condition; however, given the age of the housing stock, a proactive housing code enforcement program and rehabilitation program is critical in addressing the issue of deferred maintenance.

#### **1. Preservation of Historic Housing**

The City of La Mesa dates to the early 1900s. Neighborhoods adjacent to downtown and throughout the City have examples of housing units that date to that period. The City conducted a survey of historic resources that resulted in an inventory over 375 structures and sites that merit inclusion based on age, architecture and local history. The City administers a program that allows owners of historic properties to obtain a local landmark status, allowing for “Mills Act” property tax relief. The Historic Preservation program supports the continued viability of the City’s older housing stock and provides a means of making ownership of old homes more cost effective.

##### **Time Frame and Objectives:**

- Initiate a program to update the inventory to identify Mid-Century Modern structures that could be included in the Historic Preservation program by the end of 2022.
- Assist 20 homeowners with applications for Landmark Status over eight years.
- Continue to provide information on Mills Act incentives on City website and at public counters.

**Responsible Agencies:** Community Development Department

**Financing:** Departmental budget

#### **2. Preservation of At-Risk Housing**

Within the April 15, 2021 through April 15, 2031 “at-risk” housing analysis period, one project (Murray Manor) is considered at risk of converting to market-rate housing. This project offers 218 housing units, 216 units of which are affordable to lower income households. Detailed analysis on the potential conversion of this project into market-rate housing is provided earlier in this Housing Element. The City of La Mesa will work with the property owner, interest groups and the State and Federal governments to implement the following actions on an ongoing basis to conserve its affordable housing stock.

##### **Time Frame and Objectives:**

- Annually monitor the status of Murray Manor for the potential of losing the Section 8 subsidies due to discontinuation of the program at the federal level or opting out by the property owner. However, the conversion risk of this project is considered low.
- If there is an opportunity, due to the pending sale of the property, establish contact with public and non-profit agencies interested in purchasing and/or managing units at risk. Where feasible, provide technical assistance to these organizations with respect to financing.

- Should the property owner pursue conversion of the units to market rate, ensure that tenants are properly noticed and informed of their rights and that they are eligible to receive special Section 8 vouchers that would enable them to stay in their units. Provide tenants with information regarding Section 8 rent subsidies through the San Diego County Housing Authority, and other affordable housing opportunities in the City.

**Responsible Agencies:** Community Development Department; U.S. Department of Housing and Urban Development (HUD); San Diego County Housing Authority

**Financing:** HUD Section 8 vouchers, other funding sources as available

### **3. Sustainable Building Program**

The La Mesa City Council adopted a sustainable building policy that was recommended by the Sustainable Building Task Force. The purpose of a citywide policy on sustainable building is to demonstrate the City’s commitment to environmental, economic, and social stewardship, to yield cost savings to the City taxpayers through reduced operating costs, to provide healthy work environments and to contribute to the City’s goals of protecting, conserving, and enhancing the region’s environmental resources. It is the intent of the City to adopt best design and management practices to reduce storm water run-off, water consumption, traffic congestion, energy consumption, and landfill waste. It is also the intent of the City to provide healthy working environments for its employees.

Under this policy, all newly constructed or renovated City facilities and buildings are encouraged to meet a minimum LEED Silver rating and exceed current State of California Title 24 Energy Code requirements. Design and project management teams are encouraged to meet higher LEED rating levels. The City has also established sustainable policies relating to purchasing, building maintenance and operation, City vehicles, education and outreach, and private development.

**Time Frame and Objectives:**

- Continue to participate in a variety of Property Assessed Clean Energy Programs (PACE) to enable property owners in La Mesa to finance renewable energy improvements, and energy and water efficiency improvements.
- By the end of 2021, develop objective design standards to augment the City’s Urban Design program. New standards will incorporate sustainable design principles and practices.

**Responsible Agencies:** Community Development Department

**Financing:** Departmental budget

#### 4. Condominium Conversions

La Mesa strives to find a balance between affordable homeownership and affordable rental opportunities in the community. Condominium conversions can create for-sale housing opportunity for moderate income households (120% AMI). However, the conversion of apartments to condominiums removes rental units from the City’s housing stock and could impact lower income households and households with other special housing needs. The number of rental units that can be converted to condominiums in La Mesa is currently limited to 50 percent of the annual average of the number of new apartments that were constructed in the preceding two fiscal years. Given the current market condition, condominium conversion activities are limited.

**Time Frame and Objectives:**

- Continue to implement the City’s Condominium Conversion Ordinance.
- Bi-annually monitor condominium conversion activities to ensure the ordinance provides adequate protection of the rental housing stock.

**Responsible Agencies:** Community Development Department

**Financing:** Departmental budget

#### 5. Housing Rehabilitation

In the past, the City of La Mesa had operated a Housing Rehabilitation Program. However, this program generated very little interest with residents and the City discontinued this program in June 2010 due to funding limitations and costs of administration. The age of the City’s housing stock warrants a reconsideration in the future. The City will pursue for new funding from the State to potentially reinstate this program.

**Time Frame and Objectives:**

- Continue to pursue funding from the State throughout the planning period to potentially reinstate the housing rehabilitation program.
- Work with developers and non-profits on an annual basis to pursue funding for housing rehabilitation.
- If funding is acquired by 2023, provide rehabilitation for five units per year for the rest of the planning period.

**Responsible Agencies:** Community Development Department

**Financing:** Departmental budget

### ***Provision of Adequate Sites***

A key element in satisfying the housing needs of all segments of the community is the provision of adequate sites for housing of all types, sizes and prices. This is an important function in both zoning and General Plan designations.

### **6. Adequate Sites for RHNA and Monitoring of No Net Loss**

The Land Use and Urban Design Element of the La Mesa General Plan designates more than half of the City’s land inventory for residential uses. A variety of residential types are provided for in La Mesa, ranging from 3 to 40 dwelling units per acre, with higher densities achievable through the State’s density bonus provisions and City’s senior housing policy.

The City’s land use policy and development regulations are adequate to accommodate the City’s overall RHNA of 3,797 units. To ensure that the City monitor its compliance with SB 166 (No Net Loss), the City will develop a procedure to track:

- Unit count and income/affordability assumed on parcels included in the sites inventory.
- Actual units constructed and income/affordability when parcels are developed.
- Net change in capacity and summary of remaining capacity in meeting remaining Regional Housing Needs Allocation (RHNA).

#### **Time Frame and Objectives:**

- Develop a procedure in 2021 to monitor the development of sites identified in the sites inventory and ensure adequate sites are available to meet the remaining RHNA by income category.
- Provide information on available sites and development incentives on City website.
- Assist developers in identifying available sites for residential and mixed-use developments.
- Facilitate zoning changes as appropriate to encourage residential development.
- Continue to facilitate entitlements throughout the City, including but not limited to, the City owned Old Police Station Site. Continue through the entitlement process of the Old Police Station Site which includes a zone change and other incentives in order to break ground on the project by August 2022.

**Responsible Agencies:** Community Development Department

**Financing:** Departmental budget

### **7. Lot Consolidation Program**

The City’s Zoning Ordinance offers a key density incentive for lot consolidation. For the Mixed Use Urban zone, parcels up to 10,000 square feet are allowed a density of 30 units per acre while parcels with more than 10,000 square feet are allowed a density of 40 units per acre. Such “graduated” density policy encourages consolidation of smaller parcels to achieve a 33-percent increase in density. Recent development projects have generally achieved densities above the maximum allowable density with the inclusion of affordable units. The City will play an active role in facilitating lot consolidation, particularly as it relates to parcels listed in the sites inventory.

**Time Frame and Objectives:**

- Work with developers and owners of small sites to identify and consolidate parcels to facilitate the development of housing affordable to lower-income households.
- By 2022, develop a lot consolidation procedure that is easier to navigate and post the procedure on the City website.

**Responsible Agencies:** Community Development Department

**Financing:** Departmental budget

**8. By-Right Approval of Projects with 20% Affordable Units on “Reuse” Sites**

Pursuant to AB 1397 passed in 2017, the City will amend the Zoning Ordinance to require by-right approval of housing development that includes 20 percent of the units as housing affordable to lower income households, on sites being used to meet the 6th cycle RHNA that represent “reuse sites” previously identified in the 4th and 5th cycles Housing Element. The “reuse” sites are specifically identified in the inventory (see Appendix B).

**Time Frame and Objectives:**

- Amend Zoning Ordinance within one year of Housing Element adoption.

**Responsible Agencies:** Community Development Department

**Financing:** Departmental budget

***Affordable Housing Opportunities***

New construction creates housing opportunity for prospective homeowners and renters. However, the cost of new construction is substantially greater than other program categories. Incentive programs, such as density bonus, provide a mechanism to facilitate private sector production of new affordable housing development.

**9. Facilitate the Development of Higher Density Housing**

In an urbanized area like La Mesa, land represents a significant cost component in both multi- and single-family development projects. One way to lower the cost of land per unit is to allow a greater number of dwelling units per acre of land. Increased density generally results in a lower land cost per unit, and greater unit affordability.

As a means of reducing residential land costs, La Mesa will encourage development at the upper end of its residential density ranges, particularly in targeted areas such as the mixed use districts along the City’s transit corridors. The City has identified 12 opportunity sites/expected projects to accommodate a significant portion of the City’s remaining RHNA of 2,274 units.

**Time Frame and Objectives:**

- Annually, contact property owners and qualified developers of high-density residential and mixed-use developments to discuss opportunities in the City.
- Initiate the master planning of the Grossmont Center through actions such as expedited review and processing of development proposals and lot splits and

updating the Grossmont Specific Plan by 2025, with the goal of completing the planning effort to facilitate construction of housing units within the Housing Element planning period. City staff has had contacts with owners of the Grossmont Center regarding development interest. This Housing Element sites inventory includes select portions of the Grossmont Center based on owner interest and staff assessment of feasible locations.

- Work with qualified developers in their efforts to pursue State and federal funding, such as providing letters of support for funding application and assistance in compiling data and information needed for funding application.
- During pre-application meetings with developers, communicate the City’s vision for sustainable development, particularly in the Mixed Use Urban district and other targeted neighborhoods for higher-density housing.

**Responsible Agencies:** Community Development Department  
**Financing:** Departmental budget

### **10. Affordable Housing Development Incentives**

The City has adopted a policy to facilitate the development of affordable housing for seniors and persons with disabilities. This policy provides for flexibility in development standards for housing for seniors and persons with disabilities through a specific plan process. Through the specific plan process, developers proposing to build housing for seniors and persons with disabilities are eligible for increases above the base density, as well as reduced development standards including parking and open space requirements. The package of development incentives provided is worked out on a case-by-case basis.

The State density bonus law has undergone multiple amendments in recent years. AB 1763 made a number of changes to density bonus requirements for affordable projects, including a 80% increase in density for 100% affordable units. AB 2345 further incentivizes the production of affordable housing with changes to the number of incentives and concessions available and the maximum density increase.

**Time Frame and Objectives:**

- Review and revise as necessary in 2021, the City’s density bonus provisions to ensure consistency with State law and the City’s affordable housing program.
- Continue to provide incentives for the development of affordable housing for senior and people with disabilities through implementation of the specific plan process.
- In 2021, evaluate the City’s affordable housing incentives for consistency with the latest changes to the State Density Bonus Law.
- Market incentives to housing developers via information on City website and at public counters.

**Responsible Agencies:** Community Development Department  
**Financing:** Departmental budget



## 11. Coordination with Housing Developers

Both non-profit and for-profit housing developers can promote, assist, or sponsor housing for lower and moderate income people. The City will contact developers active in the East County area annually to identify and pursue affordable housing opportunities in the City.

### **Time Frame and Objectives:**

- Maintain and update bi-annually a list of affordable housing developers for purposes of soliciting their involvement in development projects in La Mesa.
- Partner with affordable housing developers to review available federal and State financing subsidies and apply as feasible on an annual basis.
- Assist and support developers of housing for extremely low, very low, and low-income households with site identification, supporting applications, conducting pre-application meetings, assisting with design and site requirements, and providing regulatory incentives and concessions.
- Assist and support developers of housing for special needs households, including households with persons with disabilities, persons with developmental disabilities, single-parent households, and large households, with site identification, supporting applications, conducting pre-application meetings, assisting with design and site requirements, and providing regulatory incentives and concessions.

**Responsible Agencies:** Community Development Department  
**Financing:** Departmental budget

## 12. Accessory Dwelling Units (ADUs)

Accessory Dwelling Unit (ADU) represents an important affordable housing option to lower and moderate income households. The City has amended the zoning ordinance to provide for ADUs and Junior ADUs and has seen a substantial increase in ADU development in the City.

### **Time Frame and Objectives:**

- Promote ADU construction with the objective of achieving 640 ADUs over eight years.
- By 2022, develop materials for City website and distribution at public counters for ADU requirements and permitting procedures.
- Develop a monitoring program in 2022 to ensure City is on track to meeting the construction goals:
  - Monitor the number of permitted ADUs and affordability every year as part of the Annual Progress Report (APR) process and evaluate whether trends are consistent with 80 units per year with a moderate income affordability.
  - If the annual monitoring determines that the City is not meeting its ADU goal with permitted ADUs, the City will ensure adequate sites are available to accommodate all income groups through alternative measures, including rezoning and or amending the Housing Element as necessary within 6 months following the submittal of the APR.
- Continue to pursue state funding for ADU conversions and or the construction of new ADUs.

**Responsible Agencies:** Community Development Department  
**Financing:** Departmental budget

### **13. Downpayment and Closing Cost Assistance (DCCA) Program**

The DCCA Loan Program is a homeownership program designed to make funds available to low and very low-income households to help with the purchase of their first home within La Mesa and other participating jurisdictions in San Diego County. This program offers low-interest deferred payment loans of up to 17 percent of the maximum allowable purchase price (adjusted annually) and a closing cost of four percent, not exceeding \$10,000. DCCA loan funds may be used to pay down payment and closing costs of a qualifying single-family home, condominium, townhouse, or manufactured home on a permanent foundation.

**Time Frame and Objectives:**

- Assist two households annually (16 households over eight years).
- Continue to promote the DCCA program by posting information on City website, making brochures available to the public, and through occasional articles in the City's newsletter.

**Responsible Agencies:** Community Development Department and County HCDS  
**Financing:** HOME funds

### **14. Housing Choice Vouchers Program**

The Housing Choice Voucher program extends rental subsidies to very low income (up to 50% of AMI) families and the elderly, who spend more than 30% of their income on rent. The subsidy represents the difference between the excess of 30% of the monthly income and the actual rent. Rental assistance is issued to recipients as vouchers, which permit tenants to locate their own housing and rent units beyond the federally determined fair market rent in the area, provided the tenants pay the extra rent increment.

The City of La Mesa contracts with the San Diego County Housing Authority (under the County HCDS) to administer the Housing Choice Voucher program. As 2020, about 560 La Mesa Households are beneficiaries of the Housing Choice Voucher program.

**Time Frame and Objectives:**

- Continue to promote the HCV program to residents and property owners through dissemination of brochures at public counters, providing information on the City's website, and referring residents and property owners to the County HCDS.
- Work with County HCDS and the City's Fair Housing Service provider to promote acceptance of HCVs through outreach and education to renters, and rental property owners and managers. Specifically, California legislature passed SB 329, which redefines source of income as "lawful, verifiable income paid directly to a tenant or to a representative of a tenant, or paid to a housing owner or landlord on behalf of a tenant, including federal, state or local public assistance, and federal, state, or local

housing subsidies, including, but not limited to, federal housing assistance vouchers issues under Section 8 of the United States Housing Act of 1937."

**Responsible Agencies:** San Diego County Housing Authority  
**Financing:** HUD Housing Choice Vouchers

### **15. Prioritizing Sewer Services**

As the sewer service provider to city residents and businesses, pursuant to SB 1087, the City will adopt written policies and procedures for providing and prioritizing sewer services for affordable housing projects.

**Time Frame and Objectives:**

- By 2022, adopt a procedure to prioritize sewer services for affordable housing projects within the City.

**Responsible Agencies:** Community Development Department  
**Financing:** Departmental budget

### ***Removal of Governmental Constraints***

Pursuant to State law, the City is obligated to address, and where legally possible, remove governmental constraints affecting the maintenance, improvement, and development of housing. Removing constraints on housing development can help address housing needs in the City by expediting construction, and lowering development costs.

### **16. Affordable Housing and Housing for Special Needs Groups**

Extremely low income households and households with special needs have limited housing options in La Mesa. Housing types appropriate for these groups include, but not limited to: emergency shelters, low barrier navigation center, supportive housing, and single-room occupancy (SRO) units. Pursuant to State law, the City will amend the Zoning Ordinance to address these housing options.

**Time Frame and Objectives:** Within one year of the adoption of the Housing Element, the City will amend the zoning ordinance to address the following:

- **Emergency Shelters (SB 2, 2007; AB 139, 2019):**
  - Remove the 150-foot distance requirement from residentially zoned properties. (Instead of a distance requirement, the City could consider an overlay.)
  - Establish parking requirements based on staffing level only.
- **Low Barrier Navigation Center (AB 101, 2019):**
  - Establish provisions for Low Barrier Navigation Centers as development by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. A “Low Barrier Navigation Center” is defined as “a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that

provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.”

- **Transitional and Supportive Housing (SB 745, 2013; AB 2162, 2019):**
  - Consistent with SB 745, establish provisions for transitional and supportive housing. Such housing should be considered a residential use to be permitted as similar uses in the same zone.
  - Furthermore, projects of up to 50 units be permitted by right in zones where multi-family and mixed-use developments are permitted, when the development meets certain conditions, such as providing a specified amount of floor area for supportive services. The City may choose to allow projects larger than 50 units by right, as well. AB 2162 also prohibits minimum parking requirements for supportive housing within ½ mile of a public transit stop.
- **Single-Room Occupancy (SRO) Units (AB 2634, 2007):**
  - Address the provision for SRO units, which are distinct from a studio or efficiency unit. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other and could be equivalent to an efficiency unit.
- **Affordable Housing Streamlined Approval (SB 35)**
  - Establish a streamlined, ministerial review process for qualifying multi-family residential projects.
- **Farmworker Housing:**
  - Clarify the types of non-commercial agricultural activities allowable in the single-family zones as accessory uses. While the City has no agricultural zones, agricultural uses are permitted as accessory uses in R1E, R1R, R1S, and R1 zones.
- **Reasonable Accommodations:**
  - Amend the Zoning Ordinance to implement a formal reasonable accommodation procedure to address reasonable accommodation requests. La Mesa does not have a separate process for review and approval of requests for reasonable accommodation with respect to zoning, permit processing or building laws.
- **Employee Housing**
  - Amend the Zoning Ordinance to allow employee housing for six or fewer persons to be treated as a residential use and subject to regulations that apply to other residential dwellings of the same type in the same zone.
- **Large Residential Care Facilities**
  - The City currently does not permit group homes for seven or more persons in all residential zones without a CUP. Initiate and complete a process in

2022 to review the provision for large residential care facilities for seven or more persons and amend the Zoning Ordinance to allow group homes for seven or more in all residential zones and remove the location requirement of along major streets to mitigate the potential constraints on housing for persons with disabilities.

**Responsible Agencies:** Community Development Department  
**Financing:** Departmental budget

### **17. Fees for Development Services**

Various fees and assessments are charged by the City to cover the costs of processing permits and providing services and facilities. On a case-by-case basis, as part of a negotiated affordable housing development agreement, the City may consider granting a partial fee waiver or paying a portion of the project fees to facilitate the development and/or rehabilitation of housing units affordable to lower income households.

**Time Frame and Objectives:**

- Consider granting a fee deferral, partial fee waiver, or paying a portion of the required fees to facilitate the development and rehabilitation of housing units affordable to lower income households, especially projects that include units for extremely low income households.

**Responsible Agencies:** Community Development Department  
**Financing:** General Fund; CDBG; HOME

### **18. Development Standards**

The City periodically reviews its development standards to ensure they are not unduly constraining to residential development. One aspect identified by the State HCD is requiring further study and consideration relates to the City’s parking requirements for smaller units.

**Time Frame and Objectives:**

- **Parking for Small Units:** The City currently does not utilize a sliding scale based on size of the unit. Initiate a process in 2022 to review if it is appropriate and feasible to amend the Zoning Ordinance to rely on a sliding scale for parking for residential units based on size to mitigate potential constraints.

**Responsible Agencies:** Community Development Department  
**Financing:** Departmental budget

### 19. Objective Design Standards

The City is currently using SB 2 funds to develop objective design standards and a preliminary application process for housing development projects.

**Time Frame and Objectives:**

- By 2022, develop and make available objective design standards that will provide a preliminary application process for residential development.

**Responsible Agencies:** Community Development Department

**Financing:** SB 2 funds

### *Affirmatively Furthering Fair Housing*

To make adequate provision for the housing needs of all economic segments of the community, the Housing Plan must include actions that promote housing opportunities for all persons regardless of their special characteristics as protected under Federal and State fair housing laws.

### 20. Fair Housing Services

La Mesa takes steps to affirmatively further fair housing by contracting the services of a non-profit to provide fair housing services for the City. The City currently contracts with the Center for Social Advocacy (CSA) to provide fair housing services for its residents, landlords, and housing professionals. The CSA focuses on education and training for property owners and managers and also serves as an intermediary between complainant and the State and federal housing authorities.

In 2019, the City, along with all other jurisdictions in San Diego County, participated in a regional Analysis of Impediments (AI) to Fair Housing Choice. Appendix D summarizes the fair housing issues and concerns in La Mesa based on findings from the 2020 Regional AI and additional research conducted as part of this Housing Element update. Table HE-52 presents a summary of the issues, contributing factors, and the City’s actions in addressing these issues.

**Responsible Agencies:** Community Development Department, County HCDS, CSA  
San Diego County

**Financing:** CDBG funds; Departmental budget; General fund

<b>Table HE-52. Summary Matrix of Fair Housing Issues and Actions for Mitigation</b>		
<b>AFH Identified Fair Housing Issue</b>	<b>Contributing Factors</b>	<b>City Actions</b>
Fair Housing Outreach and Enforcement Capacity Fair Housing Services Housing Mobility	<ul style="list-style-type: none"> <li>• Insufficient and inaccessible outreach and enforcement:</li> </ul>	<ul style="list-style-type: none"> <li>• Participate in the SDRAFFH quarterly meetings to coordinate regional responses to housing discrimination issues.</li> </ul>

**Table HE-52. Summary Matrix of Fair Housing Issues and Actions for Mitigation**

AFH Identified Fair Housing Issue	Contributing Factors	City Actions
	<ul style="list-style-type: none"> <li>- Lack of a variety of inputs media (e.g., meetings, surveys, interviews)</li> <li>- Lack of marketing community meetings</li> <li>- Insufficient local public fair housing enforcement and testing</li> </ul>	<ul style="list-style-type: none"> <li>• Continue to expand access to community meetings by publishing fair housing information in non-traditional media (such as social media platforms - Facebook, Instagram, Twitter, and YouTube, among others).</li> <li>• At least annually coordinate with CSA San Diego County to expand outreach efforts in La Mesa, targeting groups with disproportionate housing needs and neighborhoods with concentrated issues (primarily in the southern edge of the City).                             <ul style="list-style-type: none"> <li>- Expand outreach and education on new State source of income protection (SB 329 and SB 229, see Program 14).</li> <li>- Work with CSA to conduct random testing at least every five years in La Mesa. Specifically, with the release of the 2020 Census, determine the appropriate bases be tested in the City.</li> </ul> </li> <li>• At least annually update and provide a City-wide affordable rental registry accessible to all residents.</li> <li>• Serve 75 residents, landlords, and housing professionals with fair housing services annually (600 over eight years).</li> </ul>
<p>Segregation and Integration</p> <p>Place-Based Strategies to Encourage Community Conservation and Revitalization</p> <p>New Housing Choices and Affordability in Areas of Opportunity</p>	<ul style="list-style-type: none"> <li>▪ Concentration of minorities and LMI households and special needs groups:                             <ul style="list-style-type: none"> <li>- Lack of private investments</li> <li>- Locating and type of affordable housing</li> <li>- Private discrimination</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Encourage mixed income strategy in housing development by promoting development of affordable housing across City (through mixed-use and infill opportunities) and near services (transit corridors).</li> <li>• Allocate CDBG funds to prioritize infrastructure and public facility improvements in low and moderate income neighborhoods and for affordable housing projects with the goal of implementing one improvement project annually.</li> <li>• Promote ADUs to property owners with the goal of expanding the inventory of naturally affordable housing by 80 ADUs annually (ADUs, see Program 12).</li> </ul>



**Table HE-52. Summary Matrix of Fair Housing Issues and Actions for Mitigation**

AFH Identified Fair Housing Issue	Contributing Factors	City Actions
	<ul style="list-style-type: none"> <li>▪ Disparities in access to opportunities:                             <ul style="list-style-type: none"> <li>- Lack of public investments in specific neighborhoods, including services or amenities</li> <li>- Location and type of affordable housing</li> <li>- Private discrimination</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>● In 2022 develop and implement an annual campaign to combat local opposition to the locations of affordable housing throughout the City.</li> <li>● Work with developers to facilitate the development of multifamily housing opportunities and continue to work with developers to include affordable housing in market-rate development.</li> </ul>
<p>Disproportionate Housing Needs, Including Displacement Risks</p> <p>Protecting Existing Residents from Displacement</p>	<ul style="list-style-type: none"> <li>● Displacement risk of low income residents due to economic pressure:                             <ul style="list-style-type: none"> <li>- Unaffordable rents</li> <li>- Concentration of poverty in some census tracts</li> <li>- Availability of affordable housing</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>● Continue to restrict the conversion of apartments to condominiums over the limited 50 percent of the annual average of the number of new apartments that were constructed (See Program 4).</li> <li>● Annually update the elected and appointed officials, City staff, and the community on housing laws and fair housing information at regularly scheduled public meetings.</li> <li>● Promote development of affordable housing across City (mixed-use and infill) and near services (See Program 10 and 11) with the goal of creating 400 lower income units over eight years.</li> <li>● Improve housing mobility for HCV recipients by expanding knowledge of source of income protections (See Program 14).</li> <li>● Coordinate with the Chamber of Commerce and City Economic Development staff to provide increased visibility of small business assistance programs.</li> </ul>

**Table HE-53. Summary of Quantified Objectives (2021-2029)**

	<b>Extremely Low (30% AMI)</b>	<b>Very Low (50% AMI)</b>	<b>Low (80% AMI)</b>	<b>Moderate (120% AMI)</b>	<b>Above Moderate (&gt;120% AMI)</b>	<b>Total</b>
RHNA	429	430	487	577	1,874	3,797
New Construction	100	100	200	640	800	1,840
Units to be Rehabilitated	5	10	15	--	--	30
Units to be Conserved	---	108	108	---	---	216
Units to be Assisted						
DCCA	---	8	8	---	---	16
HCV	200	200	200	---	---	600

