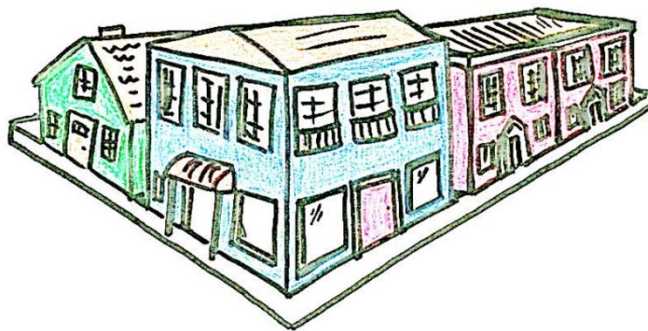


CITY OF OCEANSIDE



2013-2021 Housing Element



April 17, 2013

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In Memoriam

Kay Parker (1938-2012)

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I. INTRODUCTION

A. Purpose of the Housing Element

State law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term General Plan for the physical development of the city or county. The Housing Element is one of seven mandated elements of the General Plan. Housing Element law, first enacted in 1969, mandates that local governments plan to meet the existing and projected housing needs of all economic segments of the community. The law recognizes that, in order for the private market to adequately address housing needs, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in California rests largely upon the effective implementation of local General Plans and, in particular, local Housing Elements. Housing Element law also requires the California Department of Housing and Community Development (HCD) to review local housing