# Appendix A: Public Participation

## Outreach List

Housing Element Update  
Community Outreach Mailing List

Agency	Salut	Attn:	Address	City	State	Zip
Affirmed Housing Group	Mr. Silverwood	Jim Silverwood	13520 Evening Creek Dr #160	San Diego	CA	92128
Alpha Project	Mr. McElroy	Robert McElroy	3737 Fifth Ave, Suite 203	San Diego	CA	92103
Bridge Housing Corporation	Ms. Daddapaneni	Aruna Daddapaneni	2002 30th Street	San Diego	CA	92104
Calvary Chapel of La Mesa	Pastor Riley	Pastor Dave Riley	7525 El Cajon Blvd	La Mesa	CA	91941
Center for Community Solutions	Ms. Griffin-Tabor	Verna Griffin-Tabor	460 North Magnolia	El Cajon	CA	92020
Central Congregational Church	Pastor Archer	Pastor Scott Archer	8360 Lemon Avenue	La Mesa	CA	91941
Christian Compassion Church	Pastor Byrd	Pastor Bonis E Byrd Jr	7309 El Cajon Blvd., Suite 202	La Mesa	CA	91941
Church of Jesus Christ of Latter-Day Saints	Community Member	Community Member	5555 Aztec Drive	La Mesa	CA	91942
Community Housing Works	Ms. Manalo	Lauren Manalo	4305 University Ave., #550	San Diego	CA	92105
Corporation for Supportive Housing	Ms. Ruff	Simonne Ruff	528 Maple St #4	San Diego	CA	92103
Crisis House	Ms. Case	Mary Case	1034 N Magnolia	El Cajon	CA	92020
Crosspointe Life Church	Pastor Sappington	Pastor Barry Sappington	8809 La Mesa Blvd	La Mesa	CA	91941
CSA San Diego County	Ms. De Los Rios	Estela De Los Rios	327 Van Houten Ave	El Cajon	CA	92020
Del Cerro Baptist Church	Pastor Rudolph	Pastor Dustin Rudolph	5512 Pennsylvania Ave	La Mesa	CA	91942
East County Homeless Task Force	Ms. Piconi Snyder	Anna Marie Piconi Snyder	201 S. Magnolia	El Cajon	CA	92020
ECHTF Shelter and Housing Solutions Group	Ms. Branstetter	Rebecca Branstetter	201 S. Magnolia	El Cajon	CA	92020
East County Homeless Children's Association	Ms. Connelly	Cheryl Connelly	9898 Leslie Road, Apt. 22	El Cajon	CA	92020
East County Latino Association	Mr. Garcia	Victor Garcia	PO Box 21421	El Cajon	CA	92021
East County Transitional Living Center	Pastor Brown	Pastor Harold Brown	1527 E. Main Street	El Cajon	CA	92020
El Cajon Chamber of Commerce	Ms. Senica	Diana Senica	201 S. Magnolia	El Cajon	CA	92020
El Cajon Collaborative	Ms. Lewis	Carol Lewis	1331 Avocado Ave	El Cajon	CA	92020
La Mesa Woman's Club	Ms. Tinsley	Kathy Tinsley	5220 Wilson St	La Mesa	CA	91942
Helix Bible Church	Pastor Bibrey	Pastor Zack Bibrey	8742 Lemon Avenue	La Mesa	CA	91941
Fair Housing Council of San Diego	Ms. Scott Knoll	Mary Scott Knoll	1764 San Diego Avenue, Suite 103	San Diego	CA	92110
First Baptist Church of La Mesa	Pastor Medley	Pastor Jim Medley	8111 Orange Avenue	La Mesa	CA	91941
First Church of Christian Science	Community Member	Community Member	8262 Allison Avenue	La Mesa	CA	91941
First Missionary Baptist Church	Community Member	Community Member	5526 Lake Park Way	La Mesa	CA	91942
Grossmont Baptist Church	Pastor McCassey	Pastor Mike McCassey	5651 Water Street	La Mesa	CA	91942
Home Start	Ms. Pollick	Lauren Pollick	5005 Texas St. #203	San Diego	CA	92108
Housing Development Partners of San Diego, Inc.	Community Member	Community Member	701 B Street	San Diego	CA	92101
Interfaith Shelter Network	Mr. Martinez	Kelsey Martinez	3530 Camino del Rio North, # 301	San Diego	CA	92108
Jericho Road Baptist Church	Community Member	Community Member	9407 Jericho Road	La Mesa	CA	91942
Jewish Family Service of San Diego	Ms. Bush	Lea Bush, Family & Community Svcs	8804 Balboa Avenue	San Diego	CA	92123
Journey Community Church	Pastor Ed Noble	Pastor Ed Noble	8363 Center Drive	La Mesa	CA	91942
La Mesa Adventist Community Church	Pastor Rios	Pastor Ruben Rios	4207 Spring Gardens Road	La Mesa	CA	91941
La Mesa Chamber of Commerce	Ms. England	Mary England	8080 La Mesa Blvd., #212	La Mesa	CA	91942
La Mesa Church of Christ	Pastor	Pastor Graham Clifford	5150 Jackson Drive	La Mesa	CA	91941
La Mesa First United Methodist Church	Pastor	Pastor Christian DeWent	4690 Palm Avenue	La Mesa	CA	91941
La Mesa First United Methodist Church	Ms. Knowlton	Lois Knowlton	4690 Palm Avenue	La Mesa	CA	91941
La Mesa Village Assoc.	Ms. Rader	Pam Rader	8030 La Mesa Blvd. Box 189	La Mesa	CA	91942
Lake Murray Church	Pastor Reed	Pastor Jim Reed	5480 Lake Murray Blvd.	La Mesa	CA	91942

Housing Element Update  
Community Outreach Mailing List

Agency	Salut	Attn:	Address	City	State	Zip
Lake Murray Community Church	Pastor Hogan	Pastor Nathan Hogan	5777 Lake Murray Blvd	La Mesa	CA	91942
Lifepoint Church	Pastor Orlando	Pastor Tony Orlando	8111 Orange Avenue	La Mesa	CA	91942
New Life Presbyterian Church of La Mesa	Sr. Pastor Tallman	Sr. Pastor Brian Tallman	5333 Lake Murray Blvd	La Mesa	CA	91942
New Testament Christian Church	Mr. Holden	Community Member	7140 University Avenue	La Mesa	CA	91941
North El Cajon Bobby Sox	Mr. Holden	Chuck Holden	6776 North Pierce Street	El Cajon	CA	92020
Pacific Reformed Church	Rev. Scholte	Rev. John M. Scholte	6110 Howell Drive	La Mesa	CA	91942
PATH	Ms. Scrapper	Hanan Scrapper	1250 Sixth Ave	San Diego	CA	92101
Real Solutions	Ms. Griffin	Susan Griffin	4002 Park Bl Ste C	San Diego	CA	92103-2600
Regional Task Force on the Homeless	Ms. Kohler	Tamera Kohler	4699 Murphy Canyon Road	San Diego	CA	92123
Residential Management Support System	Ms. Stirling	Christine Stirling	257 Jamacha Rd #106	El Cajon	CA	92019
San Diego Community Housing Corporation	Mr. Miyahara	Ted Miyahara	6160 Mission Gorge Rd, Suite #204	San Diego	CA	92120
San Diego Fair Housing Council	Community Member	Executive Director	1764 San Diego Avenue, Suite 103	San Diego	CA	92110
San Diego Housing Federation	Mr. Russell	Stephen Russell	3939 Iowa St. #1	San Diego	CA	92101
San Diego Interfaith Housing Foundation	Mr. Jumper	Matthew Jumper	7956 Lester Ave	San Diego	CA	91945
Shepherd of the Hills Lutheran Church	Pastor Gregg	Pastor Ron Gregg	9191 Fletcher Parkway	La Mesa	CA	91942
Solutions for Change	Mr. Megison	Chris Megison	722 W. California Ave	Vista	CA	92083
St. Andrew's Episcopal Church	Father Reed	Father Harold Reed	4816 Glen Street	La Mesa	CA	91941
St. Luke Lutheran Church	Sr. Pastor Menacher	Dr. Mark Menacher, Sr. Pastor	5150 Wilson St.	La Mesa	CA	91941
St. Martin's Catholic Church	Father Mandac	Father Elmer Mandac	7710 El Cajon Blvd	La Mesa	CA	91941
United Church of Christ	Rev. Ryan	Rev. Kelly Ryan	5940 Kellon Avenue	La Mesa	CA	91942
Vista La Mesa Christian Church	Pastor Littlejohn	Pastor Rebecca Littlejohn	4210 Massachusetts Ave	La Mesa	CA	91941
Windsor Hills Community Church	Pastor Steele	Pastor Jimmy Steele	7485 Orien Avenue	La Mesa	CA	91941

Housing Element Update  
Draft Review Mailing List

Agency	Salut	Attn:	Address	City	State	Zip
Affirmed Housing Group	Mr. Silverwood	Jim Silverwood	13520 Evening Creek Dr #160	San Diego	CA	92128
Alpha Project	Mr. McElroy	Robert McElroy	3737 Fifth Ave, Suite 203	San Diego	CA	92103
Bridge Housing Corporation	Ms. Daddapaneni	Aruna Daddapaneni	2002 30th Street	San Diego	CA	92104
Calvary Chapel of La Mesa	Pastor Riley	Pastor Dave Riley	7525 El Cajon Blvd	La Mesa	CA	91941
Center for Community Solutions	Ms. Griffin-Tabor	Verna Griffin-Tabor	460 North Magnolia	El Cajon	CA	92020
Central Congregational Church	Pastor Archer	Pastor Scott Archer	8360 Lemon Avenue	La Mesa	CA	91941
City of El Cajon	Ms. Devine	Melissa Devine	200 Civic Center Way	El Cajon	CA	92020
City of Lemon Grove	Mr. Alvey	Noah Alvey	3232 Main St	Lemon	CA	91945
City of San Diego Smart and Sustainable	Ms. Brand	Kathleen Brand	1222 First Ave, Third Floor	San Diego	CA	92116
City of Santee	Mr. Coyne	Michael Coyne	10601 N Magnolia Ave	Santee	CA	92071
City Ventures	Mr. D'Eliscu	Briggs D'Eliscu				
Community Housing Works	Ms. Manalo	Lauren Manalo	4305 University Ave., #550	San Diego	CA	92105
Corporation for Supportive Housing	Ms. Ruff	Simonne Ruff	328 Maple St #4	San Diego	CA	92103
Crisis House	Ms. Case	Mary Case	1034 N Magnolia	El Cajon	CA	92020
Crosspointe Life Church	Pastor Sappington	Pastor Barry Sappington	8809 La Mesa Blvd	La Mesa	CA	91941
CSA San Diego County	Ms. De Los Rios	Estela De Los Rios	327 Van Houten Ave	El Cajon	CA	92020
Del Cerro Baptist Church	Pastor Rudolph	Pastor Dustin Rudolph	5512 Pennsylvania Ave	La Mesa	CA	91942
East County Homeless Task Force	Ms. Piconi Snyder	Anna Marie Piconi Snyder	201 S. Magnolia	El Cajon	CA	92020
ECHTF Shelter and Housing Solutions Group	Ms. Branstetter	Rebecca Branstetter	201 S. Magnolia	El Cajon	CA	92020
East County Transitional Living Center	Pastor Brown	Pastor Harold Brown	1527 E. Main Street	El Cajon	CA	92020
El Cajon Chamber of Commerce	Ms. Senica	Diana Senica	201 S. Magnolia	El Cajon	CA	92020
El Cajon Collaborative	Ms. Lewis	Carol Lewis	131 Avocado Ave	El Cajon	CA	92020
La Mesa Woman's Club	Ms. Tinsley	Kathy Tinsley	5220 Wilson St	La Mesa	CA	91942
Helix Bible Church	Pastor Bilbrey	Pastor Zack Bilbrey	8742 Lemon Avenue	La Mesa	CA	91941
Fair Housing Council of San Diego	Ms. Scott Knoll	Mary Scott Knoll	1764 San Diego Avenue, Suite 103	San Diego	CA	92110
First Baptist Church of La Mesa	Pastor Medley	Pastor Jim Medley	8111 Orange Avenue	La Mesa	CA	91941
First Church of Christian Science	Community Member	Community Member	8262 Allison Avenue	La Mesa	CA	91941
Home Start	Ms. Pollick	Lauren Pollick	5005 Texas St. #203	San Diego	CA	92108
Housing Development Partners of San Diego, Inc.	Ms. Zaker	Pari Zaker	701 B Street	San Diego	CA	92101
Intercorp SW, LLC	Mr. Mazza	Dominic Mazza	895 Dove, Suite 400	Newport	CA	92660
Interfaith Shelter Network	Mr. Martinez	Kelsey Martinez	3530 Camino del Rio North, # 301	San Diego	CA	92108
Jewish Family Service of San Diego	Ms. Bush	Lea Bush, Family & Community	8804 Balboa Avenue	San Diego	CA	92123
Journey Community Church	Pastor Ed Noble	Pastor Ed Noble	8363 Center Drive	La Mesa	CA	91942
La Mesa Adventist Community Church	Pastor Rios	Pastor Ruben Rios	4207 Spring Gardens Road	La Mesa	CA	91941
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La Mesa Church of Christ	Pastor Clifford	Pastor Graham Clifford	5150 Jackson Drive	La Mesa	CA	91941
La Mesa First United Methodist Church	Pastor DeMent	Pastor Christian DeMent	4690 Palm Avenue	La Mesa	CA	91941
La Mesa First United Methodist Church	Ms. Knowlton	Lois Knowlton	4690 Palm Avenue	La Mesa	CA	91941
La Mesa Village Assoc.	Ms. Rader	Pam Rader	8030 La Mesa Blvd. Box 189	La Mesa	CA	91942
Lake Murray Church	Pastor Reed	Pastor Jim Reed	5480 Lake Murray Blvd.	La Mesa	CA	91942
Lake Murray Community Church	Pastor Hogan	Pastor Nathan Hogan	5777 Lake Murray Blvd	La Mesa	CA	91942
New Life Presbyterian Church of La Mesa	Sr. Pastor Tallman	Sr. Pastor Brian Tallman	5333 Lake Murray Blvd	La Mesa	CA	91942
PATH	Ms. Scrapper	Hanan Scrapper	1250 Sixth Ave	San Diego	CA	92101

Housing Element Update  
Draft Review Mailing List

Agency	Salut	Attn:	Address	City	State	Zip
Province Group	Ms. Stewart	Sydney Stewart	26 Corporate Plaza, Suite 260	Newport	CA	92660
Real Solutions	Ms. Griffin	Susan Griffin	4002 Park Bl Ste C	San Diego	CA	92103-2600
Regional Task Force on the Homeless	Ms. Kohler	Tamera Kohler	4699 Murphy Canyon Road	San Diego	CA	92123
San Diego Community Housing Corporation	Mr. Miyahara	Ted Miyahara	6160 Mission Gorge Rd. Suite	San Diego	CA	92120
San Diego Fair Housing Council	Community Member	Executive Director	1764 San Diego Avenue, Suite 103	San Diego	CA	92110
San Diego Housing Federation	Mr. Russell	Stephen Russell	3939 Iowa St #1	San Diego	CA	92101
San Diego Interfaith Housing Foundation	Mr. Jumper	Matthew Jumper	7956 Lester Ave	San Diego	CA	91945
SOHO	Ms. Hayes	Amie Hayes	2476 San Diego Ave	San Diego	CA	92110
Solutions for Change	Mr. Megison	Chris Megison	722 W. California Ave	Vista	CA	92083
St. Andrew's Episcopal Church	Father Reed	Father Harold Reed	4816 Glen Street	La Mesa	CA	91941
St. Luke Lutheran Church	Sr. Pastor Menacher	Dr. Mark Menacher, Sr. Pastor	5150 Wilson St.	La Mesa	CA	91941
St. Martin's Catholic Church	Father Mandac	Father Elmer Mandac	7710 El Cajon Blvd	La Mesa	CA	91941
United Church of Christ	Rev. Ryan	Rev. Kelly Ryan	5940 Kelton Avenue	La Mesa	CA	91942
Vista La Mesa Christian Church	Pastor Littlejohn	Pastor Rebecca Littlejohn	4210 Massachusetts Ave	La Mesa	CA	91941



## Social Media Flyer

### Housing Element Update Community Workshop



### Join us for a Virtual Community Workshop to discuss the City's Housing Element Update

THURSDAY OCTOBER 15<sup>TH</sup>, 2020  
6:00-7:30 PM

The Housing Element is part of the City's General Plan and includes goals, policies, programs, and quantified objectives for adequately housing our future population. The City of La Mesa has begun the process of updating the Housing Element for the 2021-2029 Planning Period and wants to hear from you. This is your chance to learn about the Housing Element Update, identify challenges that should be addressed, and tell us what's important to you!

Please submit comments/questions by 5:00 pm Wednesday October 14, 2020, to [planning@cityoflamesa.us](mailto:planning@cityoflamesa.us)

**Via Telephone:**

+1 669 900 6833 or +1 346 248 7799 or  
+1 253 215 8782 or +1 312 626 6799 or  
+1 929 205 6099 or +1 301 715 8592

**Webinar Link:**

<https://zoom.us/j/96024157079>

**Webinar ID: 960 2415 7079**

*For more information, please contact Allyson Kinnard: (619) 667-1196 or [akinnard@cityoflamesa.us](mailto:akinnard@cityoflamesa.us)*

## Comments Received from Residents and Organizations

1. Make La Mesa a 15 minute City <https://www.ft.com/content/c1a53744-90d5-4560-9e3f-17ce06aba69a>
2. The City already uses a 15 minute walk as one measure for sufficient park facilities, extend this concept to shopping and services.
3. Establish an inclusionary housing ordinance in the area that the City now uses as TOD with a minimum of 50% or 60% AMI. Give other incentives besides what is necessary per the state regulation.
4. Give a density bonus for developments that build a public park. There should be minimum standards for this based on size and amenities. The area of La Mesa between El Cajon Blvd and University Ave lacks adequate park land and little to no vacant land exists even if the City had money to purchase it. Look at the planning documents you have and find ways to leverage better City Planning.
5. 47% of the community qualifies for affordable housing and 11% of the population qualifies for extremely low income housing. You need to create incentives to have developers build this housing, or make it a standard that all housing units built on City owned property will have extremely low and low income units.
6. Without providing sufficient, affordable units at the very low and extremely low levels it will lead to overcrowding and overpayment



7. The Design Review Board should only have design professionals voting. Staff's responsibility should be to make a recommendation, they should not have a vote to approve the project. There are enough professionals that want to participate on the Board and they should be allowed to.
8. The reason residents fight additional housing is the lack of parking for the additional cars and the anticipation of overcrowding of neighborhoods due to multiple families or adults living in these apartments in order to afford rents.
9. Without the proper infrastructure, such as sidewalks, and better bicycle infrastructure, the City will become overwhelmed by the increase in traffic and need for parking. With the proposed infill housing, La Mesa needs to find a way to pay for infrastructure.
10. Close the loophole that allows 100% housing projects in the mixed-use corridors. We need services and shops along El Cajon, University Ave and East La Mesa Blvd to create a 15 minute City. Downtown San Diego allows developers to apply for a CUP for 10 years to convert the ground floor retail space to housing, if they can prove that there is no market for retail/commercial. This gives the developer options and the City options for future commercial space and opportunities for sales tax.
11. La Mesa needs to take a multi-prong approach to pay for and implement the needed infrastructure:
  - a. increase the fees on developers to help pay for the significant lack of pedestrian and bicycle infrastructure as well as street and park improvements.
  - b. continue to apply for grants, but make sure the grants match or anticipate adjacent land use development. I reviewed the last round of street improvement grants and there were many streets where on-street parking was increasing, yet these areas would be in transit-oriented development zones. If you reduce the parking of a development because you anticipate the residents will walk, bike or take transit, then those streets should have that infrastructure as a priority, not on-street parking.
  - c. Expect developers to construct the necessary improvements as is done in San Diego. If a development touches one intersection handicap ramp, all three handicap ramps must be rebuilt to current ADA standards, if they are not already, and the crosswalk striping must be installed on all four sides.
12. Leverage the City-owned land to get more amenities for the City. For example, the Waite Street property that the City owns and is slated to be a park, but not dedicated park land; sell the land to a housing developer for housing in exchange for the developer building a park on ½ of the site. The developer would have to pay for the typically community process for master planning the park and then pay for construction documents and implementation. The City gets more housing with mandatory 50-60AMI and a park without having to spend money. The park could have a park easement to the City.
13. Do the same type of process at Sunset Park in cooperation with the City of San Diego, who owns the vacant land surrounding the entrance to the park.
14. What about the Adult Enrichment Center? The Community Services Director wants to build a massive community center in MacArthur Park, moving all the services from the AEC to the Park. So what happens to the AEC land? There is no money to build this massive community center and no plan for the AEC property.

15. The same is true of the Civic Center property. It is nothing more than a massive mostly empty parking lot, yet the community hears that the City staff needs a new city hall and the City residents were promised a new library. Why are you not leveraging this property with a housing developer to build needed affordable housing on top of a new library and/or city hall? You could even put the new community center at the civic center, on the trolley line, to program it also as a business event space for the East County.
16. La Mesa is such a small community that we need out of the box thinking; we need to leverage our assets to get the most for our residents; and we need to stop thinking that we are Mayberry.
17. I have heard conflicting reports from the Mayor and staff that the owners of the mall wanted to build housing on their property. I don't understand why not. This is a perfect place for multi-family housing. It is near the trolley, near the freeway entrance. But I want to see something that is well integrated into the mall design, like a village, not like the apartments plopped down in the parking lot by Burlington Coat Factory.
18. We need to set higher standards for design and planning for La Mesa because we are the Jewel of the Hills, and we need the most progressive bicycle and pedestrian infrastructure plan, because that will attract residents for years to com.



Save Our Heritage Organisation  
Protecting San Diego's architectural and cultural heritage since 1969

Tuesday, October 20, 2020

Mayor Arapostathis & City Council  
City of La Mesa  
8130 Allison Avenue  
La Mesa, CA 91942

Re: Housing Plan Update comments

Mayor Arapostathis and Councilmembers,

Save Our Heritage Organisation (SOHO) understands the City of La Mesa is updating its Housing Element and suggests to include a historical and affordable housing survey, to gather affordability information on the current building stock and to avoid displacing those housed within under-market rental units, typically pre-1960s buildings.

The pre-1960s (unsubsidized) affordable housing stock can substantively contribute toward La Mesa's affordable housing need, and many of these solutions are outlined in San Antonio's 2019 Affordable Housing Study, <https://www.sanantonio.gov/Portals/0/Files/HistoricPreservation/CurrentProjects/AffordableHousing/OpportunityAtRisk-Report.pdf>. This study explores the critical role that older housing stock plays in meeting affordable housing demands and the importance of policies that promote repair and maintenance over demolition and new construction. Further, two major lessons gleaned from this report are: 1) every time a unit of older housing is razed, a unit of affordable housing is lost, and 2) cities cannot build new and sell or rent cheap unless there are huge subsidies.

The city should also establish programs incentivizing the repair and maintenance of existing housing stock, specifically the pre-1960s naturally affordable housing stock. Additional statistics should also be analyzed, such as the number of housing units that become entitled and permitted each year vs. the number of units actually constructed, including accessory dwelling units. Demolition data should also be captured and used to La Mesa's advantage (see San Antonio study), to illustrate how under-market rentals and ownership opportunities are lost. Another opportunity is to locate possible sites for residential adaptive reuse, such as parcels rezoned from commercial or industrial. Also, the recently passed state Historic Tax Credit can be used alongside Federal Historic Tax Credit incentives as well as New Market credits, Opportunity Zones, and Low-Income Housing credits to offset the affordable subsidy. Last, another concern to consider is the several impending state housing bills that presume a one-size-fits-all solution, which often do not appear compatible with La Mesa and serve to remove its character and sense of place.

In addition to finding that "the use of older, existing pre-1960 housing stock must be a central component of an affordable housing strategy" as well as providing some out of the ordinary solutions that should be evaluated for La Mesa, the 2019 San Antonio study was commissioned to help explain the role of older housing stock in meeting current affordability needs, the patterns of these housing units (location, condition, and ownership), their vulnerability to demolition, and maintaining single-family home ownership. This study noted that 1) existing pre-1960 housing stock provides largely unsubsidized and unprotected affordable housing, 2) pre-1960 housing stock is home to a large share of long-term residents, and 3) single-family, renter occupied structures in fair and poor condition are the most at-risk of demolition.

Older buildings play an important and often overlooked role in housing affordability across the country. Although many cities facing affordable housing challenges have identified the need to preserve the existing housing stock, few have identified older housing retention as a priority strategy, which would put La Mesa at the cutting edge of addressing this increasing economic, social, and physical challenge that affordable housing represents. First, housing preservation is typically cheaper and faster than constructing new units and effectively combats blight. Numerous studies have shown that

older and historic neighborhoods offer a diverse housing stock at varying prices, sizes, and conditions, and are located in close proximity to transit and jobs. And, when gentrification is a concern, homeownership is the ultimate defense. Therefore, keeping residents in existing homes should be a priority. Since we understand that one cannot build new and rent or sell cheap without subsidy, then it logically follows that with the demolition of each pre-1960's era housing stock unit, an affordable housing unit is then lost forever.

Second, a significant portion of occupied pre-1960 housing units are more often renter occupied. While there should be concern for the condition of these older units, a vast majority are quite physically adequate and habitable. While some certainly require repairs, this is often the result of deferred maintenance, which is typically more cost effective to repair and maintain than to demo and build new affordable housing units. Data from across the country continually illustrates that many units of affordable housing could be created through minor rehabilitation of the existing housing stock, however, the perception that rehabilitation is burdensome is often a major hurdle that prevents rehab of existing housing.

Key points from this study that are applicable include:

- Inventory of older housing stock is providing much of the current affordable housing within the city;
- It is critical to retain as much of the pre-1960s housing stock as possible; and
- Devising a pre-1960s housing retention strategy will need to be central to any affordable housing solution.

Evaluate innovative opportunities and solutions presented within the San Antonio study:

- Single property tax increment financing or tax increment housing reinvestment zones;
- Assessment freeze on improvements for pre-1960s homes;
- Deferred loan payments for structural repairs;
- Priority weatherization and hazard mitigation for pre-1960s homes;
- Raise demolition permit fees for pre-1960s housing;
- No homestead exemption for houses built on lots razing pre-1960s homes;
- Amend HUD 5-year plan to prioritize home preservation;
- Establish a rental registration and inspection program;
- Housing preservation overlay district;
- Multiple resource affordable housing district;
- Tool share program for maintaining existing homes;
- Vacant building survey; and
- Vacant lot acquisition program.

In conclusion, SOHO supports La Mesa updating its Housing Plan, where the pre-1960s building stock can play an important role in the housing affordability crisis, which is a common issue across the country, hence the San Antonio 2019 study. Through a historical and affordable housing study, identifying older stock retention as a priority strategy would more quickly and sustainably solve the issue as well as put La Mesa at the cutting edge of addressing this increasing economic, social, and physical challenge, which needs to be a diverse, inclusive and equitable solution.

Thank you for the opportunity to comment,



Bruce Coons  
Executive Director  
Save Our Heritage Organisation

**Allyson E. Kinnard**

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**From:** Rebecca Branstetter <rebbran66@gmail.com>  
**Sent:** Tuesday, November 17, 2020 3:25 PM  
**To:** Allyson E. Kinnard  
**Subject:** Host Home program at Home Start and Housing for Special Needs Groups

Hi, Allyson.

Thank you again for giving so much of your time to educate me on La Mesa's Housing Element and its function for the City as a framework that provides you ability to act quickly and effectively on a wide array of issues that affect residents and neighborhoods.

As promised, here's the contact info on [Selma Hassane](#), who coordinates the Host Home program, which matches youth leaving foster care with homes that help "launch" them into independent living. You can reach her at [619-782-2239](tel:619-782-2239) or [shassane@home-start.org](mailto:shassane@home-start.org).

I'll also have our folks bat around the idea of how to "policy-ize" an idea of helping seniors and persons with disabilities keep their homes, especially thinking in terms of framework for action rather than strictly policed requirement.

There was one other thing I meant to talk about with you. Under Implementing Programs on page HE-125, there's a section about Housing for Special Needs Groups that says:

Extremely low income households and households with special needs have limited housing options in La Mesa. Housing types *appropriate for* these groups include: emergency shelters, transitional housing, supportive housing, and single-room occupancy (SRO) units. The City of La Mesa Zoning Ordinance does not specifically address the provision of such housing types. Pursuant to State law, the City will amend the Zoning Ordinance to address these housing options.

Would you consider changing "appropriate for" to "that meet the immediate and long-term needs of." I think that changing this language helps to focus on the true need of extremely low income households for homes, rather than temporary places to stay, and would ultimately be more in line with the City's vision to meet the diverse housing needs of its community.

Thank you again for your time and your expertise. La Mesa is very fortunate to have you on its staff. Here's hoping you get some help soon!

Rebecca Branstetter  
619-456-5378  
[rebbran66@gmail.com](mailto:rebbran66@gmail.com)

## Appendix B: Sites Inventory

APN	General Plan Designation	Zoning	Density (du/ac)	Acres	Current Use	Lot Consolidation Group	Realistic Capacity (units)	Infrastructure Capacity	On-site Constraints	Income Level
4918002800	Rural Residential	R1E	2	0.41	Vacant		1	yes	none	AM
4951821400	Rural Residential	R1E	2	0.41	Vacant		1	yes	none	AM
4951902000	Rural Residential	R1E	2	0.47	Vacant		1	yes	none	AM
4964200200	Rural Residential	R1E	2	1.07	Vacant		2	yes	none	AM
4964201700	Rural Residential	R1E	2	1.00	Vacant		2	yes	none	AM
4994922300	Semi-Rural Residential	R1R	3	0.40	Vacant		1	yes	none	AM
4994924500	Semi-Rural Residential	R1R	3	0.46	Vacant	b	1	yes	none	AM
4994924600	Semi-Rural Residential	R1R	3	0.51	Vacant	b	1	yes	none	AM
4994924800	Semi-Rural Residential	R1R	3	0.67	Vacant	b	2	yes	none	AM
4994926100	Semi-Rural Residential (3 Du/Acre)	R1R	3	0.64	Vacant		2	yes	none	AM
4994926200	Semi-Rural Residential (3 Du/Acre)	R1R	3	0.17	Vacant		0	yes	none	AM
4994926300	Semi-Rural Residential (3 Du/Acre)	R1R	3	0.12	Vacant		0	yes		AM
4994926400	Semi-Rural Residential (3 Du/Acre)	R1R	3	0.28	Vacant		1	yes		AM
4994926500	Semi-Rural Residential (3 Du/Acre)	R1R	3	0.55	Vacant		1	yes		AM
4995001400	Semi-Rural Residential (3 Du/Acre)	R1R	3	0.21	Vacant		1	yes		AM
4995009100	Semi-Rural Residential	R1R	3	0.67	Vacant		2	yes	none	AM
4995009200	Semi-Rural Residential (3 Du/Acre)	R1R	3	0.51	Vacant		1	yes	none	AM



**Table B-1. Prior Cycle Sites Remaining**

APN	General Plan Designation	Zoning	Density (du/ac)	Acres	Current Use	Lot Consolidation Group	Realistic Capacity (units)	Infrastructure Capacity	On-site Constraints	Income Level
4995233500	Semi-Rural Residential (3 Du/Acre)	R1R	3	0.96	Vacant		2	yes	none	AM
4752221400	Suburban Residential	R1S	4	0.94	Vacant		3	yes	none	AM
4753512700	Suburban Residential	R1S	4	0.13	Vacant	c	0	yes	Hillside	AM
4753512800	Suburban Residential	R1S	4	0.23	Vacant	c	1	yes	none	AM
4753512900	Suburban Residential	R1S	4	0.32	Vacant	c	1	yes	none	AM
4753513000	Suburban Residential	R1S	4	0.37	Vacant	c	1	yes	none	AM
4755620700	Suburban Residential	R1S	4	0.22	Vacant		1	yes	none	AM
4756001900	Suburban Residential	R1S	4	0.54	Vacant		2	yes	Street access	AM
4756213200	Suburban Residential	R1S	4	0.70	Driveway/slope runoff infrastructure	ii	2	yes	Hillside	AM
4756311900	Suburban Residential	R1S	4	1.37	Vacant		5	yes	none	AM
4756402800	Suburban Residential	R1S	4	0.09	Vacant	c	0	yes	Hillside	AM
4868400100	Suburban Residential (4 Du/Acre)	R1S	4	0.62	Vacant		2	yes	none	AM
4868400200	Suburban Residential (4 Du/Acre)	R1S	4	0.24	Vacant		1	yes	none	AM
4904035400	Suburban Residential	R1S	4	0.45	Vacant		2	yes	none	AM
4904035900	Suburban Residential (4 Du/Acre)	R1S	4	0.06	Vacant		0	yes	none	AM
4904036100	Suburban Residential	R1S	4	0.26	Vacant	l	1	yes	none	AM
4904036200	Suburban Residential	R1S	4	0.27	Vacant	l	1	yes	none	AM
4904040500	Suburban Residential	R1S	4	0.29	Vacant		1	yes	none	AM
4904042200	Suburban Residential (4 Du/Acre)	R1S	4	0.10	Vacant		0	yes	none	AM



**Table B-1. Prior Cycle Sites Remaining**

APN	General Plan Designation	Zoning	Density (du/ac)	Acres	Current Use	Lot Consolidation Group	Realistic Capacity (units)	Infrastructure Capacity	On-site Constraints	Income Level
4912600900	Suburban Residential	R1S	4	0.17	Partially parking lot	g	1	yes	none	AM
4912601000	Suburban Residential	R1S	4	0.30	Partially parking lot	g	1	yes	none	AM
4917900100	Suburban Residential (4 Du/Acre)	R1S	4	0.18	Vacant		1	yes	none	AM
4917900200	Suburban Residential (4 Du/Acre)	R1S	4	0.23	Vacant		1	yes	none	AM
4918003700	Suburban Residential (4 Du/Acre)	R1S	4	0.12	Vacant		0	yes	none	AM
4943402300	Suburban Residential	R1S	4	0.22	Vacant		1	yes	none	AM
4944720700	Suburban Residential	R1S	4	0.52	Gardens, Misc		2	yes	none	AM
4944810400	Suburban Residential	R1S	4	0.25	Vacant	k	1	yes	none	AM
4944810500	Suburban Residential	R1S	4	0.31	Vacant	k	1	yes	none	AM
4945120200	Suburban Residential	R1S	4	0.44	Vacant		1	yes	none	AM
4945211700	Suburban Residential	R1S	4	0.32	Vacant		1	yes	none	AM
4947002700	Suburban Residential	R1S	4	0.29	Vacant		1	yes	none	AM
4947122200	Suburban Residential	R1S	4	0.35	Trailer/ Driveway		1	yes	none	AM
4947303600	Suburban Residential	R1S	4	0.24	Vacant		1	yes	none	AM
4947603000	Suburban Residential	R1S	4	0.25	Vacant		1	yes	none	AM
4950501900	Suburban Residential (4 Du/Acre)	R1S	4	0.34	Vacant		1	yes	none	AM
4950507700	Suburban Residential (4 Du/Acre)	R1S	4	0.27	Vacant		1	yes	none	AM
4950901500	Suburban Residential	R1S	4	0.61	Vacant		2	yes	none	AM
4951515100	Suburban Residential	R1S	4	0.59	Vacant		2	yes	none	AM

**Table B-1. Prior Cycle Sites Remaining**

APN	General Plan Designation	Zoning	Density (du/ac)	Acres	Current Use	Lot Consolidation Group	Realistic Capacity (units)	Infrastructure Capacity	On-site Constraints	Income Level
4951602800	Suburban Residential	R1S	4	0.24	Vacant		1	yes	Street access?	AM
4951730500	Suburban Residential	R1S	4	0.99	Vacant		3	yes	none	AM
4952501800	Suburban Residential	R1S	4	0.22	Vacant		1	yes	none	AM
4953208000	Suburban Residential (4 Du/Acre)	R1S	4	0.45	Vacant		2	yes	none	AM
4953320500	Suburban Residential	R1S	4	0.24	Vacant		1	yes	none	AM
4953322900	Suburban Residential	R1S	4	0.45	Vacant		2	yes	none	AM
4954705200	Suburban Residential	R1S	4	0.23	Vacant		1	yes	none	AM
4990304900	Suburban Residential	R1S	4	0.26	Vacant		1	yes	none	AM
4991712500	Suburban Residential (4 Du/Acre)	R1S	4	0.08	Vacant		0	yes	none	AM
4991712600	Suburban Residential	R1S	4	0.75	Vacant	j	3	yes	none	AM
4991712800	Suburban Residential	R1S	4	1.03	Vacant	j	4	yes	none	AM
4991713400	Suburban Residential	R1S	4	0.87	Vacant	j	3	yes	none	AM
4991912600	Suburban Residential	R1S	4	0.37	Vacant	j	1	yes	none	AM
4992112100	Suburban Residential (4 Du/Acre)	R1S	4	0.25	Vacant		1	yes	none	AM
4994911000	Suburban Residential	R1S	4	0.62	Vacant		2	yes	none	AM
4643101700	Urban Residential	R1	10	0.18	Vacant		2	yes	none	AM
4643102600	Urban Residential	R1	10	0.29	Vacant		2	yes	none	AM
4644011700	Urban Residential	R1	10	0.45	Vacant		4	yes	none	AM
4644800100	Urban Residential	R1	10	2.32	Vacant		20	yes	none	AM
4684911600	Urban Residential	R1	10	0.07	Vacant	o	1	yes	none	AM
4684912400	Urban Residential	R1A	10	0.34	Vacant	o	3	yes	none	AM
4692505600	Urban Residential	R1	10	0.21	Backyard	s	2	yes	none	AM
4692505900	Urban Residential	R1	10	0.24	Vacant	s	2	yes	none	AM

**Table B-1. Prior Cycle Sites Remaining**

APN	General Plan Designation	Zoning	Density (du/ac)	Acres	Current Use	Lot Consolidation Group	Realistic Capacity (units)	Infrastructure Capacity	On-site Constraints	Income Level
4692506000	Urban Residential	R1	10	0.20	Vacant	s	2	yes	none	AM
4692506100	Urban Residential	R1	10	0.28	Vacant	s	2	yes	none	AM
4692605800	Urban Residential	R1	10	0.08	Vacant		1	yes	none	AM
4694201800	Urban Residential	R1	10	0.09	Driveway		1	yes	none	AM
4694202400	Urban Residential	R1	10	0.29	Vacant		2	yes	none	AM
4702621300	Urban Residential	R1	10	0.18	Vacant		2	yes	none	AM
4703100600	Urban Residential	R1	10	0.69	Vacant	t	6	yes	none	AM
4703100800	Urban Residential	R1	10	0.44	Vacant	t	4	yes	none	AM
4703202100	Urban Residential	R1	10	0.22	Vacant	t	2	yes	none	AM
4703822000	Urban Residential	R1	10	0.22	Vacant	r	2	yes	none	AM
4703825600	Urban Residential	R1	10	0.17	Vacant	r	1	yes	none	AM
4704411000	Urban Residential	R1	10	0.17	Backyard/ Pool		1	yes	none	AM
4704413800	Urban Residential	R1	10	0.22	Vacant	q	2	yes	none	AM
4704413900	Urban Residential	R1	10	0.23	Vacant	q	2	yes	none	AM
4704502700	Urban Residential	R1	10	0.47	Vacant		4	yes	none	AM
4704710100	Urban Residential	R1	10	0.23	Vacant		2	yes	none	AM
4704922600	Urban Residential	R1	10	0.14	Vacant	x	1	yes	none	AM
4705420500	Urban Residential	R1	10	0.14	Vacant		1	yes	none	AM
4705520200	Urban Residential	R1	10	0.16	Vacant		1	yes	none	AM
4706624700	Urban Residential	R1	10	0.39	Vacant	w	3	yes	none	AM
4706624800	Urban Residential	R1	10	0.37	Vacant	w	3	yes	none	AM
4741441700	Urban Residential	RB	10	0.15	Vacant	bb	1	yes	none	AM
4743530500	Urban Residential	R1	10	0.45	Vacant		4	yes	none	AM
4751800600	Urban Residential	R1	10	0.82	Vacant	ii	7	yes	none	AM
4753011600	Urban Residential	R1	10	0.15	Driveway	n	1	yes	none	AM
4753011700	Urban Residential	R1	10	0.06	Vacant	n	1	yes	none	AM

**Table B-1. Prior Cycle Sites Remaining**

APN	General Plan Designation	Zoning	Density (du/ac)	Acres	Current Use	Lot Consolidation Group	Realistic Capacity (units)	Infrastructure Capacity	On-site Constraints	Income Level
4753017000	Urban Residential	R1	10	0.19	Vacant	p	2	yes	none	AM
4753017200	Urban Residential	R1	10	0.24	Vacant	p	2	yes	none	AM
4855210700	Urban Residential	R1	10	0.14	Vacant		1	yes	none	AM
4864912600	Urban Residential	R1	10	0.13	Vacant		1	yes	none	AM
4864932700	Urban Residential	R1	10	0.25	Vacant		2	yes	Landlocked	AM
4906602900	Urban Residential (7-10 Du/Acre)	R1	10	1.09	Vacant		9	yes	none	AM
4940911400	Urban Residential	R1	10	0.28	Vacant		2	yes	none	AM
4941600800	Urban Residential	R1	10	0.14	Vacant		1	yes	none	AM
4941701100	Urban Residential	R1	10	0.11	Vacant		1	yes	none	AM
4942020300	Urban Residential (7-10 Du/Acre)	R1	10	0.05	Fence/Sideyard	pp	0	yes	none	AM
4942020500	Urban Residential (7-10 Du/Acre)	R1	10	0.05	Backyard/Driveway	pp	0	yes	none	AM
4944325400	Urban Residential (7-10 Du/Acre)	R1	10	0.13	Vacant		1	yes	none	AM
4946611200	Urban Residential (7-10 Du/Acre)	R1	10	0.04	Vacant		0	yes	Landlocked	AM
4946612000	Urban Residential	R1	10	0.19	Trailer/Driveway		2	yes	none	AM
4948200600	Urban Residential	R1	10	0.23	Vacant		2	yes	none	AM
4948500100	Urban Residential (7-10 Du/Acre)	R1	10	0.14	Parking Lot		1	yes	none	AM
4948712600	Urban Residential	R1	10	0.51	Vacant		4	yes	none	AM
4705820400	Restricted Multiple Unit Res (14 Du/Acre)	CD	14	0.05	Vacant		1	yes	Landlocked	AM

APN	General Plan Designation	Zoning	Density (du/ac)	Acres	Current Use	Lot Consolidation Group	Realistic Capacity (units)	Infrastructure Capacity	On-site Constraints	Income Level
4705822400	Restricted Multiple Unit Residential	R2	14	0.20	Landscaping/ Parking lot		2	yes	none	AM
4902102900	Restricted Multiple Unit Residential	R2	14	0.56	Park		7	yes	Existing park	AM
4902830800	Restricted Multiple Unit Residential	R2	14	0.14	Vacant		2	yes	none	AM
4690201200	Multiple Unit Residential	R3	23	1.73	Vacant		34	yes	none	AM
4700114400	Mixed Density Residential (7-23 Du/Acre)	R1	23	0.14	Vacant		3	yes	none	AM
4700310300	Mixed Density Residential	R1	23	0.15	Vacant		3	yes	none	AM
4700321600	Mixed Density Residential	RB	23	0.06	Vacant		1	yes	none	AM
4702002100	Mixed Density Residential	R2	23	0.16	Misc structures		3	yes	none	AM
4702003400	Mixed Density Residential	R2	23	0.07	Side Yard		1	yes	none	AM
4753521400	Multiple Unit Residential	R3	23	0.11	Vacant		2	yes	none	AM
4701000200	Mixed Use Urban (24-40 Du/Acre)	R2	40	0.15	Vacant		5	yes	none	AM
4701421600	Mixed Use Urban	R3	40	0.10	Vacant		3	yes	none	AM
4701810300	Mixed Use Urban	C	40	0.09	Landscaping/ Parking lot		3	yes	none	AM
4701901600	Mixed Use Urban (24-40 Du/Acre)	RB	40	0.05	Parking		2	yes	none	AM
4703621600	Mixed Use Urban	C	40	0.14	Parking lot		5	yes	none	AM
4741440100	Mixed Use Urban	RB	40	0.14	Vacant	bb	5	yes	none	AM
4741440200	Mixed Use Urban	RB	40	0.13	Vacant	bb	4	yes	none	AM
4741700600	Mixed Use Urban	R3	40	0.17	Vacant		6	yes	none	AM

APN	General Plan Designation	Zoning	Density (du/ac)	Acres	Current Use	Lot Consolidation Group	Realistic Capacity (units)	Infrastructure Capacity	On-site Constraints	Income Level
4904721100	Mixed Use Urban (24-40 Du/Acre)	R3	40	0.17	Parking Lot		6	yes	none	AM
4904721200	Mixed Use Urban (24-40 Du/Acre)	C	40	0.16	Parking Lot		5	yes	none	AM
4904722900	Mixed Use Urban (24-40 Du/Acre)	R2	40	0.31	Parking Lot		11	yes	none	AM
4942910500	Mixed Use Urban	C	40	0.18	Vacant	aa	6	yes	none	AM
4942911800	Mixed Use Urban	C	40	0.17	Vacant	aa	6	yes	none	AM
4643900200	Local Serving Commercial	C		1.21	Parking Lot		0	yes	none	AM
4701820100	Road	C		0.05	Parking Lot		0	yes	none	AM
4701820200	Road	C		0.06	Parking Lot		0	yes	none	AM
4902610300	Railroad/Trolley	C		1.71	Vacant		0	yes	Very sloped	AM
4904361100	Freeway	CM		1.02	Parking Lot		0	yes	none	AM
4918001200	Road	R1S		0.20	Vacant		0	yes	none	AM
4942200900	Road	C		0.15	Vacant		0	yes	none	AM
4952321800	Freeway	R1S		0.30	Vacant		0	yes	none	AM
4990100800	Railroad/Trolley	R1S		1.04	Vacant		0	yes	none	AM

**Table B-2. Credits Toward RHNA**

Parcel Number (APN)	Unit Type	General Plan Designation	Zoning	Unit Count
4904035400	SFD	SUBURBAN RESIDENTIAL (4 DU/ACRE)	R1S	1
4751001100	ADU	URBAN RESIDENTIAL (7-10 DU/ACRE)	R3	1
4904035400	ADU	SUBURBAN RESIDENTIAL (4 DU/ACRE)	R1S	1
4994925700	ADU	ROAD	TRANS	1
4741440800	ADU	URBAN RESIDENTIAL (7-10 DU/ACRE)	R1	1
4695530700	ADU	URBAN RESIDENTIAL (7-10 DU/ACRE)	R1	1
4901110400	ADU	URBAN RESIDENTIAL (7-10 DU/ACRE)	R1	1
4691800600	ADU	URBAN RESIDENTIAL (7-10 DU/ACRE)	R1	1
4702700600	ADU	URBAN RESIDENTIAL (7-10 DU/ACRE)	R1	1
4743111900	ADU	URBAN RESIDENTIAL (7-10 DU/ACRE)	R1	1
4863311200	ADU	RESTRICTED MULTIPLE UNIT RES (14 DU/ACRE)	R2	1
4942011100	ADU	URBAN RESIDENTIAL (7-10 DU/ACRE)	R1	1
4702610500	ADU	URBAN RESIDENTIAL (7-10 DU/ACRE)	R1	1
4640801500	ADU	URBAN RESIDENTIAL (7-10 DU/ACRE)	R1	1
4706121800	ADU	URBAN RESIDENTIAL (7-10 DU/ACRE)	R1	1
4945000700	ADU	SUBURBAN RESIDENTIAL (4 DU/ACRE)	R1S	1
4643310900	ADU	ROAD	TRANS	1
4695602900	ADU	URBAN RESIDENTIAL (7-10 DU/ACRE)	R1	1
4741150100	ADU	URBAN RESIDENTIAL (7-10 DU/ACRE)	R1	1
4703824200	ADU	URBAN RESIDENTIAL (7-10 DU/ACRE)	R1	1
4863910100	ADU	RESTRICTED MULTIPLE UNIT RES (14 DU/ACRE)	R2	1
4690202400	ADU	MULTIPLE UNIT RESIDENTIAL (18-23 DU/ACRE)	R3	1
4948902600	ADU	SUBURBAN RESIDENTIAL (4 DU/ACRE)	R1S	1
4705823200	ADU	RESTRICTED MULTIPLE UNIT RES (14 DU/ACRE)	R2	1
4694201700	ADU	URBAN RESIDENTIAL (7-10 DU/ACRE)	R1	1



**Table B-3. Entitled and In-Review Projects**

Parcel Number (APN)	Unit Type	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total Units
4693200100	SFR	0	0	0	1	1
4704110600	SFR	0	0	0	1	1
4704110600	SFR	0	0	0	1	1
4855210700	SFR	0	0	0	1	1
4863520400	SFR	0	0	0	1	1
4864912500	SFR	0	0	0	1	1
4943222200	SFR	0	0	0	1	1
4946212800	SFR	0	0	0	1	1
4947603000	SFR	0	0	0	1	1
4994910300	SFR	0	0	0	1	1
4994924500	SFR	0	0	0	1	1
4994925400	SFR	0	0	0	1	1
4995009400	SFR	0	0	0	1	1
4943000900	2 SFR	0	0	0	2	2
4706900300	Multi-Family Residential	1	0	0	5	6
4691002400	Multi-Family Residential	0	0	0	10	10
4941502200	Multi-Family Residential	1	0	0	9	10
4691003700	Multi-Family Residential	3	0	0	16	19
6750702200	Mixed-Use	0	0	0	20	20
4946410900	Mixed-Use	1	0	0	20	21
4702002800	Mixed-Use	2	0	0	20	22
4691430900	Mixed-Use	4	0	0	25	29
4756222800	Residential (PRD)	0	0	0	30	30
4990100300	Multi-Family Residential	0	0	4	30	34

Parcel Number (APN)	Unit Type	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total Units
4691303400	Multi-Family Residential	5	0	0	35	40
4990306700	Multi-Family Residential	4	0	0	44	48
4906603100	Mixed-Use	4	0	0	45	49
4701114200	Mixed-Use	0	0	0	56	56
4704221900	Multi-Family Residential	0	0	0	60	60
4701001200	Mixed-Use	21	0	0	231	252

Site Identifier	APN	General Plan Designation	Zoning	Current Use	Density (DU/acre)	Acres	Lot Consolidation Group	Realistic Capacity	Low Income Units	Above Moderate Income Units	Infrastructure Capacity	On-Site Constraints
7255-87 University Ave	4741811300	MIXED USE URBAN (24-40 DU/ACRE)	C-F-D-MU	GENERIC COMMERCIAL OFFICE/RETAIL 1-3 STORIES	40	0.09	E	3	2	1	yes	none
7255-87 University Ave	4741811400	MIXED USE URBAN (24-40 DU/ACRE)	C-F-D-MU	GENERIC COMMERCIAL OFFICE/RETAIL 1-3 STORIES	40	0.08	E	3	2	1	yes	none
7255-87 University Ave	4741811500	MIXED USE URBAN (24-40 DU/ACRE)	C-F-D-MU	GENERIC COMMERCIAL OFFICE/RETAIL 1-3 STORIES	40	0.09	E	3	2	1	yes	none

Table B-4. Opportunity Sites												
Site Identifier	APN	General Plan Designation	Zoning	Current Use	Density (DU/acre)	Acres	Lot Consolidation Group	Realistic Capacity	Low Income Units	Above Moderate Income Units	Infrastructure Capacity	On-Site Constraints
7255-87 University Ave	4741811600	MIXED USE URBAN (24-40 DU/ACRE)	C-F-D-MU	VACANT LAND COMMERCIAL	40	0.09	E	3	2	1	yes	none
7255-87 University Ave	4741811700	MIXED USE URBAN (24-40 DU/ACRE)	C-F-D-MU	VACANT LAND COMMERCIAL	40	0.09	E	3	2	1	yes	none
7255-87 University Ave	4741811800	MIXED USE URBAN (24-40 DU/ACRE)	C-F-D-MU	VACANT LAND COMMERCIAL	40	0.09	E	3	2	1	yes	none
7255-87 University Ave	4741811900	MIXED USE URBAN (24-40 DU/ACRE)	C-F-D-MU	GENERIC COMMERCIAL OFFICE/RETAIL 1-3 STORIES	40	0.17	E	6	4	2	yes	none
Allison Avenue Site	4942620400	DOWNTOWN COMMERCIAL	CD-D	SINGLE FAMILY RESIDENCE	40	0.12	F	4	3	1	yes	none
Allison Avenue Site	4942620500	DOWNTOWN COMMERCIAL	CD-D	DUPLEX - GENERIC	40	0.12	F	4	3	1	yes	none

Site Identifier	APN	General Plan Designation	Zoning	Current Use	Density (DU/acre)	Acres	Lot Consolidation Group	Realistic Capacity	Low Income Units	Above Moderate Income Units	Infrastructure Capacity	On-Site Constraints
Allison Avenue Site	4942620600	DOWNTOWN COMMERCIAL	CD-D	VACANT RESIDENTIAL - GENERIC	40	0.1	F	3	2	1	yes	none
Allison Avenue Site	4942620700	DOWNTOWN COMMERCIAL	CD-D	2 - 4 UNITS - GENERIC	40	0.18	F	6	4	2	yes	none
Allison Avenue Site	4942620800	DOWNTOWN COMMERCIAL	CD-D	VACANT RESIDENTIAL - GENERIC	40	0.1	F	3	2	1	yes	none
Allison Avenue Site	4942620900	DOWNTOWN COMMERCIAL	CD-D	GENERIC COMMERCIAL OFFICE/RETAIL 1-3 STORIES	40	0.12	F	4	3	1	yes	none
Alvarado Specific Plan	4690212000	REGIONAL SERVING COMMERCIAL	CM-F-D	RV PARK	80	1.03	A	80	0	80	yes	none
Alvarado Specific Plan	4690212000	REGIONAL SERVING COMMERCIAL	CM-F-D	RV PARK	80	3.13	A	248	0	248	yes	none
Alvarado Specific Plan	4690212200	REGIONAL SERVING COMMERCIAL	CM-F-D	RV PARK	80	2.8	A	222	0	222	yes	none

Site Identifier	APN	General Plan Designation	Zoning	Current Use	Density (DU/acre)	Acres	Lot Consolidation Group	Realistic Capacity	Low Income Units	Above Moderate Income Units	Infrastructure Capacity	On-Site Constraints
Alvarado Specific Plan	4690212300	REGIONAL SERVING COMMERCIAL	CM-F-D	RV PARK	80	2.04	A	162	0	162	yes	none
Alvarado Specific Plan	4690212400	REGIONAL SERVING COMMERCIAL	CM-F-D	RV PARK	80	1.6	A	127	0	127	yes	none
Alvarado Specific Plan	4690212500	REGIONAL SERVING COMMERCIAL	CM-F-D	RV PARK	80	0.12	A	8	0	8	yes	none
Alvarado Specific Plan	4691304300	RAILROAD /TROLLEY	CM-F-D	RV PARK	80	0.54	A	42	0	42	yes	none
Alvarado Specific Plan	4691304400	RAILROAD /TROLLEY	CM-F-D	RV PARK	80	0.16	A	11	0	11	yes	none
Bank/Randall Lamb Sites	4944021900	DOWNTOWN COMMERCIAL	CD-D	GENERIC-RADIO STATION/BANK/MISC	40	0.8	B	27	18	10	yes	none
Bank/Randall Lamb Sites	4944022000	DOWNTOWN COMMERCIAL	CD-D	VACANT LAND COMMERCIAL	40	0.6	B	20	13	7	yes	none
Bank/Randall Lamb Sites	4944102400	DOWNTOWN COMMERCIAL	CD-D	GENERIC COMMERCIAL OFFICE/R	40	0.5	B	17	11	6	yes	none

Site Identifier	APN	General Plan Designation	Zoning	Current Use	Density (DU/acre)	Acres	Lot Consolidation Group	Realistic Capacity	Low Income Units	Above Moderate Income Units	Infrastructure Capacity	On-Site Constraints
				ETAIL 1-3 STORIES								
Civic Center	4705711300	CIVIC CENTER	Civic Center	UNKNOW N	40	0.75	City Owned	26	17	9	yes	none
Depot Springs	4855501100	LOCAL SERVING COMMERCIAL	CN-D	GENERIC COMMERCIAL OFFICE/RETAIL 1-3 STORIES	40	1.46	H	50	32	17	yes	none
Depot Springs	4855501200	LOCAL SERVING COMMERCIAL	CN-D	GENERIC RESTAURANT/NIGHT CLUB/TAVERN	40	0.34	H	12	8	4	yes	none
Grossmont Center Site 1	4902610900	REGIONAL SERVING COMMERCIAL	C-G-D	REGIONAL SHOPPING CENTER	60	9.7		495	322	173	yes	none
Grossmont Center Site 2	4902610300	REGIONAL SERVING COMMERCIAL	C-G-D	VACANT LAND COMMERCIAL	60	1.5	G	77	50	27	yes	none
Grossmont Center Site 2	4902610400	REGIONAL SERVING COMMERCIAL	C-G-D	GENERIC-RADIO STATION/BANK/MISC	60	3	G	153	99	54	yes	none

Site Identifier	APN	General Plan Designation	Zoning	Current Use	Density (DU/acre)	Acres	Lot Consolidation Group	Realistic Capacity	Low Income Units	Above Moderate Income Units	Infrastructure Capacity	On-Site Constraints
Grossmont Center Site 3	4902610900	REGIONAL SERVING COMMERCIAL	C-G-D	REGIONAL SHOPPING CENTER	60	3.9		199	129	70	yes	none
Grossmont Center Site 4	4902610900	REGIONAL SERVING COMMERCIAL	C-G-D	REGIONAL SHOPPING CENTER	60	5.4		275	179	96	yes	none
Grossmont Center Site 5	4902610900	REGIONAL SERVING COMMERCIAL	C-G-D	REGIONAL SHOPPING CENTER	60	1.4		71	46	25	yes	none
Grossmont Center Site 6	4902610900	REGIONAL SERVING COMMERCIAL	C-G-D	REGIONAL SHOPPING CENTER	60	1.3		66	43	23	yes	none
Grossmont Center Site 7	4902610900	REGIONAL SERVING COMMERCIAL	C-G-D	REGIONAL SHOPPING CENTER	60	1.6		82	53	29	yes	none
Kitzman Site (El Cajon and I-8 on-ramp)	4701201300	MIXED USE URBAN (24-40 DU/ACRE)	C-D-MU	VACANT LAND COMMERCIAL	40	2.51		85	55	30	yes	none
La Mesa Springs	4705810100	DOWNTOWN COMMERCIAL	CD-D	COMMUNITY SHOPPING CENTER	40	0.5		17	11	6	yes	none
La Mesa Springs	4705810100	DOWNTOWN	CD-D	COMMUNITY	40	2.3		78	51	27	yes	none



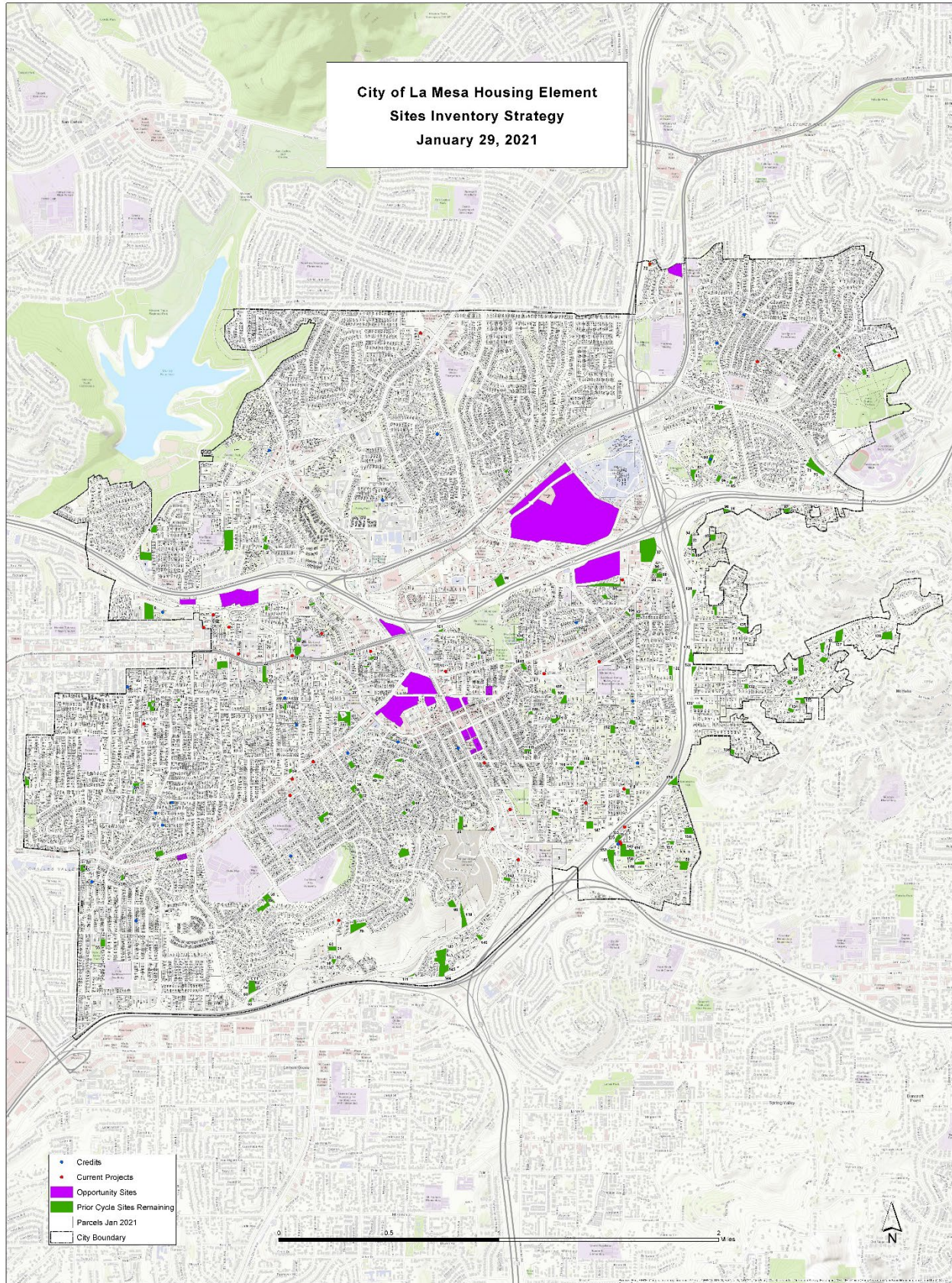
Site Identifier	APN	General Plan Designation	Zoning	Current Use	Density (DU/acre)	Acres	Lot Consolidation Group	Realistic Capacity	Low Income Units	Above Moderate Income Units	Infrastructure Capacity	On-Site Constraints
		COMMERCIAL		SHOPPING CENTER								
Toys R Us	4906605300	REGIONAL SERVING COMMERCIAL	C-D	NEIGHBORHOOD SHOPPING CENTER	40	2.5		85	55	30	yes	none

Site Identifier	APN	General Plan Designation	Zoning	Current Use	Density (DU/acre)	Acres	Lot Consolidation Group	Realistic Capacity	Infrastructure Capacity	On-Site Constraints
Police Station ENA with development	4705722200	DOWNTOWN COMMERCIAL	Civic Center	UNKNOWN	---	1.23	City Owned	147	yes	none
Sprouts Site 1	4944411200	DOWNTOWN COMMERCIAL	CN-D	VACANT LAND COMMERCIAL	40	0.09	C	4	yes	none
Sprouts Site 1	4944411000	DOWNTOWN COMMERCIAL	CN-D	GROCERY /DRUG LARGE CHAIN GENERIC	40	0.12	C	5	yes	none

Table B-5. Pipeline Projects										
Site Identifier	APN	General Plan Designation	Zoning	Current Use	Density (DU/acre)	Acres	Lot Consolidation Group	Realistic Capacity	Infrastructure Capacity	On-Site Constraints
Sprouts Site 1	4944411100	DOWNTOWN COMMERCIAL	CN-D	GROCERY /DRUG LARGE CHAIN GENERIC	40	0.11	C	4	yes	none
Sprouts Site 1	4944412300	DOWNTOWN COMMERCIAL	CN-D	GROCERY /DRUG LARGE CHAIN GENERIC	40	0.92	C	37	yes	none
Sprouts Site 2	4944410300	DOWNTOWN COMMERCIAL	CN-D	DUPLEX - GENERIC	40	0.17	D	7	yes	none
Sprouts Site 2	4944410400	DOWNTOWN COMMERCIAL	CN-D	DUPLEX - GENERIC	40	0.17	D	7	yes	none
Sprouts Site 2	4944413300	DOWNTOWN COMMERCIAL	CD-D	CHURCH	40	0.51	D	20	yes	none



Figure B-1. Sites Inventory Map





## Appendix C: Review of Past Accomplishments

To develop appropriate programs to address the housing issues identified in the 2021-2029 Housing Element, the City of La Mesa has reviewed the housing programs adopted in 2013-2021 Housing Element and evaluated the effectiveness of these programs in delivering housing services and assistance. Specifically, the City assisted the special needs groups by facilitating affordable housing development. Three projects with affordable units set aside for lower income households received density bonuses. The City also entered into negotiations with Westmont Companies to develop a senior living facility on City-owned land near Briercrest Park. The City is in the process of working with another nonprofit to develop affordable housing on the former City Police Station. Annually, the City also utilizes CDBG funds to provide fair housing services and homeless services that benefit the special needs population.

**Table HE-C1. Review of Past Accomplishments**

Action #	Program	Description	Progress and Continued Appropriateness
Maintenance and Preservation			
1	Housing Acquisition and Rehabilitation	As part of the Comprehensive Neighborhood Revitalization Strategy, the City would include acquisition and rehabilitation of deteriorated multi-family housing projects, with the goal of generating privately initiated improvements in some of the other complexes in the neighborhood. The City will provide funds to a selected developer (typically a non-profit) to purchase a deteriorated multi-family rental property. The property would then be rehabilitated, with the options to combine some of the smaller units into larger family units, and/or converting the rental project into a condominium project. If the rehabilitated project is structured as for-sale housing, the City would assist qualified tenants in purchasing the units through its Downpayment and Closing Cost Assistance (DCCA) Program. Relocation assistance would be provided to existing tenants who have to be either temporarily or permanently located.	<p>Between 2013 and 2019, the City did not provide loans to households. Given limited funding and housing market conditions, the City was not able to pursue acquisition and rehabilitation of multi-family housing.</p> <p><b>Continued Appropriateness:</b> Due to lack of funding and interest, this program is removed from the 2021-2029 Housing Element.</p>

Table HE-C1. Review of Past Accomplishments

Action #	Program	Description	Progress and Continued Appropriateness
2	Preservation of Historic Housing	<p>The City of La Mesa dates to the early 1900s. Neighborhoods adjacent to downtown and throughout the City have examples of housing units that date to that period. The City conducted a survey of historic resources that resulted in an inventory over 375 structures and sites that merit inclusion based on age, architecture and local history. The City administers a program that allows owners of historic properties to obtain a local landmark status, allowing for “Mills Act” property tax relief. The Historic Preservation program supports the continued viability of the City’s older housing stock and provides a means of making ownership of old homes more cost effective.</p>	<p>Between 2013 and 2019, the City assisted 11 homeowners with applications for Landmark Status and Mills Act property tax relief.</p> <p><b>Continued Appropriateness:</b> This program remains a key component to the City’s overall strategy for maintaining and improving its housing stock. It is included in the 2021-2029 Housing Element. The City will initiate a program to update the inventory to identify Mid-Century Modern structures that could be included in the Landmark/Mills Act program.</p>
3	Enforcement of Uniform Housing Code	<p>The La Mesa Building Inspection Division works in conjunction with the San Diego County Department of Environmental Health to perform code enforcement on the City’s housing stock. The County implements an aggressive code enforcement program addressing substandard housing conditions among apartment houses and hotels in La Mesa. The City’s Building Inspection Division performs code enforcement on a complaint basis throughout the City. Inspections are also done at the invitation of a property owner applying for rehabilitation financial assistance.</p>	<p>Between 2013 and 2019, the La Mesa Building Inspection Division continued to inspect and facilitate code corrections of the City’s housing stock.</p> <p><b>Continued Appropriateness:</b> This routine City service is not included in the 2021-2029 Housing Element as a specific housing program. Pursuant to State law, housing programs should include measurable goals and specific timelines.</p>

Table HE-C1. Review of Past Accomplishments

Action #	Program	Description	Progress and Continued Appropriateness
4	Preservation of At-Risk Housing	<p>Within the January 1, 2013 through December 31, 2023 “at-risk” housing analysis period, two projects (Murray Manor and La Mesa Springs) are considered at risk of converting to market-rate housing. These projects offer 346 housing units, inclusive of 326 units that are affordable to lower income households. Both projects are at risk due to expiring Section 8 contracts. Detailed analysis on the potential conversion of this project into market-rate housing is provided earlier in this Housing Element. The City of La Mesa will work with property owners, interest groups and the State and Federal governments to implement the following actions on an ongoing basis to conserve its affordable housing stock.</p>	<p>La Mesa Springs transferred ownership in 2018 and renewed their affordability agreements to continue participating in the program. Murray Manor continues to operate as an affordable housing development.</p> <p><b>Continued Appropriateness:</b> The City will continue to monitor its affordable housing stock. This program is updated and included in the 2021-2029 Housing Element.</p>
5	Sustainable Building Program	<p>The City of La Mesa will evaluate incorporation of sustainable building principles and practices into the planning, design, construction, management, renovation, operations, and decommissioning of all City facilities that are constructed and owned by the City. This does not include those projects already under construction prior to the adoption of this policy. All newly constructed or renovated City facilities and buildings are encouraged to meet a minimum LEED Silver rating and exceed current State of California Title 24 Energy Code requirements. Design and project management teams are encouraged to meet higher LEED rating levels.</p>	<p>The City participates in a variety of Property Assessed Clean Energy Programs (PACE), including HERO and Figtree. These programs enable property owners in La Mesa to finance renewable energy improvements, energy and water efficiency improvements, and electric vehicle charging infrastructure by placing the cost of these improvements on their property taxes.</p> <p>The City is currently developing objective design standards to augment the City's Urban Design Program. The new standards</p>

Table HE-C1. Review of Past Accomplishments

Action #	Program	Description	Progress and Continued Appropriateness
			<p>will incorporate sustainable design principles and practices.</p> <p><b>Continued Appropriateness:</b> The City will continue to evaluate sustainable building principles and practices into all City facilities and new construction. This program is included in the 2021-2029 Housing Element.</p>
6	Condominium Conversions	<p>La Mesa strives to find a balance between affordable homeownership and affordable rental opportunities in the community. Condominium conversions can create for-sale housing opportunity for moderate income households (120 percent AMI). However, the conversion of apartments to condominiums removes rental units from the City’s housing stock and could impact lower income households and households with other special housing needs. The City’s current policy regarding condominium conversions is codified in Section 23.03.020 of the La Mesa Municipal Code. The number of rental units that can be converted to condominiums in La Mesa is limited to 50 percent of the annual average of the number of new apartments that were constructed in the preceding two fiscal years. Given the current market condition, condominium conversion activities are limited.</p>	<p>Between 2013 and 2019, no condominium conversion applications were processed. Condominium conversion is not expected to be a significant trend in the future.</p> <p><b>Continued Appropriateness:</b> The City will continue to monitor the housing market and ensure that condominium conversion does not significantly impact the City’s affordable rental housing stock. This program is included in the 2021-2029 Housing Element.</p>
Provision of Adequate Sites			
7	Land Use and Urban Design Element	<p>The Land Use and Urban Design Element of the La Mesa General Plan designates more than half of the City’s land inventory for residential uses. A variety of residential types are provided for in La Mesa, ranging from 3</p>	<p>The City continues to implement the Land Use and Urban Design Element and make sites available for a variety of residential</p>



Table HE-C1. Review of Past Accomplishments

Action #	Program	Description	Progress and Continued Appropriateness
		to 40 dwelling units per acre, with higher densities achievable through the State’s density bonus provisions and City’s senior housing policy.	<p>development, including approving the rezoning/upzoning of several properties for higher density development:</p> <ul style="list-style-type: none"> <li>• In 2013, one Commercial (C) zoned property was rezoned to Multiple Unit Residential (R3).</li> <li>• In 2017, one property was rezoned from Urban Residential (R1) to Multiple Unit Residential (R3) to allow for a 10-unit condominium development.</li> <li>• In 2018, two properties were rezoned, one from Urban Residential (R1) to Multiple Unit Residential (R3) to allow for a 40-unit apartment development and the other from Urban Residential (R1) to Medium Low Density Residential (R2) to allow for duplexes on two adjacent parcels.</li> </ul> <p><b>Continued Appropriateness:</b> The City will ensure adequate sites are available to</p>

Table HE-C1. Review of Past Accomplishments

Action #	Program	Description	Progress and Continued Appropriateness
			accommodate its Regional Housing Needs Allocation for the new planning period. This program is updated and included in the 2021-2029 Housing Element.
8	Lot Consolidation Program	The City's Zoning Ordinance offers a key density incentive for lot consolidation. For the Mixed Use Urban zone, parcels up to 10,000 square feet are allowed a density of 30 units per acre while parcels with more than 10,000 square feet are allowed a density of 40 units per acre. Such "graduated" density policy encourages consolidation of smaller parcels to achieve a 33-percent increase in density. The City will play an active role in facilitating lot consolidation, particularly as it relates to parcels listed in the sites inventory.	<p>In 2014, a development project was approved that involved two parcels consolidating to develop single family residences at higher density. Thirteen condominiums were constructed.</p> <p>Between 2018 and 2019, five lot consolidations were performed to accommodate for residential or mixed-use projects.</p> <p><b>Continued Appropriateness:</b> The City will continue to look for opportunities to consolidate lots to help increase density. This program is included in the 2021-2029 Housing Element.</p>
Affordable Housing Opportunities			
9	Facilitate Development of Higher Density Housing	In an urbanized area like La Mesa, land represents a significant cost component in both multi- and single-family development projects. One way to lower the cost of land per unit is to allow a greater number of dwelling units per acre of land. Increased density generally results in a lower land cost per unit, and greater unit affordability. As a means of	In 2015, the City entered negotiations with Westmont Companies to develop a senior living facility on City-owned land near Briercrest Park.

Table HE-C1. Review of Past Accomplishments

Action #	Program	Description	Progress and Continued Appropriateness
		reducing residential land costs, La Mesa will encourage development at the upper end of its residential density ranges, particularly in targeted areas such as the mixed use districts along the City’s transit corridors. A key opportunity site for future residential/mixed use development is the Grossmont Center, consisting of two parcels and totaling 64.2 acres with a potential to accommodate 3,851 units.	<b>Continued Appropriateness:</b> This program is included in the 2021-2029 Housing Element.
10	Land Assemblages and Write-Down	The City is authorized to utilize CDBG, HOME, and redevelopment monies to write-down the cost of land for the development of lower and moderate-income housing. The intent of this program is to reduce land costs to the point that it becomes economically feasible for a private developer to build units which are affordable to low and moderate income households. As part of the land write-down program, the City may also assist in acquiring and assembling property and in subsidizing on-site and off-site improvements.	Between 2013 and 2019, the City did not provide any land write-downs for residential projects. With the dissolution of Redevelopment and limited funding is available for the City to pursue such activities.  <b>Continued Appropriateness:</b> This program is removed from the 2021-2029 Housing Element due to lack of funding.
11	Affordable Housing Development Incentives	The City has adopted a policy to facilitate the development of affordable housing for seniors and persons with disabilities. This policy provides for flexibility in development standards for housing for seniors and persons with disabilities through a specific plan process. Through the specific plan process, developers proposing to build housing for seniors and persons with disabilities are eligible for increases above the base density, as well as reduced development standards including parking and open space requirements. The package of development incentives provided is worked out on a case-by-case basis.	In 2017, the City adopted an Affordable Homes Bonus Program to implement Government Code Section 65915 of the State Density Bonus Law. Three multi-family projects received approval utilizing the new density bonus providing 39 affordable units.  Multiple development projects have been approved and are under review that utilize

Table HE-C1. Review of Past Accomplishments

Action #	Program	Description	Progress and Continued Appropriateness
			<p>incentives for very-low, low, and moderate income housing under the City's Affordable Homes Bonus Program that implements Government Code Section 65915.</p> <p><b>Continued Appropriateness:</b> The City will continue to promote the density bonus program to facilitate affordable housing development. This program is included in the 2021-2029 Housing Element. The City's Affordable Homes Bonus Program will be updated to reflect the new density bonus for 100 percent affordable projects (AB 1763).</p>
12	Downpayment and Closing Cost Assistance (DCCA) Program	<p>The DCCA Loan Program is a homeownership program designed to make funds available to low and very low-income households to help with the purchase of their first home within the City of La Mesa. This program provides supplemental financing in the form of a silent second trust deed loan, which means that a buyer must still qualify for a first mortgage through a qualified private lender but that the City will loan the buyer additional funds in the form of a second mortgage to make the purchase affordable to the buyer's income level. As of December 2011, the maximum loan amount is \$70,000 but the actual amount available to the homebuyer will represent the amount needed to make an eligible property affordable to a particular household. The actual loan amount will depend on several factors, including but not limited to, the borrower's household income, the purchase price of the property, and the amount of borrower's</p>	<p>The City participates in this program through membership in the San Diego County HOME Consortium. One loan was funded in 2018 and one loan was funded in 2019.</p> <p><b>Continued Appropriateness:</b> The City will continue to offer homeownership opportunities for lower income households. This program is included in the 2021-2029 Housing Element.</p>

Table HE-C1. Review of Past Accomplishments

Action #	Program	Description	Progress and Continued Appropriateness
		<p>equity/assets contributed to the transaction. The DCCA program will assist with purchases of condominiums, townhomes, or single-family detached homes located anywhere within the municipal boundaries of the City of La Mesa.</p>	
13	Coordination with Housing Developers	<p>Both non-profit and for-profit housing developers can promote, assist, or sponsor housing for lower and moderate income people. The following housing developers are active in East San Diego County in the area of affordable housing production:</p> <ul style="list-style-type: none"> <li>• San Diego Interfaith Housing</li> <li>• San Diego Community Housing Corporation</li> <li>• Habitat for Humanity</li> <li>• Mexican-American Anti-Poverty Advisory Committee (MAAC)</li> <li>• Affirmed Housing Group</li> <li>• Fairfield Residential LLC</li> </ul> <p>The City will contact these developers periodically to identify and pursue affordable housing opportunities in the City.</p>	<p>In 2014, the City worked closely with an applicant to process a request for a 252-unit mixed-use project that includes a density bonus for affordable housing.</p> <p>In 2019, the City issued a Request for Qualifications (RFQ), selected a developer, and entered into an Exclusive Negotiation Agreement (ENA) with USA Properties Fund, Inc. to build a 115-unit, mixed-income, multi-family residential project on the site of the former La Mesa Police Department headquarters at 8181 Allison Avenue, which is owned by the City. Negotiations are underway and the development is projected to complete construction in 2021.</p> <p><b>Continued Appropriateness:</b> The City will maintain a list of active affordable housing developers in the region. If an opportunity materializes, the City will partner with</p>

Table HE-C1. Review of Past Accomplishments

Action #	Program	Description	Progress and Continued Appropriateness
			nonprofit affordable housing developers. This program is included in the 2021-2029 Housing Element.
14	Housing Choice Voucher (Section 8) Rental Assistance	<p>The Housing Choice Voucher (formerly known as Section 8) program extends rental subsidies to very low income (up to 50 percent of AMI) families and the elderly, who spend more than 30 percent of their income on rent. The subsidy represents the difference between the excess of 30 percent of the monthly income and the actual rent. Rental assistance is issued to recipients as vouchers, which permit tenants to locate their own housing and rent units beyond the federally determined fair market rent in the area, provided the tenants pay the extra rent increment. The City of La Mesa contracts with the San Diego County Housing Authority to administer the Housing Choice Voucher 8 program. As of December 2011 over 900 La Mesa Households are beneficiaries of the Housing Choice Voucher program. Rental assistance is the most efficient way to serve the very lowest income households. The City will support the County Housing Authority in obtaining additional funding for this program.</p>	<p>Between 2013 and 2019, the City continued to rely on the San Diego County Housing Authority to administer the Housing Choice Voucher (formerly known as the Section 8 Rental Assistance Program) and support the County Housing Authority’s applications for additional Section 8 allocations. As of December 31, 2019 571 La Mesa Households are beneficiaries of the Housing Choice Voucher program.</p> <p><b>Continued Appropriateness:</b> The Housing Choice Voucher program represents a key housing assistance program for extremely low (households earning up to 30 percent of the AMI) and very low income households. This program is included in the 2021-2029 Housing Element. The program is expanded to include outreach and education on the new Source of Income protection (SB 329), requiring landlords to recognize public assistance, including HCVs, as a legitimate source of income for rent payments.</p>

Table HE-C1. Review of Past Accomplishments

Action #	Program	Description	Progress and Continued Appropriateness
15	Shared Housing Program	The Center for Social Advocacy (CSA) offers a Shared Housing Program, which matches homeowners with those in need of affordable housing through a mutual exchange of money, services, or personal care for the homeowner. This program is provided free of charge for clients through the CSA. The agency screens all home-owners and live-in applicants and follows up during the first year of placement. Quarterly support, training, and educational seminars for care-giving live-ins are also provided. The City of La Mesa will continue to assist in program outreach efforts for the shared housing program through advertisements in the City newsletter, and placement of program brochures in key community locations.	This program was discontinued in 2013.  <b>Continued Appropriateness:</b> This program was discontinued in 2013 and is not included in the 2021-2029 Housing Element.
Removal of Governmental Constraints			
16	Housing for Special Needs Groups	Extremely low income households and households with special needs have limited housing options in La Mesa. Housing types appropriate for these groups include: emergency shelters, transitional housing, supportive housing, and single-room occupancy (SRO) units. The City of La Mesa Zoning Ordinance does not specifically address the provision of such housing types. Pursuant to State law, the City will amend the Zoning Ordinance to address these housing options.	The City has amended the Zoning Ordinance to allow for Emergency Shelters by right in the General Commercial (C) and Neighborhood Commercial (CN) zones. In 2019, the City completed a Zoning Ordinance amendment to allow for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) in accordance with State Law and initiated additional state-mandated revisions that went into effect in early 2020.  <b>Continued Appropriateness:</b> The City continues to update the Zoning Ordinance as necessary to comply with changes to



Table HE-C1. Review of Past Accomplishments

Action #	Program	Description	Progress and Continued Appropriateness
			<p>State Law. This program is updated in the 2021-2029 Housing Element to reflect Zoning Code amendments necessary to comply with new State laws, including:</p> <ul style="list-style-type: none"> <li>• AB 101 (Low Barrier Navigation Centers);</li> <li>• AB 139 (Emergency and Transitional Housing); and</li> <li>• AB 2162 (Supportive Housing).</li> </ul>
17	Fees for Development Services	<p>Various fees and assessments are charged by the City to cover the costs of processing permits and providing services and facilities. On a case-by-case basis, as part of a negotiated affordable housing development agreement, the City may consider granting a partial fee waiver or paying a portion of the project fees to facilitate the development and/or rehabilitation of housing units affordable to lower income households.</p>	<p>During the prior period the City did not waive the development fees for any housing development. The City does not charge sewer connection fees for Accessory Dwelling Units and is considering waivers of all impact fees for deed-restricted affordable units.</p> <p><b>Continued Appropriateness:</b> The City continues to consider fee waivers or reductions as an incentive for affordable housing development. This program is included in the 2021-2029 Housing Element.</p>
Promote Equal Housing Opportunities			
18	Fair Housing Services	<p>La Mesa takes steps to affirmatively further fair housing by contracting the services of a non-profit to provide fair housing services for the City.</p>	<p>The City continued to broadly disseminate information about fair housing rights via the</p>

Table HE-C1. Review of Past Accomplishments

Action #	Program	Description	Progress and Continued Appropriateness
		<p>The City currently contracts with the Center for Social Advocacy (CSA) to provide fair housing services for its residents and housing professionals. The CSA focuses on education and training for property owners and managers and also serves as an intermediary between complainant and the State and federal housing authorities. In 2010, the City, along with all other jurisdictions in San Diego County, participated in a regional Analysis of Impediments (AI) to Fair Housing Choice. The City will continue to implement the recommendations outlined in the AI.</p>	<p>web-site and information brochures at City and civic buildings.</p> <p>The City provides a link to the Center for Social Advocacy San Diego (CSA) website for information about fair housing. All inquiries are referred to CSA for follow-up. CSA conducts regular training in La Mesa and East County, including monthly public outreach events at the La Mesa Library.</p> <p>The City continued to implement the recommendations of the 2010 and 2015 San Diego County Regional Analysis of Impediments to Fair Housing Choice (AI) and contract with a fair housing service provider to provide fair housing services to La Mesa residents. In 2019, the City participated in the regional effort to update the AI, which was completed in September 2020.</p> <p><b>Continued Appropriateness:</b> New State law (AB 686) requires that the Housing Element incorporates actions to address the impediments to fair housing identified in the</p>

Table HE-C1. Review of Past Accomplishments

Action #	Program	Description	Progress and Continued Appropriateness
			Analysis of Impediments to Fair Housing Choice. This program is included in the 2021-2029 Housing Element.

## **Appendix D: Affirmatively Furthering Fair Housing**

### **1. Introduction and Overview of AB 686**

In January 2017, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California state law. AB 686 defined “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. The Bill added an assessment of fair housing to the Housing Element which includes the following components:

- a summary of fair housing issues and assessment of the City’s fair housing enforcement and outreach capacity;
- an analysis of segregation patterns and disparities in access to opportunities;
- an assessment of contributing factors; and
- an identification of fair housing goals and actions.

The AFFH rule was originally a federal requirement applicable to entitlement jurisdictions (with population over 50,000) that can receive HUD Community Planning and Development (CPD) funds directly from HUD. Before the 2016 federal rule was repealed in 2019, entitlement jurisdictions were required to prepare an Assessment of Fair Housing (AFH) or Analysis of Impediments to Fair Housing Choice (AI). AB 686 states that jurisdictions can incorporate findings from either report into the Housing Element.

### **2. Assessment of Fair Housing Issues**

#### **2.1 Fair Housing Enforcement and Outreach**

San Diego County jurisdictions are served by two fair housing service providers, CSA San Diego and Legal Aid Society of San Diego (LASSD), that investigate and resolve discrimination complaints, conduct discrimination auditing and testing, and education and outreach, including the dissemination of fair housing information such as written material, workshops, and seminars. These service providers also provide landlord/tenant counseling, which is another fair housing service that involves informing landlords and tenants of their rights and responsibilities under fair housing law and other consumer protection regulations, as well as mediating disputes between tenants and landlords. La Mesa is served by CSA. Walk-in services are offered at the CSA office location in the neighboring City of El Cajon. The agency has a mission to actively support and promote fair housing through education and advocacy.

Between 2014 and 2019, CSA served 611 La Mesa residents (Table D-1). Out of the all the residents served a majority of the clients were white and non-Hispanic. Also 81 percent of clients were of extremely low income. As well as CSA, HUD maintains a record of all housing discrimination complaints filed in local jurisdictions. These grievances can be filed on the basis of race, color, national origin, sex, disability, religion, familial status and

retaliation. From October 1, 2014 to September 30, 2019, 414 fair housing complaints in San Diego County were filed with HUD. Around 2 percent (12 cases) were filed by La Mesa residents. In the County and the City of La Mesa, disability-related discrimination was the most commonly reported, comprising 53 percent of all cases in the County and 58 percent of La Mesa cases.

<b>Table D-54. Residents in La Mesa served by CSA</b>	
<b>Total Residents</b>	<b>611</b>
<b>Race</b>	
Hispanic	150
Non-Hispanic	461
<b>Ethnicity</b>	
White	322
Black/African American	93
Asian	7
Hawaiian/Pacific Islander	23
American Indian/Alaska Native	3
Other/Multi-Racial	163
<b>Income Level</b>	
Extremely Low Income (<30% AMI)	499
Very Low Income (<50% AMI)	74
Low Income (<80% AMI)	21
>80% AMI or income not reported	17
Source: CSA San Diego County, FY 2014-2019.	

The 2020 Regional AI found that outreach services were inadequate in the region as residents may find it hard to navigate the service system and identify the appropriate agency to contact. The City of La Mesa advertises fair housing services through placement of a fair housing services brochure at public counters, local library and provides a link to CSA on its website. To increase outreach, the City will include a link to the CSA website in outreach material and update that outreach material frequently as information changes.

## 2.2 Integration and Segregation

### *Race and Ethnicity*

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. According to the 2014-2018 ACS, approximately 44 percent of the La Mesa’s population belong to a racial or ethnic minority group compared to only 38 percent in 2010. HUD defines Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) as census tracts with a non-White

population over 50 percent and with 40 percent or three times the overall poverty rate. Currently, there are no R/ECAPs located in La Mesa. Figure D-1 shows racial/ethnic concentrated block groups from in 2010 and Figure D-2 shows them in 2018. Consistent with the increase Citywide, most block groups in La Mesa have seen an increase in racial/ethnic minority populations since 2010.

Figure D-9. Racial/Ethnic Minority Concentrations (2010)

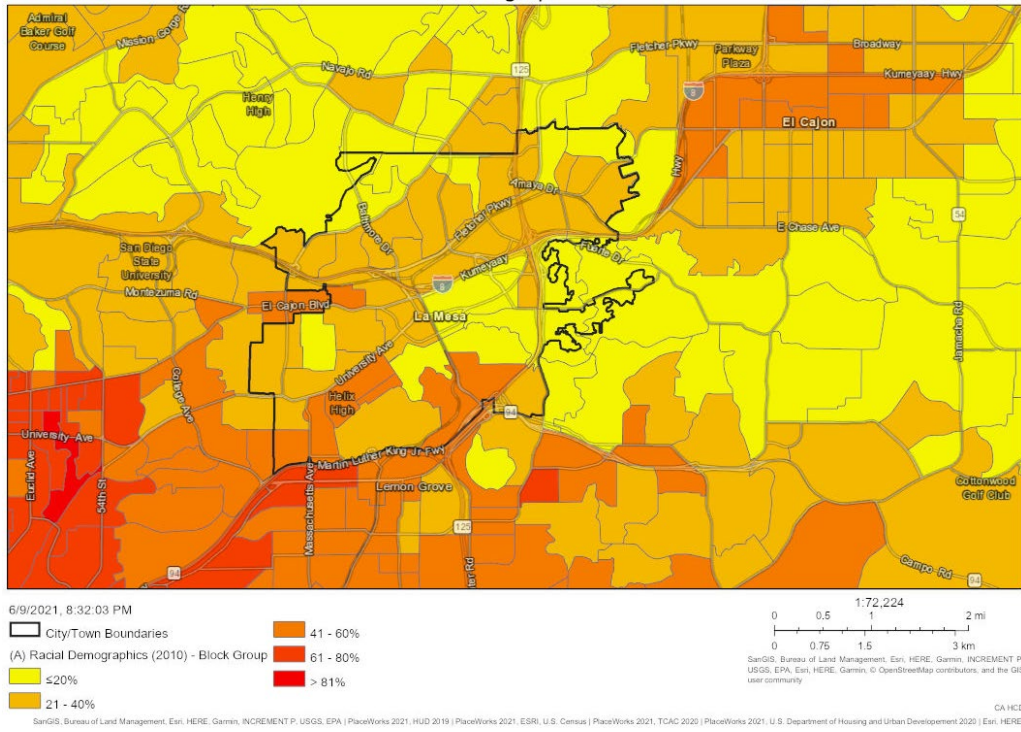
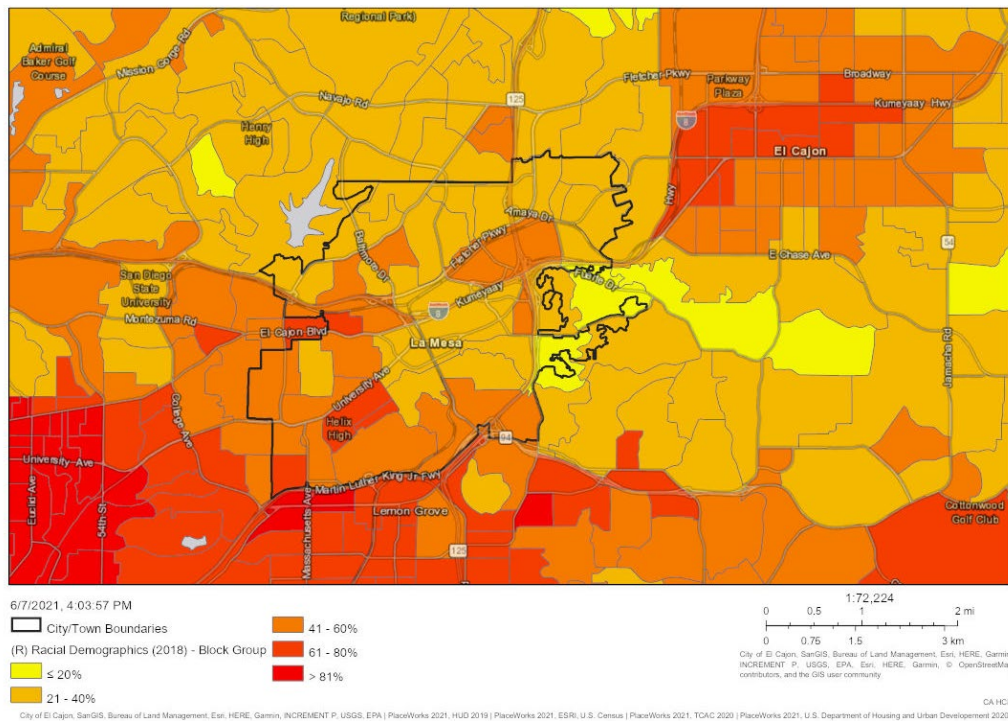


Figure D-10. Racial/Ethnic Minority Concentrations (2018)





HUD tracks racial or ethnic dissimilarity<sup>10</sup> trends for jurisdictions and regions. Dissimilarity indices show the extent of distribution between two groups, in this case racial/ethnic groups, across census tracts. The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

The indices for La Mesa and The San Diego County region from 1990 to 2020 are shown in Table D-2. Dissimilarity between non-White and White communities in La Mesa and throughout the San Diego County region has worsened since 1990. In La Mesa, dissimilarity between Black/White, Hispanic/White and Asian or Pacific Islander/White communities has worsened. In the County the dissimilarity between Black/White communities has improved. Nevertheless, based on HUD’s index, segregation in La Mesa is very low compared to San Diego County as a whole.

<b>Table D-55. Racial/Ethnic Dissimilarity Trends</b>				
	<b>1990 Trend</b>	<b>2000 Trend</b>	<b>2010 Trend</b>	<b>Current</b>
<b>La Mesa, CA</b>				
Non-White/White	10.94	12.20	12.52	21.83
Black/White	17.98	16.38	20.22	32.76
Hispanic/White	10.62	12.89	12.33	19.39
Asian or Pacific Islander/White	11.33	12.60	12.21	23.29
<b>San Diego-Carlsbad, CA Region (County)</b>				
Non-White/White	43.40	45.18	42.85	46.42
Black/White	58.00	53.80	48.37	54.08
Hispanic/White	45.22	50.59	49.61	51.74
Asian or Pacific Islander/White	48.06	46.83	44.38	49.75
Source: Decennial Census, 1990-2010. HUD AFFH Data, 2020.				

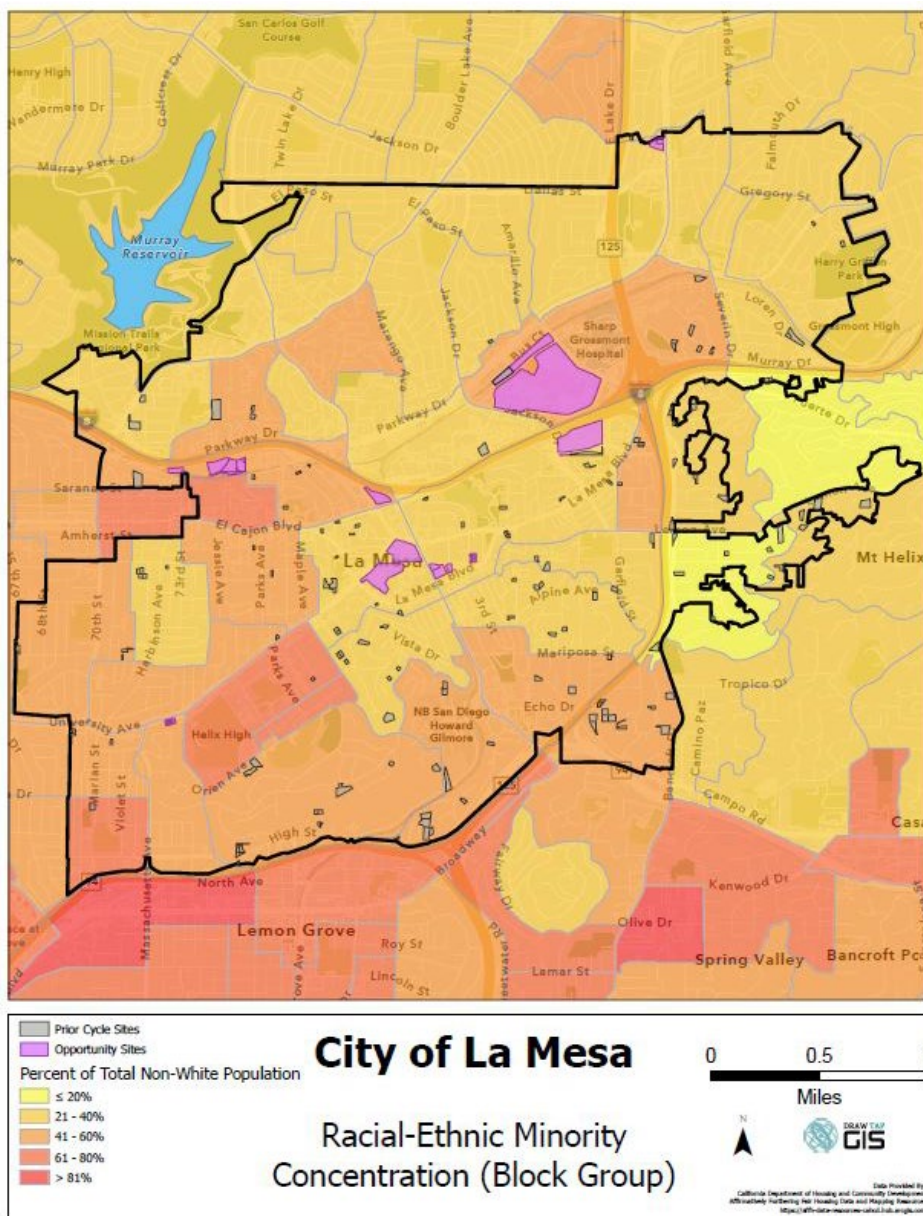
Most of the City’s block groups have a minority population between 21 and 40 percent (Figure D-2). The City identified 15 percent of its RHNA units in block groups with a 21-40 percent minority concentration, and a similar proportion (19 percent) of its lower income in these block groups. Table D-3 shows that most RHNA units distributed in the block groups with the highest minority concentration (41-60 percent). These block groups account for 84 percent of the RHNA and 86 percent of the above moderate income units. The distribution of the sites for the inventory can be seen in relation to minority concentration by block group in Figure D-3.

<sup>10</sup> Index of dissimilarity is a demographic measure of the evenness with which two groups are distributed across a geographic area. It is the most commonly used and accepted method of measuring segregation.

% Minority Concentration	Lower	Above Moderate	Total Units
<= 20%	0.0%	0.6%	0.4%
21 - 40%	18.9%	13.1%	15.4%
41 - 60%	81.1%	86.0%	84.1%
61 - 80%	0.0%	0.0%	0.0%
> 81%	0.0%	0.0%	0.0%
Total	1,225	1,902	3,127

Note: The moderate income RHNA obligation is fully accommodated using entitled projects and accessory dwelling units.

Figure D-11. RHNA Unit Distribution by % of Minority Concentration



***Persons with Disabilities***

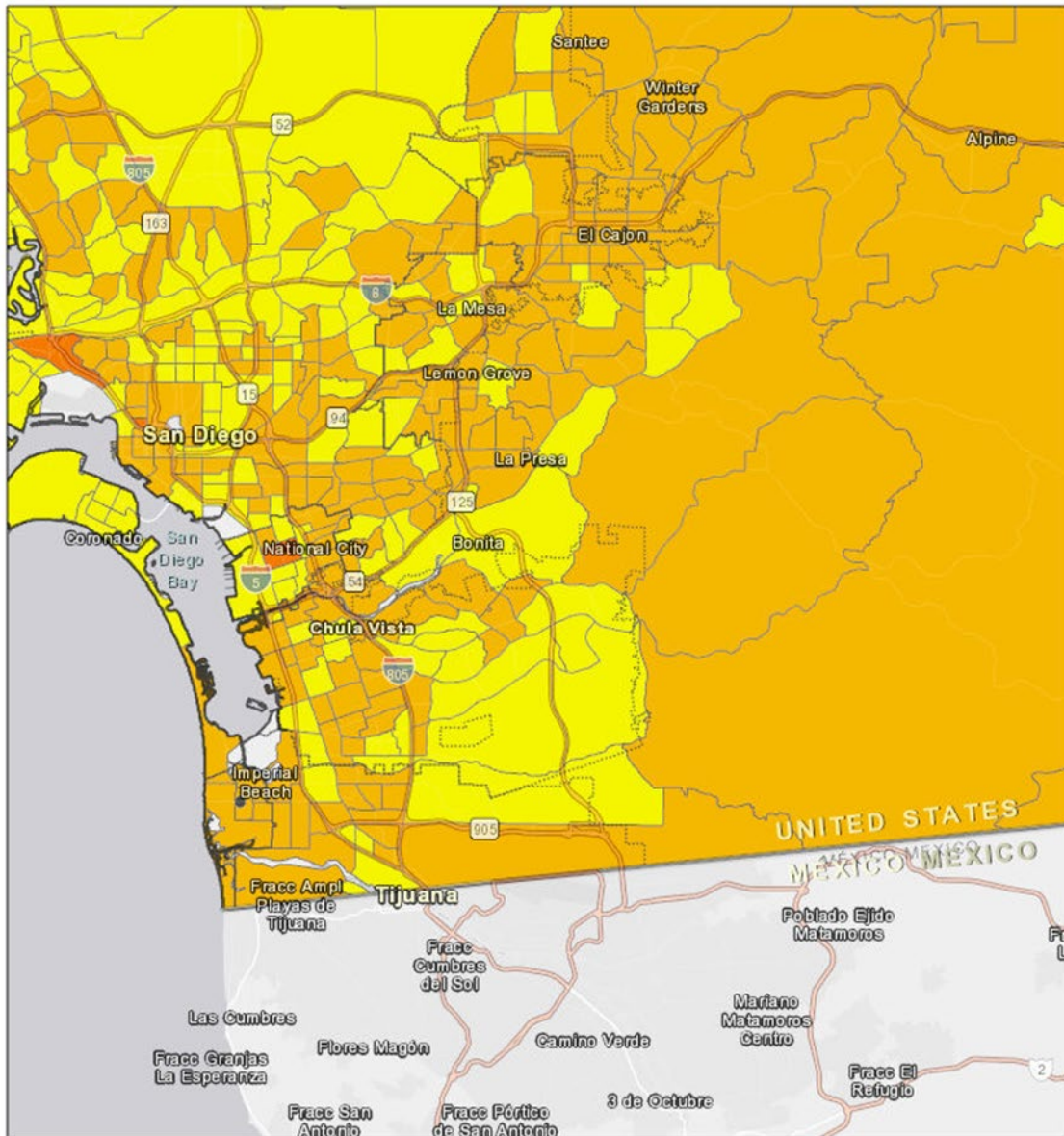
According to the 2020 Regional AI, housing choices for special needs groups, especially persons with disabilities, are limited in the region. In San Diego County, about 10 percent of the population has a disability. La Mesa has the second highest proportion of population with a disability in the county (12 percent), only lower than its neighboring city of El Cajon (13 percent). The 2021 County Health Rankings in Figure D-4 show that in the County region concentration of persons with disabilities range between 10 and 20 percent per tract. The City of San Diego and National City have some tracts where the population with disability exceeds 20 percent. Within La Mesa, there is no concentration of persons with disabilities as all tracts within the City have a population with a disability ranging from 10 to 20 percent (Figure D-5). According to the 2014-2018 ACS, approximately 11 percent of La Mesa residents had a disability. The ACS tallied the number of disabilities by type for residents with one or more disabilities. Among the disabilities tallied, 15 percent were hearing difficulties, 7 percent were vision difficulties, 19 percent were cognitive difficulties, 26 percent were ambulatory difficulties, 13 percent were self-care difficulties, and 21 percent were independent living difficulties.

La Mesa’s RHNA units are not disproportionately concentrated in areas with a concentration of persons with disabilities. About 60 percent of La Mesa’s RHNA sites are located in census tracts with less than 10 percent of the population with disabilities (Table D-4). All RHNA units are located in tracts with less than 10 percent or between 10 and 20 percent of the population having a disability (Figure D-5).

<b>% Persons with Disabilities</b>	<b>Lower</b>	<b>Above Moderate</b>	<b>Total Units</b>
< 10%	89.0%	40.1%	59.3%
10% - 20%	11.0%	59.9%	40.7%
20% - 30%	0.0%	0.0%	0.0%
30% - 40%	0.0%	0.0%	0.0%
> 40%	0.0%	0.0%	0.0%
<b>Total Units</b>	<b>1,225</b>	<b>1,902</b>	<b>3,127</b>

Note: The moderate income RHNA obligation is fully accommodated using entitled projects and accessory dwelling units.

Figure D-12. Percent Population with Disabilities in the South County Region



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Jurisdiction Boundaries

City

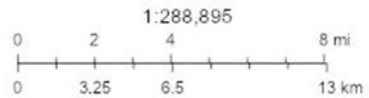
County

Population with a Disability (ACS, 2015 - 2019) - Tract

< 10%

10% - 20%

20% - 30%

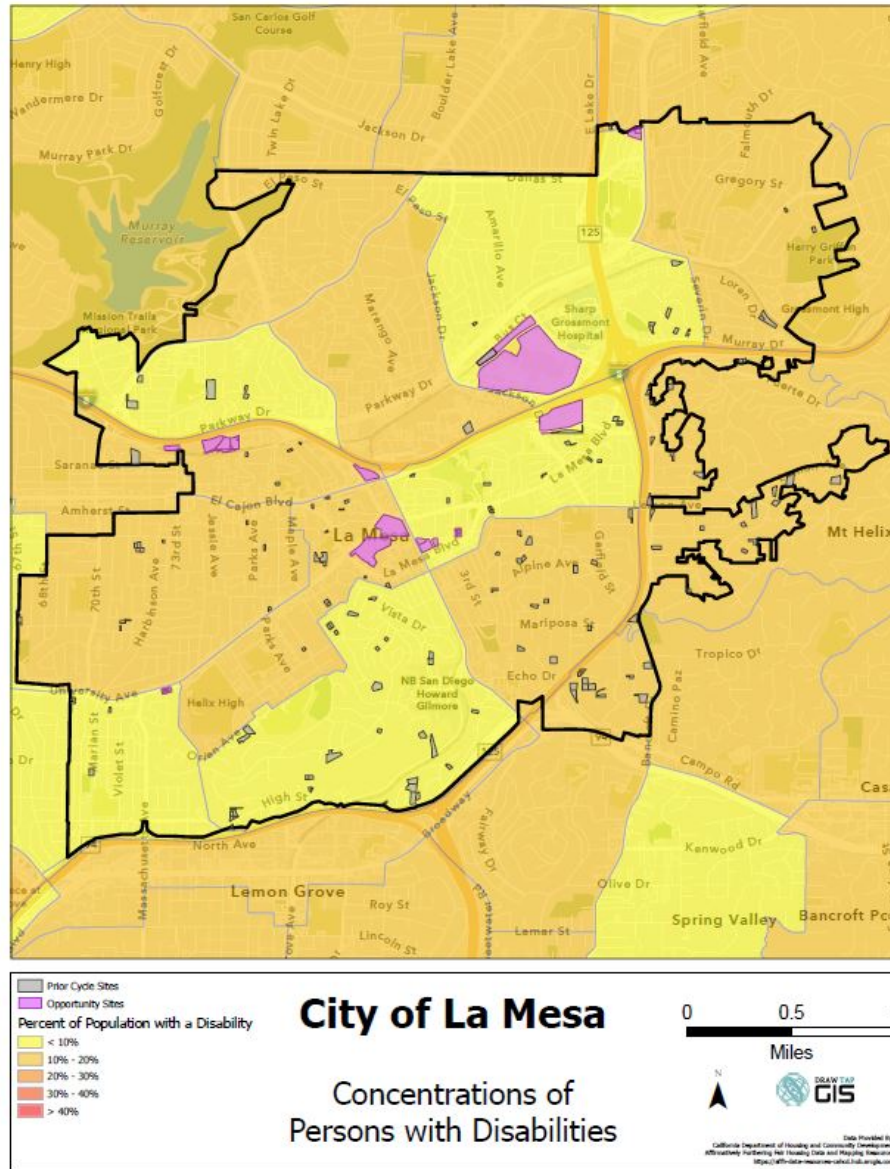


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CA HCD  
Esri, HERE, NPS | PlaceWorks 2021, County Health Rankings 2021 | OEHA, CalEPA | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 |



Figure D-13. Percent Population with Disabilities in La Mesa and Distribution of RHNA



**Familial Status**

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of households. According to the HCD AB686/AFFH data tool maps (Figure D-6), there are a few areas with a small concentration of households with adults living alone in the City. Adults living with their spouse are concentrated in southern tracts of the City, where the population of adults living with their spouse is 40 to 60 percent, compared to the 20 to 40 percent in other tracts in the City (Figure D-7).

Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the

opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns. Single parent households are also protected by fair housing law. As shown in Table D-5, 25 percent of La Mesa households are families with children. The City’s share of families with children is lower than the neighboring cities of El Cajon (36 percent) and Santee (33 percent) as well as the County overall (30 percent). According to the HCD AFFH map in Figure D-8, children in married households are most concentrated in a tract in the northern and southern tracts of the City. The percent of households with children in these tracts is above 80 percent (probably due to the housing types available), higher than the other tracts where the percentage ranges from 20 to under 80 percent. The majority of the City’s RHNA units are located in census tracts with 60 to 80 percent of children in married-couple households (Table D-6).

<b>Jurisdiction</b>	<b>% Families</b>	<b>% Families with Children</b>	<b>% Female-Headed Households with Children</b>
La Mesa	58.4%	24.5%	6.5%
El Cajon	72.0%	35.8%	20.7%
Santee	73.4%	32.8%	6.4%
San Diego County	67.2%	30.2%	6.0%

Source: 2014-2018 ACS.

<b>% Children in Married-Couple HH</b>	<b>Lower</b>	<b>Above Moderate</b>	<b>Total Units</b>
< 20%	0.0%	0.0%	0.0%
20% - 40%	0.0%	0.0%	0.0%
40% - 60%	0.0%	1.3%	0.8%
60% - 80%	100.0%	92.7%	95.6%
> 80%	0.0%	5.9%	3.6%
<b>Total Units</b>	<b>1,225</b>	<b>1,902</b>	<b>3,127</b>

Note: The moderate income RHNA obligation is fully accommodated using entitled projects and accessory dwelling units.

Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. In La Mesa, female headed households with children are in census tracts with concentrations of 20 to 40 percent (Figure D-9). An estimated 9 percent of La Mesa households were headed by single parents, with or without children, in 2018. The large majority of the single parent households were headed by females (69 percent). According to the 2014-2018 ACS, 12 percent of the female-headed households with children

had incomes below the poverty level. The City’s RHNA sites are mainly in the census tracts with 20 to 40 percent of children in female-headed households (Table D-7).

% Children in Female-Headed HH	Lower	AM	Total Units
< 20%	7.7%	11.1%	9.8%
20% - 40%	92.3%	88.9%	90.2%
40% - 60%	0.0%	0.0%	0.0%
60% - 80%	0.0%	0.0%	0.0%
> 80%	0.0%	0.0%	0.0%
Total Units	1,225	1,902	3,127

Note: The moderate income RHNA obligation is fully accommodated using entitled projects and accessory dwelling units.

**Figure D-14. Percent Population of Adults Living Alone**

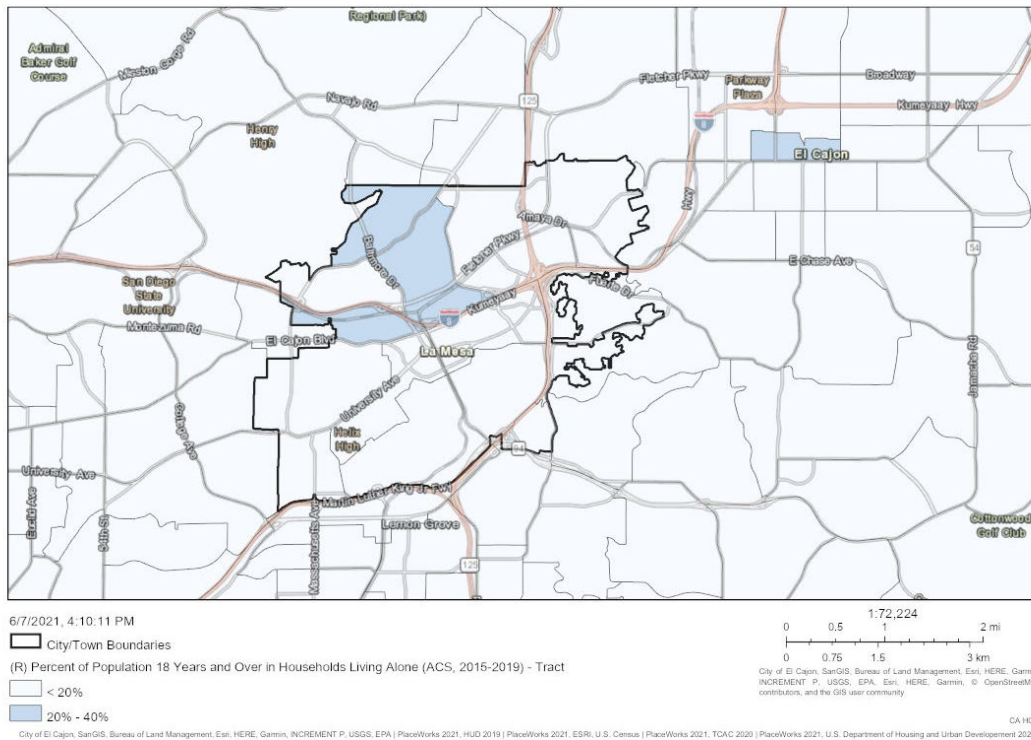
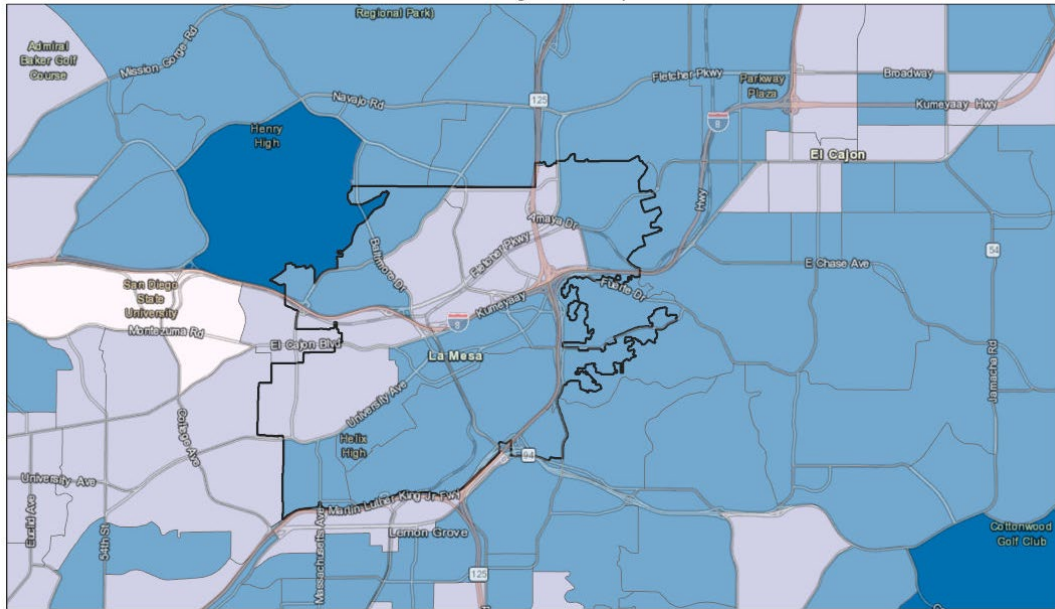




Figure D-15. Percent Population of Adults Living with their Spouse



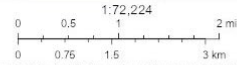
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City/Town Boundaries

(R) Percent of Population 18 Years and Over in Households Living with Spouse (ACS, 2015-2019) - Tract

< 20%

20% - 40%



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Figure D-16. Percent of Children in Married Couple Households and RHNA Distribution

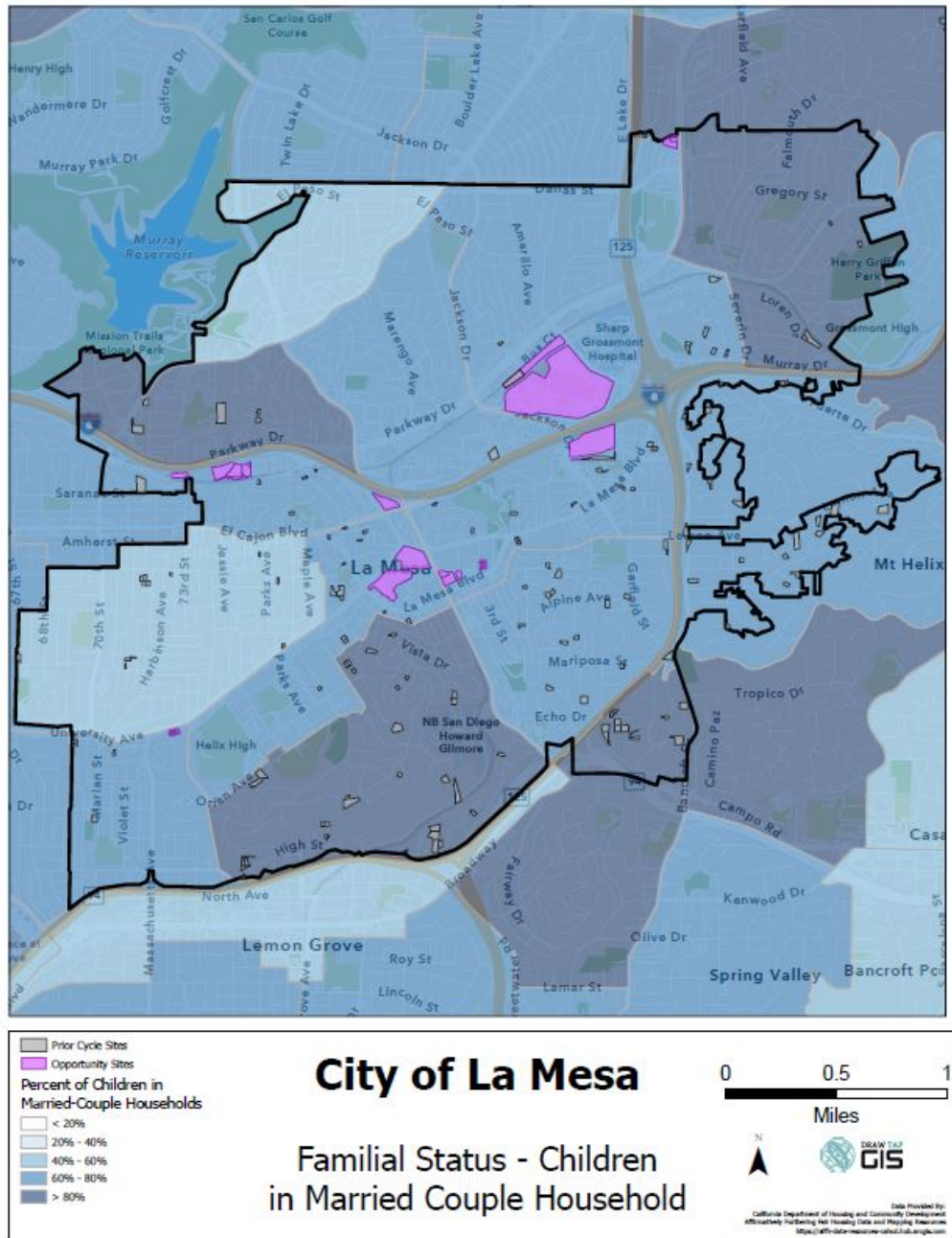
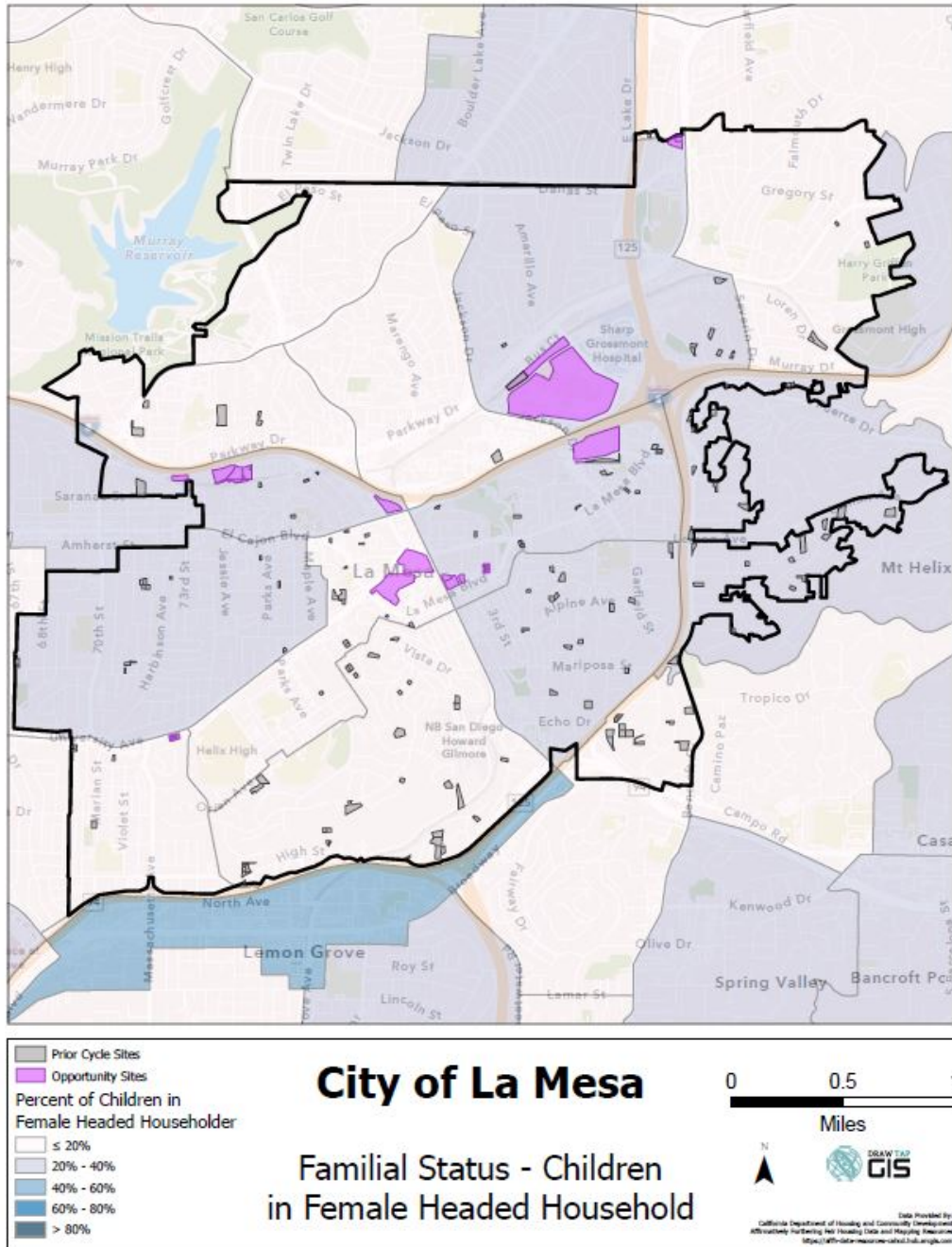


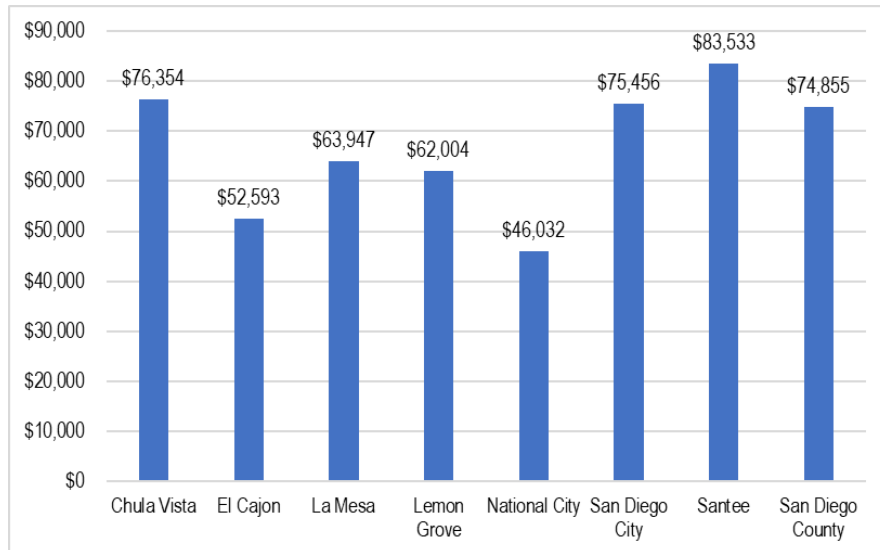
Figure D-17. Percent of Children in Single Female-Headed Households and RHNA Distribution



**Income Level**

Household incomes in La Mesa tend to be slightly lower than many cities in the region as a whole. Median household income in the City was \$63,947 in 2018, compared to the San Diego County median household income of \$74,855. Figure D-10 compares household income in La Mesa and in the San Diego region in 2018.

**Figure D-18. Median Household Income**



Source: 2014-2018 ACS.

Identifying low or moderate income (LMI) geographies and individuals is important to overcome patterns of segregation. Figure D-11 shows the Lower and Moderate Income (LMI) areas in the County by Census block group. HUD defines a LMI area as a Census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the AMI). LMI areas are concentrated in three very general areas in the County. In the North County area, LMI areas are located at Camp Pendleton and in the cities of Oceanside, Vista, San Marcos, and Escondido, in a pattern generally following State Route 78. In the southern portion of the County, clusters of LMI areas are seen in the central and southern portions of the City of San Diego and continuing down to the U.S./Mexico border. There are some areas of La Mesa considered LMI with the highest concentration of LMI population located south of Interstate 8 on the west side of the City (Figure D-12). The City’s RHNA is spread throughout census tracts with different percentages of low to moderate income households (Table D-8).

<b>% LMI HH</b>	<b>Lower</b>	<b>Above Moderate</b>	<b>Total Units</b>
< 25%	0.0%	0.0%	0.0%
25% - 50%	15.7%	18.0%	17.1%
50% - 75%	79.8%	30.7%	49.9%
75% - 100%	4.5%	51.3%	33.0%
<b>Total Units</b>	<b>1,225</b>	<b>1,902</b>	<b>3,127</b>
Note: The moderate income RHNA obligation is fully accommodated using entitled projects and accessory dwelling units.			



Figure D-19. Low and Moderate Income (LMI) areas in San Diego County

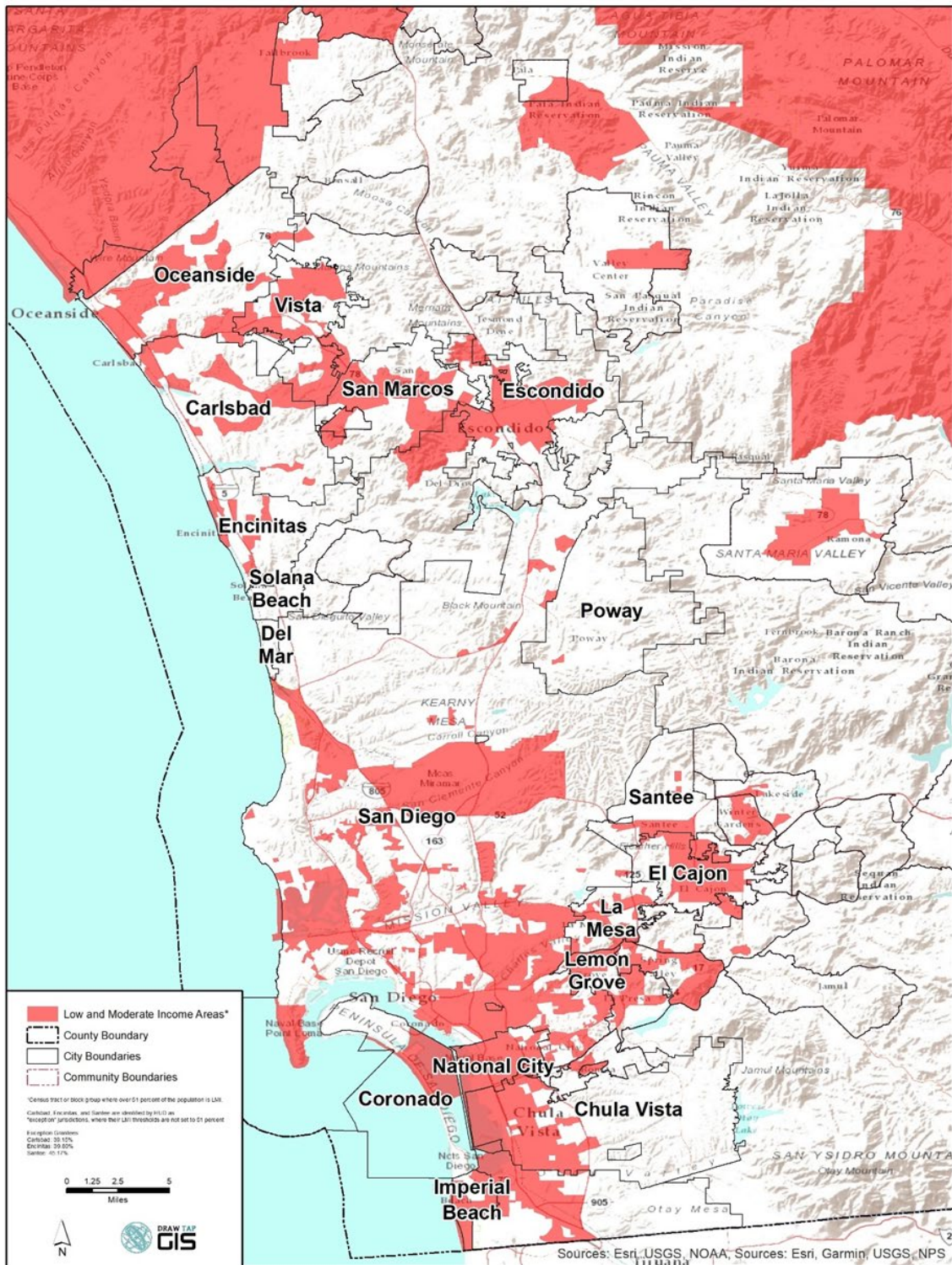
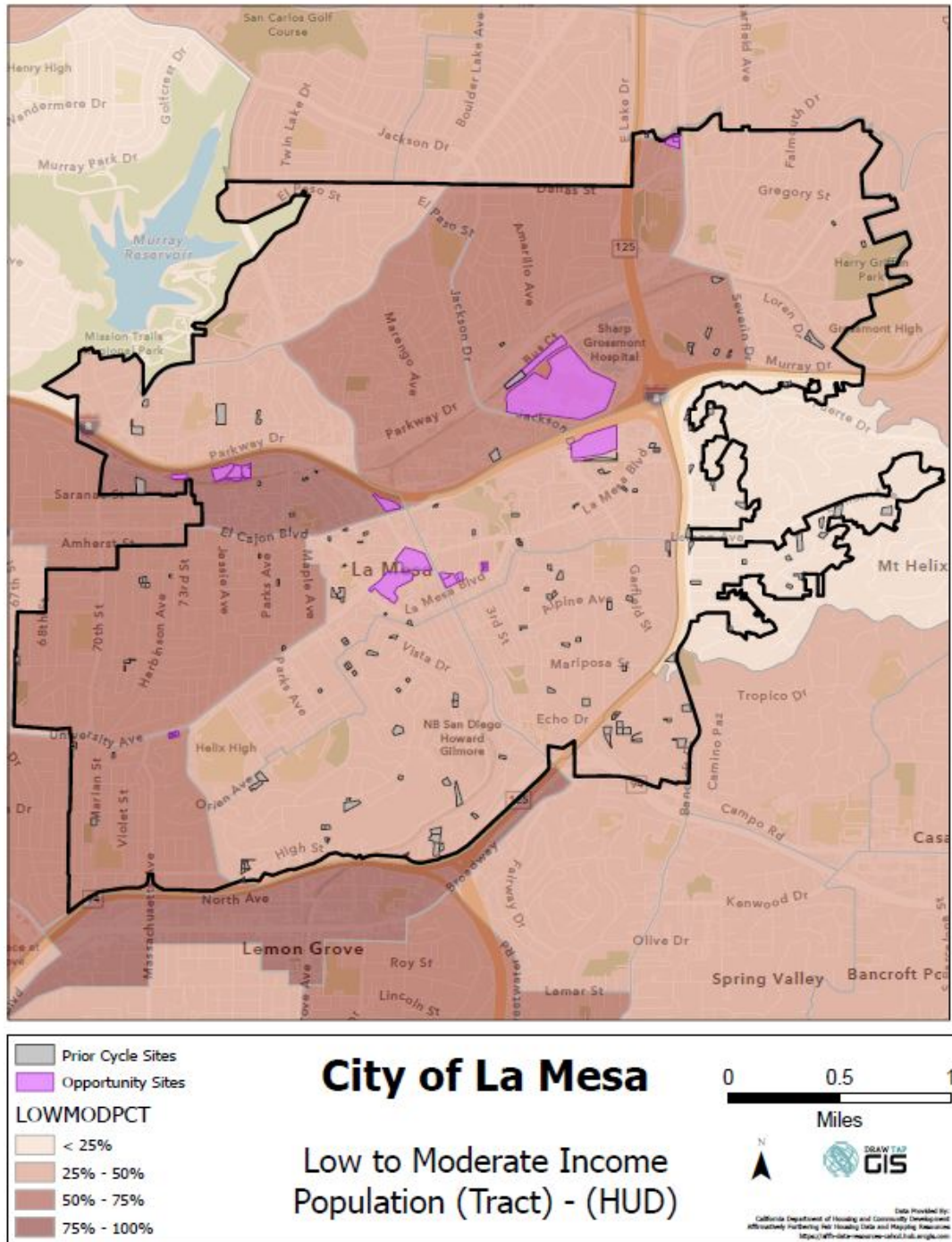


Figure D-20. Low and Moderate Income (LMI) Areas in La Mesa and RHNA Distribution



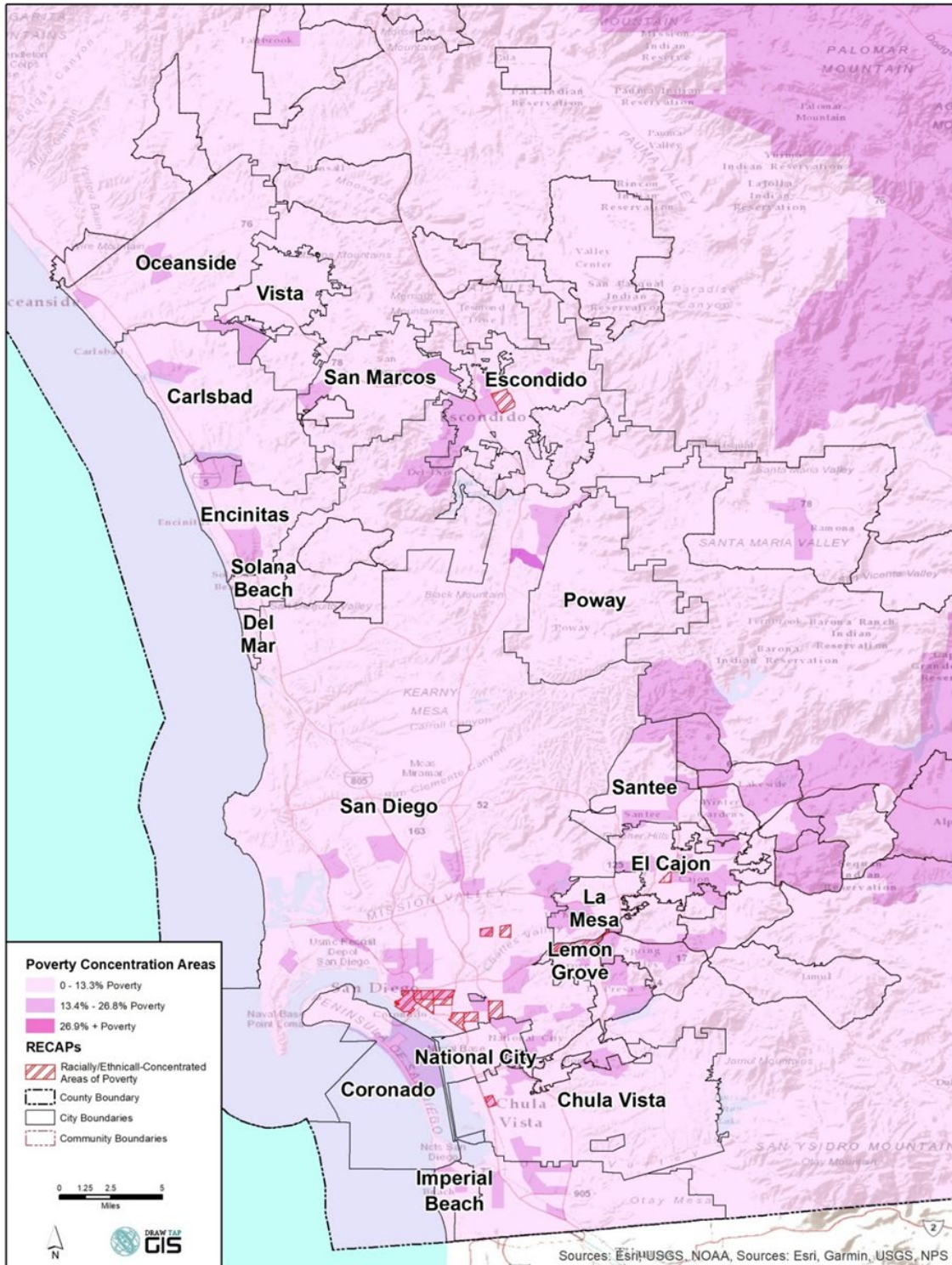


## 2.3 Racially and Ethnically Concentrated Areas

### *Racially/Ethnically Concentrated Areas of Poverty*

In an effort to identify racially/ethnically-concentrated areas of poverty (RECAPs), HUD has identified census tracts with a majority non-White population (greater than 50 percent) and has a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. In San Diego County, there are RECAPs scattered in small sections of Escondido, El Cajon, Lemon Grove, National City, and Chula Vista (Figure D-13). Larger RECAP clusters can be seen in the central/southern portion of the City of San Diego. There are no RECAPs in La Mesa.

Figure D-21. Racially Concentrated Areas of Poverty (RECAPs) in San Diego County



***Racially Concentrated Areas of Affluence***

While racially concentrated areas of poverty and segregation (RECAPs) have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. According to a policy paper published by HUD, RCA is defined as affluent, White communities.<sup>11</sup> According to HUD's policy paper, Whites are the most racially segregated group in the United States and in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities.”

RCAs have not been studied extensively nor has a standard definition been published by HCD or HUD, this fair housing assessment uses the percent White population and median household income as proxies to identify potential areas of affluence. As Figure D-14 and Figure D-15 show, census tracts with a large white population (over 50 percent) and highest median income are located on the northern borders of the City. As Table D-9 shows, White households also tend to have higher median incomes than all the population as seen in the County as a whole. In La Mesa, White households earn over \$5,000 more than all households.

<b>Table D-62. White Household Income and Percent Population</b>				
<b>Median HH Income</b>	<b>La Mesa</b>	<b>El Cajon</b>	<b>Santee</b>	<b>San Diego County</b>
All Households	\$63,947	\$52,593	\$83,533	\$74,855
White alone	\$69,288	\$52,429	\$82,183	\$84,785
<b>White Population</b>	56%	57%	69%	46%
Source: 2014-2018 ACS.				

<sup>11</sup> Goetz, Edward G., Damiano, A., & Williams, R. A. (2019) Racially Concentrated Areas of Affluence: A Preliminary Investigation. Published by the Office of Policy Development and Research (PD&R) of the U.S. Department of Housing and Urban Development in Cityscape: A Journal of Policy Development and Research (21,1, 99-123).



Figure D-22. White Majority Population

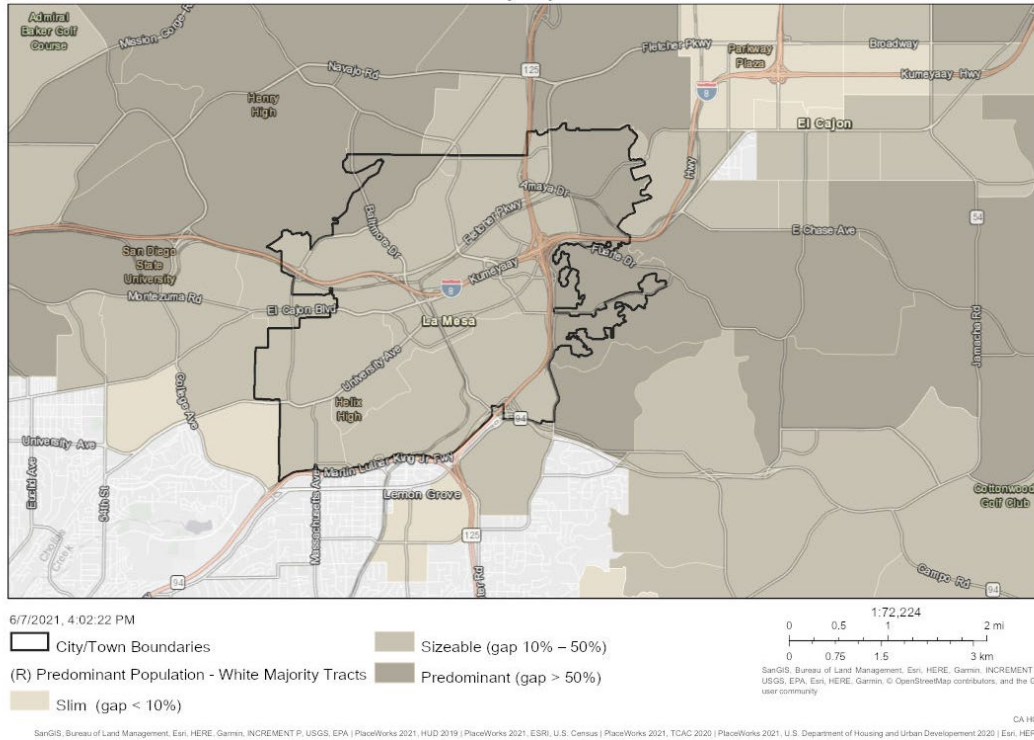
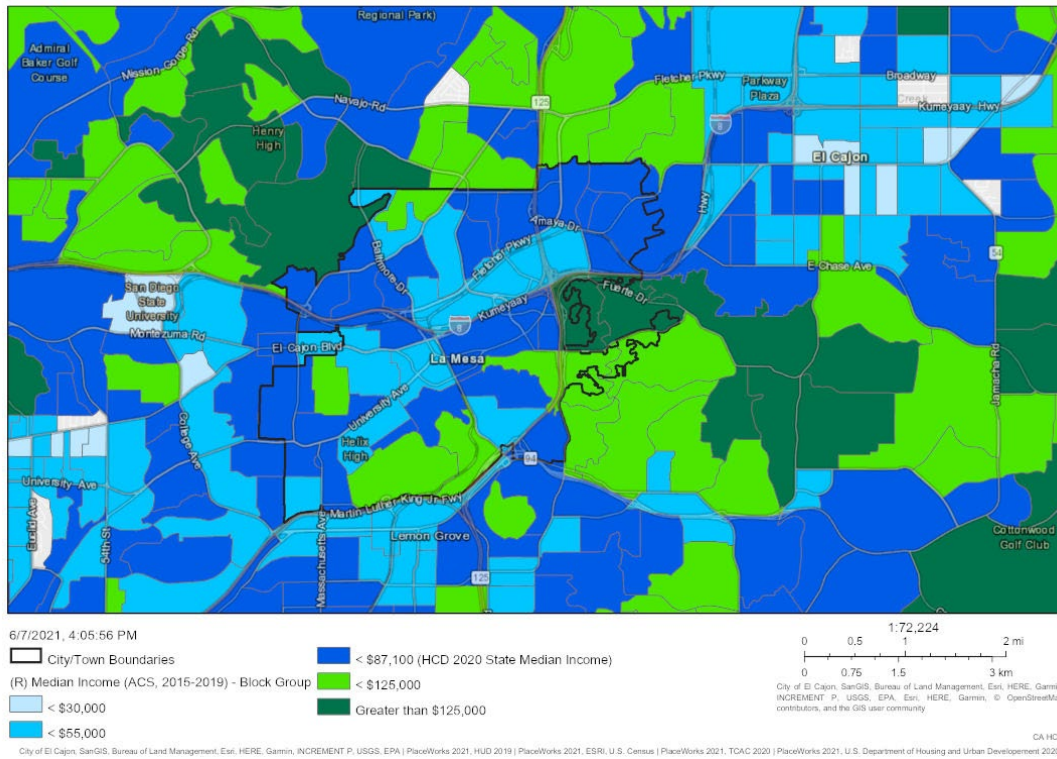


Figure D-23. Median Income



## 2.4 Access to Opportunities

HUD developed an index for assessing fair housing by informing communities about disparities in access to opportunity based on race/ethnicity and poverty status. Table D-10 shows index scores for the following opportunity indicator indices (values range from 0 to 100):

- **Low Poverty Index:** The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** The higher the score, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The higher the score, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** The higher the trips transit index, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** The higher the index, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The higher the index value, the better access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The higher the value, the better environmental quality of a neighborhood.

In La Mesa, Black residents were most likely to be impacted by poverty and low labor market participation. Black residents also had less access to higher quality school systems but utilize public transit more in La Mesa. White residents in La Mesa and throughout the County were least likely to be exposed to poverty. White residents also had the most exposure to higher quality school systems and had the highest labor market participation.

La Mesa residents, regardless of race or ethnicity, had better access to higher quality school systems and jobs than residents Countywide. La Mesa residents also had lower transportation costs and experienced higher environmental quality than the regional average.

**Table D-63. Opportunity Indicators by Race/Ethnicity**

	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
<b>La Mesa</b>							
<b>Total Population</b>							
White, Non-Hispanic	61.16	68.68	60.78	89.24	78.00	57.47	30.71
Black, Non-Hispanic	55.07	61.30	55.90	90.02	78.98	59.59	29.24
Hispanic	58.63	64.56	58.06	89.57	78.42	58.95	29.82
Asian or Pacific Islander, Non-Hispanic	58.50	62.51	57.44	89.70	78.28	56.02	30.23
Native American, Non-Hispanic	58.04	63.49	56.41	89.72	78.17	58.13	29.70
<b>Population below federal poverty line</b>							
White, Non-Hispanic	60.07	68.63	59.50	89.63	79.22	63.90	30.92
Black, Non-Hispanic	43.60	55.39	40.49	91.63	81.08	63.07	26.66
Hispanic	51.55	63.82	55.25	90.36	80.26	63.12	28.65
Asian or Pacific Islander, Non-Hispanic	55.39	65.15	53.25	90.82	79.48	58.08	30.81
Native American, Non-Hispanic	64.66	43.29	48.95	89.39	73.23	46.96	29.05
<b>San Diego County</b>							
<b>Total Population</b>							
White, Non-Hispanic	61.91	64.61	48.93	70.89	55.42	52.89	54.81
Black, Non-Hispanic	51.74	53.72	35.21	78.11	63.07	49.79	43.66
Hispanic	51.71	53.49	37.87	75.68	60.19	51.28	47.15
Asian or Pacific Islander, Non-Hispanic	65.75	64.96	55.06	78.19	59.63	51.68	47.98
Native American, Non-Hispanic	50.41	48.00	31.93	54.60	47.68	56.76	67.85
<b>Population below federal poverty line</b>							
White, Non-Hispanic	51.94	58.45	41.93	72.79	58.18	52.36	51.65
Black, Non-Hispanic	42.16	42.08	33.28	86.15	69.30	48.05	36.75
Hispanic	39.99	46.71	32.57	79.68	65.00	48.70	42.87
Asian or Pacific Islander, Non-Hispanic	60.01	60.14	48.58	75.21	59.26	51.72	50.68
Native American, Non-Hispanic	45.10	37.12	34.42	64.82	54.52	51.65	57.91
Source: Affirmatively Furthering Fair Housing (AFFH) Data and Mapping Tool (AFFH-T), 2020.							

To assist in this analysis, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened in the California Fair Housing Task Force (Task Force) to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD).” The Task force

has created Opportunity Maps to identify resources levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9% Low Income Housing Tax Credits (LIHTCs)”. These opportunity maps are made from composite scores of three different domains made up of a set of indicators. Higher composite scores mean higher resources. Regionally, high and highest resource areas are located in the North County. Most tracts along the coast from Carlsbad to Point Loma are high or highest resource. South County from San Diego to the Mexico border is mostly low resource. Table D-11 shows the full list of indicators that go into the calculation of the index scores.

<b>Table D-64. Domains and List of Indicators for Opportunity Maps</b>	
Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 3.0 pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates
Source: California Fair Housing Task Force, Methodology for the 2020 TCAC/HCD Opportunity Maps, December 2020.	

The following opportunity map scores are for the census tracts that make up La Mesa (Table D-12). Consistent with the HUD’s R/ECAP database, there are no areas of high segregation and poverty in the City. Approximately 23 percent (3 tracts) of the Census tracts in the City are designated as High Resource and 77 percent (10 tracts) are of Moderate Resource. Opportunity map scores by Census tract are presented in Figure D-16. Economic, environmental, and education scores for the City are further detailed below. The City’s RHNA is well dispersed between all resource levels within City limits.

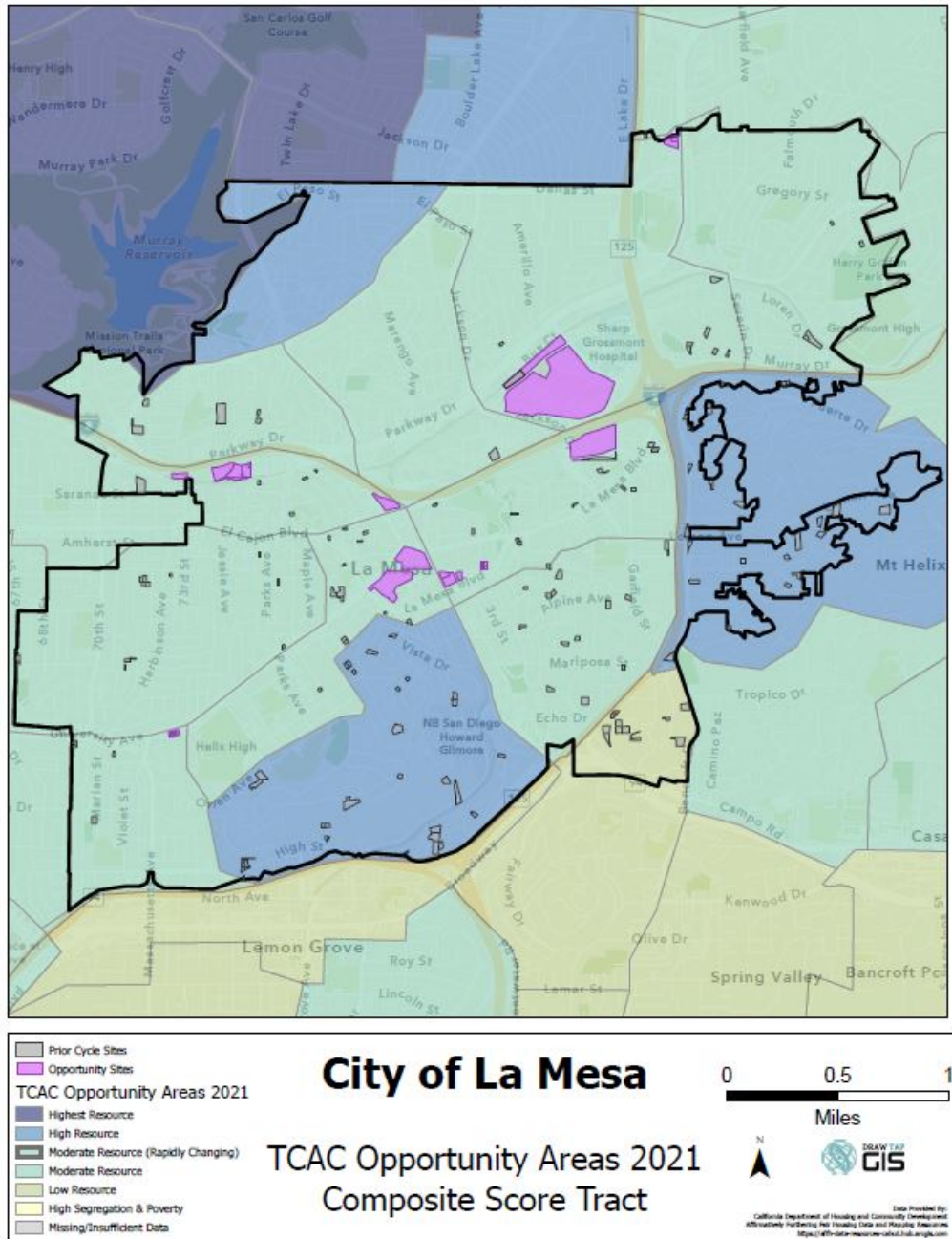


**Table D-65: Domains and List of Indicators for Opportunity Maps**

<b>Census Tract</b>	<b>Economic Domain Score</b>	<b>Environmental Domain Score</b>	<b>Education Domain Score</b>	<b>Composite Index Score</b>	<b>Final Category</b>
6073014500	0.43	0.35	0.54	-0.06	Moderate Resource
6073014601	0.56	0.33	0.58	0.06	Moderate Resource
6073014602	0.72	0.28	0.53	0.15	High Resource
6073014700	0.62	0.51	0.36	-0.07	Moderate Resource
6073014803	0.69	0.14	0.55	0.08	Moderate Resource
6073014804	0.64	0.48	0.68	0.24	High Resource
6073014805	0.63	0.22	0.38	-0.10	Moderate Resource
6073014806	0.43	0.24	0.38	-0.23	Moderate Resource
6073014901	0.61	0.34	0.56	0.10	Moderate Resource
6073014902	0.55	0.14	0.63	0.04	Moderate Resource
6073015000	0.44	0.19	0.56	-0.06	Moderate Resource
6073015100	0.51	0.33	0.63	0.09	Moderate Resource
6073015200	0.77	0.38	0.49	0.18	High Resource

Source: California Fair Housing Task Force, TCAC/HCD Opportunity Maps, 2021 Statewide Summary Table. December 2020.

Figure D-24: Opportunity Score by Census Tract and RHNA Distribution



**Education**

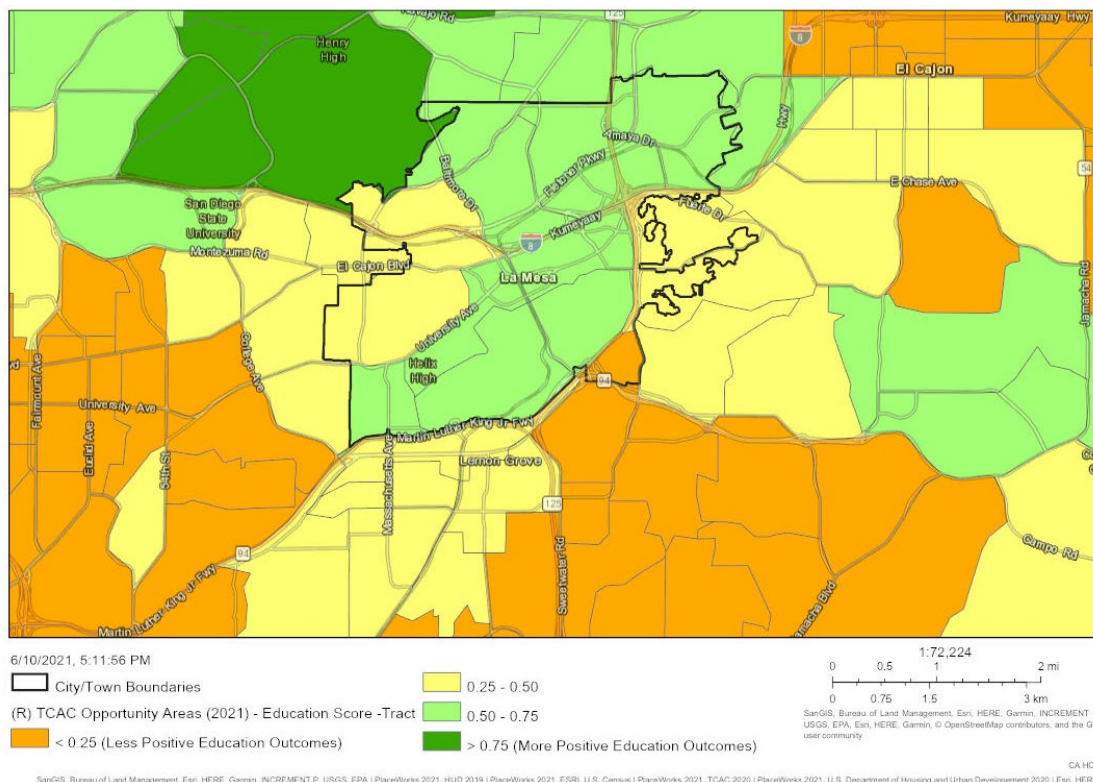
According to the 2020 Regional AI, only one school, La Mesa Dale Elementary School, is a Title 1 school. This school coordinates and integrates resources and services from federal, state, and local sources.

To be considered for Title 1 school funds, at least 40 percent of the students must be considered low-income. Kidsdata.org, a program of the Lucile Packard Foundation for Children's Health, estimated that 25.9 percent of children aged 0-17 in the La Mesa-Spring Valley School District (which serves La Mesa) were living in low-income working families between 2012 and 2016.<sup>12</sup>

Kidsdata.org also reported that in 2019, 60.6 percent of students are considered high-need (i.e. those who are eligible for free or reduced price school meals, are English Learners, or are foster youth—as reported in the Unduplicated Pupil Count) compared to 54.6 percent of students in the County.

As described above, the Fair Housing Task Force determines education scores based on math and reading proficiency, high school graduation rates, and student poverty rates. Figure D-17 shows the education scores of each census tract in the City. Education scores in the City range from 38 to 68.

**Figure D-25. Education Score by Census Tract**

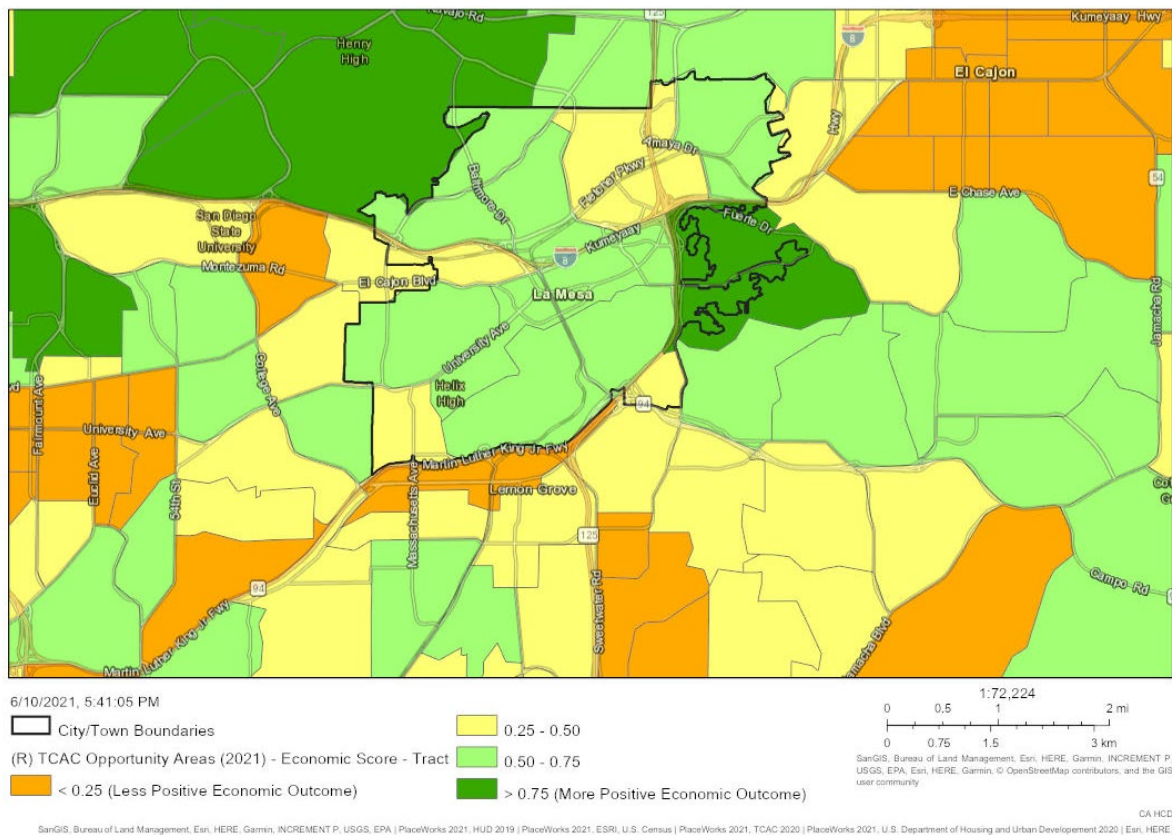


<sup>12</sup> Definition of “low income working family”: children ages 0-17 living in families with incomes below 200 percent of their federal poverty threshold and with at least one resident parent who worked at least 50 weeks in the 12 months prior to the survey.

**Economic**

As described previously, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. According to the 2021 Task Force maps presented in Figure D-18, the census tracts in the City are of moderate economic scores ranging from 43 to 77. The most recent unemployment rates published by the California Employment and Development Department (April 2021) show that La Mesa’s unemployment rate is comparable to the County as a whole (7.0 percent and 6.7 percent, respectively). Pre-COVID unemployment rates in the County were similar to the rates reported in April 2021, however over the last year the unemployment rate in the County spiked to 25.0 percent during May 2020 as reported by SANDAG in the COVID-19 Impact on the San Diego Regional Economy report.

**Figure D-26. Economic Score by Census Tract**



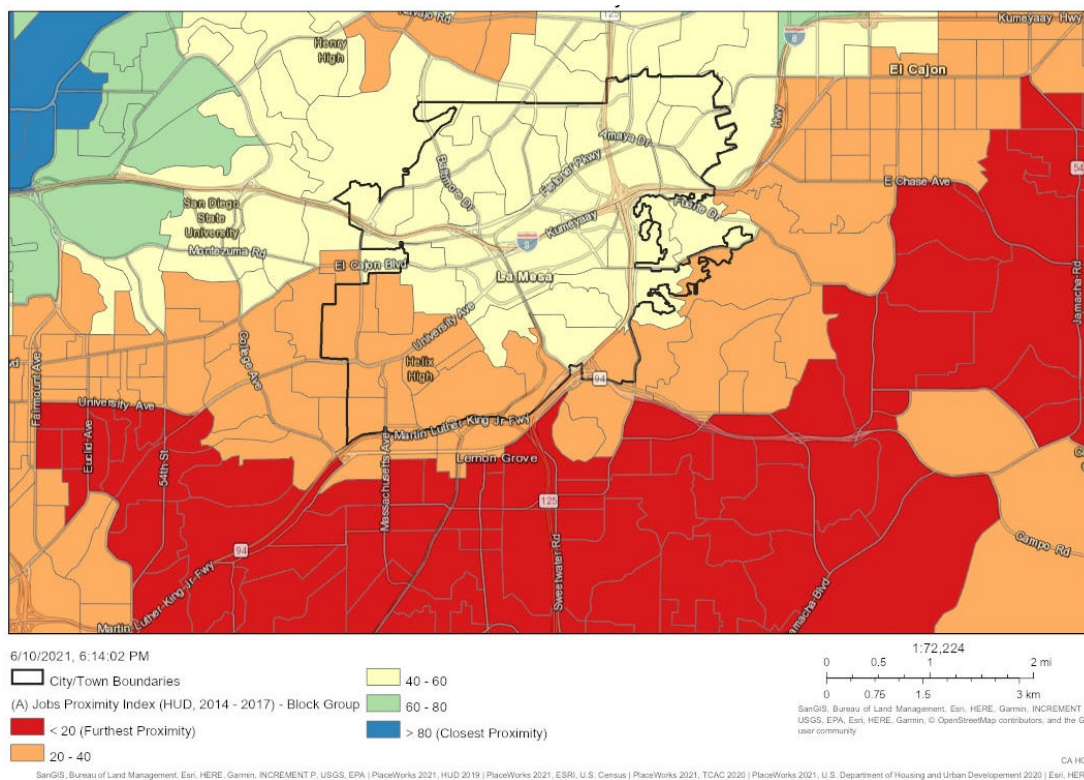


**Transportation**

All Transit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. According to the data provided by All Transit, La Mesa’s All Transit Performance score of 7.9 was among the highest for the County, illustrating a moderate combination of trips per week and number of jobs accessible that enable a moderate number of people to take transit to work. The County All Transit score (5.3) was lower than La Mesa’s. La Mesa however has a lower proportion of commuters that use transit (2.81 percent) than the County (3.28 percent).

HUD’s Job Proximity Index, described previously, can be used to show transportation need geographically. Block groups with lower jobs proximity indices are located further from employment opportunities and have a higher need for transportation. As shown in Figure D-19, block groups in the City have scores between 20 to 60 showing that there is low to moderate proximity to jobs for residents. The City does not have severe isolation when it comes to job proximity. South of La Mesa has some of the lowest scores when it comes to job proximity in the County.

**Figure D-27. Job Proximity Index by Census Block Group**



**Environmental**

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 4.0 pollution indicators and values. Figure D-20 shows that there are four tracts located in the south section of the City with moderate environmental scores and two that have above moderate environmental scores. The census tracts immediately surrounding Interstate 8 are most impacted by environmental factors and have the lowest environmental scores in the City. The majority of the City’s RHNA has moderate environmental scores in the range of 41 to 50 followed by 61 to 70 (Table D-13). The majority of the City’s lower income RHNA units are in the tracts with a moderate score of 41 to 50 (88 percent).

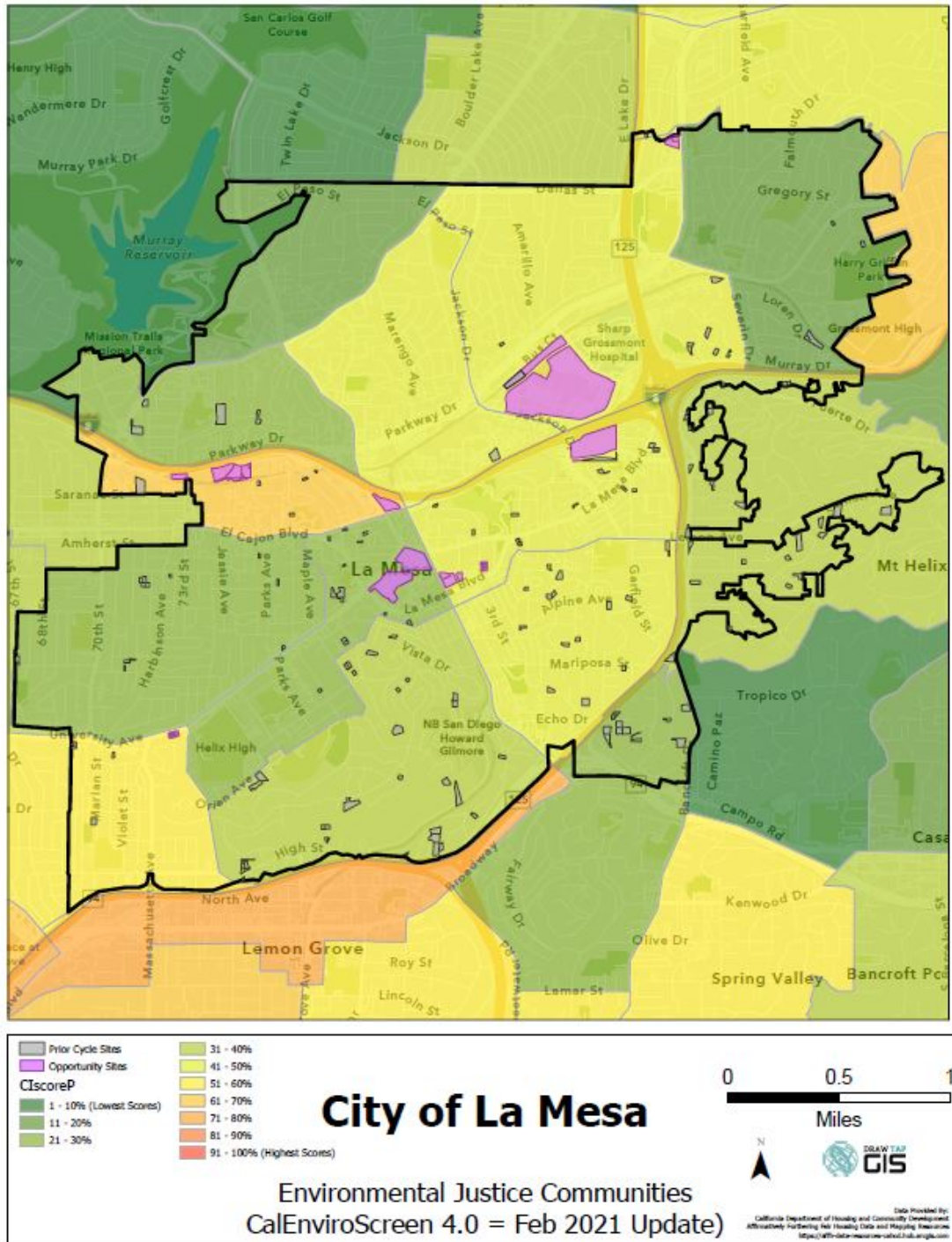
According to the American Lung Association’s State of the Air report, San Diego County received an Ozone score of “F”, which means that the County experienced numerous days of unhealthy air pollution as compared to other counties and regions in the study. Over a three-year period, there were 109 days of unhealthy air that contributed to the Ozone score.

<b>% LMI HH</b>	<b>Lower</b>	<b>Above Moderate</b>	<b>Total Units</b>
1 - 10% (Lowest Score)	0.0%	0.0%	0.0%
11 - 20%	0.0%	0.3%	0.2%
21 - 30%	6.4%	7.2%	6.9%
31 - 40%	0.0%	4.7%	2.9%
41 - 50%	87.8%	35.0%	55.6%
51 - 60%	1.3%	1.5%	1.4%
61 - 70%	4.5%	51.3%	33.0%
71 - 80%	0.0%	0.0%	0.0%
81 - 90%	0.0%	0.0%	0.0%
91 - 100% (Highest Score)	0.0%	0.0%	0.0%
<b>Total Units</b>	<b>1,225</b>	<b>1,902</b>	<b>3,127</b>

Note: The moderate income RHNA obligation is fully accommodated using entitled projects and accessory dwelling units.



Figure D-28. Environmental Score by Census Tract and RHNA Distribution



## 2.5 Disproportionate Housing Needs

The AFFH Rule Guidebook defines ‘disproportionate housing needs’ as ‘a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area.’ 24 C.F.R. § 5.152” The analysis is completed by assessing cost burden, severe cost burden, overcrowding, and substandard housing.

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in La Mesa. Housing problems considered by CHAS include:

- Housing cost burden, including utilities, exceeding 30 percent of gross income;
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income;
- Overcrowded conditions (housing units with more than one person per room); and/or
- Units with physical defects (lacking complete kitchen or bathroom)

### ***Cost Burden***

Measuring the portion of a household’s gross income that is spent for housing is an indicator of the dynamics of demand and supply. This measurement is often expressed in terms of “over payers”: households paying an excessive amount of their income for housing, therefore decreasing the amount of disposable income available for other needs. This indicator is an important measurement of local housing market conditions as it reflects the affordability of housing in the community. Federal and state agencies use overpayment indicators to determine the extent and level of funding and support that should be allocated to a community. State and federal programs typically define over-payers as those lower income households paying over 30% of household income for housing costs. A household is considered experiencing a severe cost burden if it spends more than 50% of its gross income on housing.

Table D-14 provides overpayment detail by income group and household type for La Mesa between 2013 and 2017. Approximately 64% of low income households, 79% of very low income households, and 74% of extremely low income households were overpaying versus 32% of moderate income households and 12% of moderate income and above households.

**Table D-67. Housing Type and Cost Burden**

Household by Type, Income, and Housing Problem	Renters				Owners				Total HHs
	Elderly	Small Families	Large Families	Total Renters	Elderly	Small Families	Large Families	Total Owners	
<b>Extremely Low Income (0-30% AMI)</b>	865	845	140	2,670	545	85	20	815	3,485
<i>With cost burden &gt;30%</i>	55.5%	100%	89.3%	75.3%	67.9%	76.5%	100%	69.3%	73.9%
<i>With cost burden &gt; 50%</i>	52.6%	84.0%	50.0%	67.0%	43.1%	58.8%	100%	46.6%	62.3%
<b>Very Low Income (31-50% AMI)</b>	660	885	220	2,425	610	85	40	785	3,210
<i>With cost burden &gt;30%</i>	75.0%	85.9%	89.3%	75.3%	50.8%	52.9%	100%	54.8%	78.7%
<i>With cost burden &gt; 50%</i>	52.3%	41.8%	50.0%	67.0%	26.2%	41.2%	100%	34.4%	44.1%
<b>Low Income (51-80% AMI)</b>	505	1,490	110	3,125	690	365	115	1,415	4,540
<i>With cost burden &gt;30%</i>	73.3%	67.8%	54.5%	0.0%	30.4%	64.4%	69.6%	48.8%	64.1%
<i>With cost burden &gt; 50%</i>	22.8%	8.7%	0.0%	12.8%	15.2%	34.2%	39.1%	25.1%	16.6%
<b>Moderate Income (81-100% AMI)</b>	185	695	130	1,705	295	350	50	960	2,665
<i>With cost burden &gt;30%</i>	16.2%	19.4%	30.8%	25.2%	22.0%	44.3%	30.0%	43.2%	31.7%
<i>With cost burden &gt; 50%</i>	0.0%	0.0%	0.0%	1.2%	0.0%	2.9%	0.0%	1.0%	1.1%
<b>Moderate and Above Income (&gt;100% AMI)</b>	490	1,990	110	3,815	1,875	2,760	360	5,825	9,640
<i>With cost burden &gt;30%</i>	6.1%	8.5%	0.0%	6.0%	12.3%	15.2%	27.8%	16.4%	12.3%
<i>With cost burden &gt;50%</i>	3.1%	0.0%	0.0%	0.4%	3.7%	1.1%	6.9%	2.5%	1.7%
<b>Total Households</b>	2,705	5,905	710	13,735	4,015	3,645	585	9,800	23,535
<i>With cost burden &gt;30%</i>	1,405	2,925	420	4,765	1,185	920	255	3,055	10,040
<i>% With cost burden &gt;30%</i>	51.9%	49.5%	59.2%	34.7%	29.5%	25.2%	43.6%	31.2%	42.7%

Source: HUD CHAS 2013-2017.

Figure D-21 shows the census tracts in the City and the percent of households in renter-occupied housing units that have a cost burden. A majority of the census tracts in the city have 40 to 80 percent of the renter households over paying for their housing unit. Figure D-22 shows the percent of owner households that have a mortgage or mortgages with monthly owner costs that are 30 percent or more of household income. All census tracts in the City have 20 to 40 or 40 to 60 percent of households that pay more than 30 percent of their household income to their monthly housing costs.

Figure D-29. Overpayment - Renter-Households

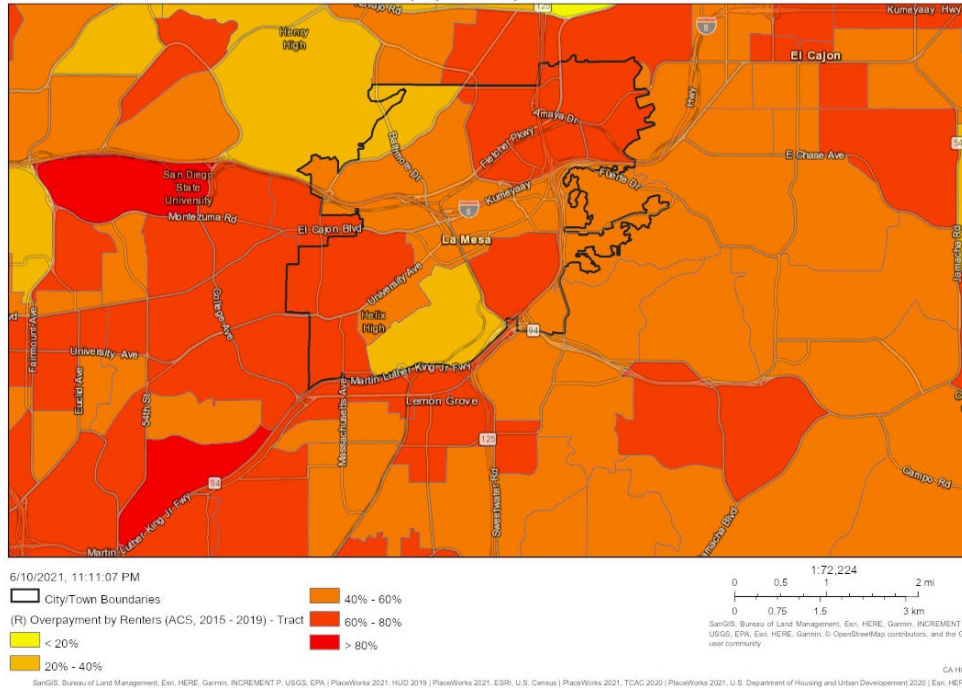
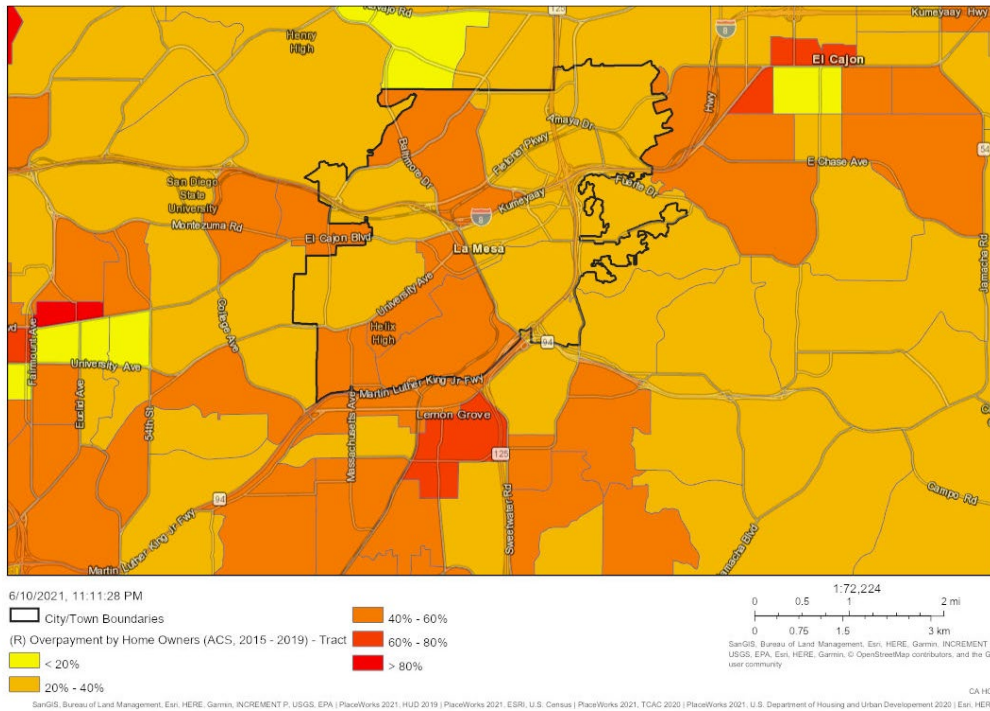


Figure D-30. Overpayment - Owner-Households





**Overcrowding**

Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen). The 2005-2009 ACS reported that over 2 percent of La Mesa households lived in overcrowded conditions (Table D-15). Overcrowding disproportionately affected renters (4 percent of renters versus just 1 percent of owners); indicating overcrowding may be the result of an inadequate supply of larger sized rental units. The 2014-2018 ACS reported that overcrowding increased to over 4 percent of all households. Similarly, renter-households were more prone to overcrowding (7 percent) compared to owner-households (1 percent).

Overcrowding	Owner-Households		Renter-Households		Total Households	
	Number	% of Owners	Number	% of Renters	Number	% of Total
<b>2000</b>						
Total Overcrowded (>1.0 persons/room)	247	2.2%	1,017	8.0%	1,264	5.2%
Severely Overcrowded (>1.5 persons/room)	74	0.7%	420	3.3%	494	2.0%
<b>2005-2009</b>						
Total Overcrowded (>1.0 persons/room)	147	1.2%	403	3.6%	550	2.4%
Severely Overcrowded (>1.5 persons/room)	45	0.4%	20	0.1%	65	0.3%
<b>2014-2018</b>						
Total Overcrowded (>1.0 persons/room)	124	1.3%	902	6.6%	1,026	4.4%
Severely Overcrowded (>1.5 persons/room)	38	0.4%	444	3.2%	482	2.1%
Sources: Bureau of the Census, 2000 Census; 2005-2009 ACS; 2014-2018 ACS.						

**Substandard Conditions**

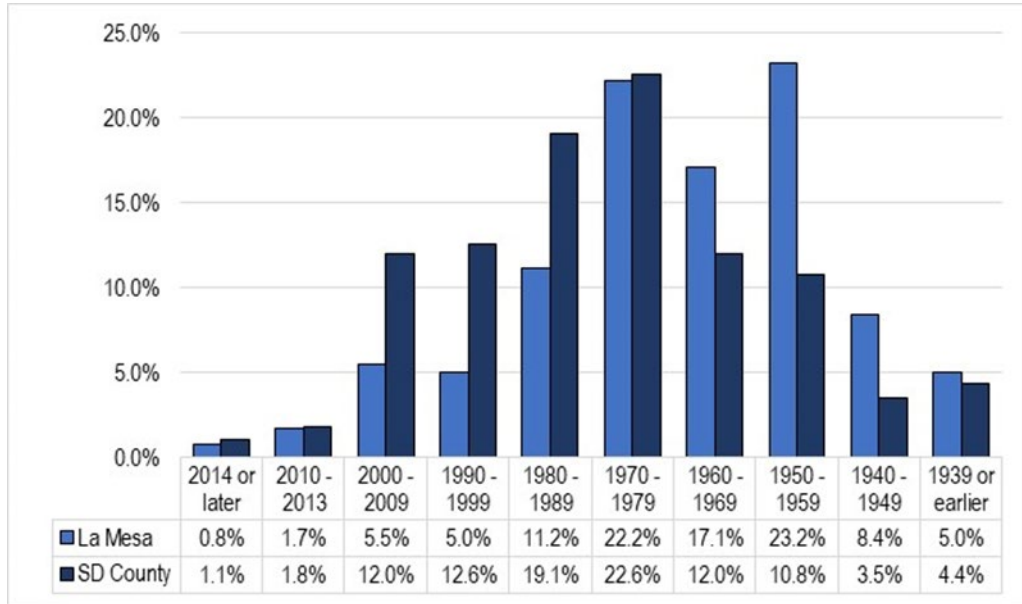
The City estimates that about 250 housing units in La Mesa are in substandard condition. Based on the location of code complaints, the substandard units are more prevalent in the western portion of La Mesa, north of University Avenue and south of Interstate 8. Housing market trends and related recent activity to upgrade existing housing stock, suggest the number of units in substandard condition is decreasing over time. And although some of the units considered as substandard in the Censuses have been rehabilitated, many are in the same condition. This figure is based on a report from the National Center for Healthy Housing, which measures “basic housing quality” throughout the nation. The basic housing quality metric is based on the percentage of homes with “severe” or “moderate” housing problems. In the San Diego Metropolitan Service Area, the basic housing quality statistic is 7.2 percent.

Housing age is frequently used as an indicator of housing condition. In general, residential structures over 30 years of age require minor repairs and modernization improvements,



while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs. Over 80 percent of housing is over 30 years old in the City (Figure D-23). La Mesa’s housing stock is significantly older than the County’s Housing stock.

Figure D-31. Housing Stock Age



Source: 2014-2018 ACS.

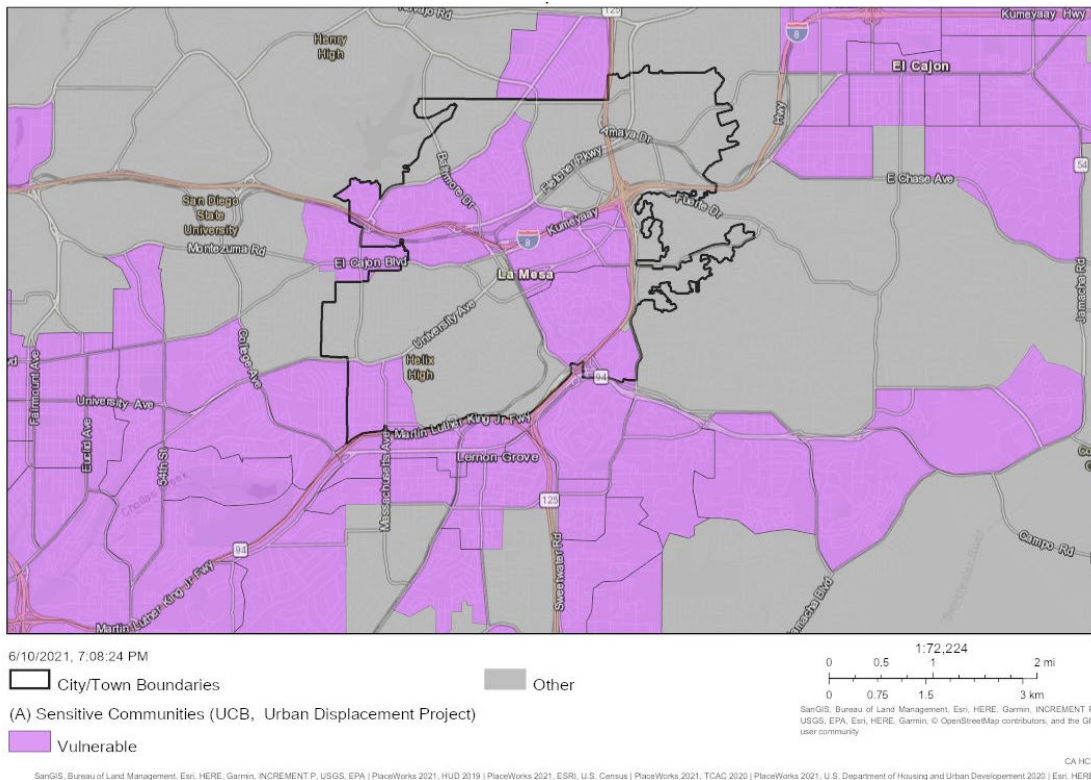
**Displacement Risk**

HCD defines sensitive communities as “communities [that] currently have populations vulnerable to displacement in the event of increased development or drastic shifts in housing cost.” The following characteristics define a vulnerable community:

- The share of very low income residents is above 20%; and
- The tract meets two of the following criteria:
  - Share of renters is above 40%,
  - Share of people of color is above 50%,
  - Share of very low-income households (50% AMI or below) that are severely rent burdened households is above the county median,
  - They or areas in close proximity have been experiencing displacement pressures (percent change in rent above County median for rent increases), or
  - Difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap).

Figure D-24 identifies seven census tracts that are considered to be vulnerable to urban displacement. These communities are areas that have a higher concentration of low- and moderate-income persons (Figure D-12) and female-headed households (Figure D-9).

Figure D-32. Urban Displacement



## 2.6 Summary of Fair Housing Issues

### *Findings from 2020 Regional Analysis of Impediments to Fair Housing Choice*

The City of La Mesa participated in the 2020 San Diego Regional Analysis of Impediments to Fair Housing (2020 Regional AI). The 2020 Regional AI concluded that the following were impediments to Fair Housing Choice in the San Diego Area (**regional impediments shown in bold**). The relevance to La Mesa is included below:

- **Hispanics and Blacks continue to be under-represented in the homebuyer market and experienced large disparities in loan approval rates.** Both Black and Hispanic residents were underrepresented. Blacks made up 7.2 percent of the applicant pool but only 2.4 percent of total applicants. Similarly, Hispanics made up 20.5 percent of the applicant pool but only 10.3 of the total applicants. Black residents experienced approval rates similar to White residents. Hispanics were approved at the lowest rates.
- **Due to the geographic disparity in terms of rents, concentrations of Housing Choice Voucher use have occurred.** La Mesa received only 1.8 percent of Housing Choice Vouchers administered by the County.

- **Housing choices for special needs groups, especially persons with disabilities, are limited.** Seniors make up over 14 percent of the City’s households. There are 35 licensed residential care facilities located in La Mesa.
- **Enforcement activities are limited. Fair housing services focus primarily on outreach and education; less emphasis is placed on enforcement.** CSA San Diego County provides fair housing services to the City of La Mesa. Between 2014 and 2019, CSA served 611 La Mesa residents. Records for only two sites tested are provided in the 2020 AI which included analysis from 2015 to 2020. More testing is needed.
- **People obtain information through many media forms, not limited to traditional newspaper noticing or other print forms.** A balance of new and old media needs to be found to expand access to fair housing resources and information with an increasing young adult and senior population.
- **Patterns of racial and ethnic concentration are present within particular areas of the San Diego region.** While the California Fair Housing Task force did not find areas of poverty and segregation in La Mesa, the 2020 AI did find some census block groups throughout the City where the percent of minority population exceeded the County average minority of 50.8 percent.

*Summary of Additional Fair Housing Concerns*

Additional fair housing concerns identified as part of this Housing Element update are summarized below:

- Persons with disabilities are most likely to be affected by fair housing issues as they reportedly experience more housing discrimination than other groups. Persons with disabilities are also more likely to experience cost burdens, particularly if they rely on SSI as a form of income. Persons with disabilities are not concentrated in any particular location in the City.
- Census tracts in areas of the City, in addition to having a high concentration of minority population and LMI households, have had low changes in median income and high changes in gross rents from 2000 to 2015, which could be an indicator of potential urban displacement.

### **3. Identification and Prioritization of Contributing Factors**

The following are contributing factors that affect fair housing choice in La Mesa.

#### **3.1 Insufficient and Inaccessible Outreach and Enforcement**

The 2020 Regional AI and the Fair Housing assessment found that outreach and enforcement were inadequate. This was due most to the reliance on old print media to advertise meetings. The analysis also found that since 2020, only two sites was tested for potential discrimination.

**Contributing Factors:**

- Lack of a variety of inputs media (e.g., meetings, surveys, interviews)
- Lack of accessibility to draft documents
- Lack of digital access
- Lack of resources for fair housing agencies and organizations
- Insufficient fair housing law enforcement and testing

### **3.2 Segregation and Integration**

The analysis found a concentration of low and moderate and minority households in a few census tracts of the City. These tracts also had a high concentration of single-female headed households with children. These tracts were also found to have higher environmental burdens. These households need increased access to affordable housing and improved infrastructure and public facilities.

All of the mixed-use zones in the City are located in transit corridors, which should improve access to transit and other services for these special needs groups. In addition, by focusing housing in mixed-use zones zoned for high-density, multi-family developments subject to ADA will bring housing choices accessible to persons with disabilities.

#### **Contributing Factors:**

- Lack of private investments
- Locating and type of affordable housing
- Private discrimination

### **3.3 Disproportionate Housing Needs, Including Displacement Risks**

There are Census tracts in the City are at risk of displacement as a high portion of their renters experience cost burdens and gross rents continue to increase.

#### **Contributing Factors:**

- The availability of affordable units in a range of sizes
- Displacement of residents due to economic pressures
- Lack of private investments in specific neighborhoods

### **3.4 Disparities in Access to Opportunity**

There are areas in the City that have disparities in access to opportunities in regards to race/ethnicity.

#### **Contributing Factors:**

- Access to equitable childcare
- Access to equitable healthcare
- The availability, type, frequency, and reliability of public transportation
- Lack of private investments in specific neighborhoods
- Lack of public investments in specific neighborhoods, including services or amenities

- Location and type of affordable housing
- Private discrimination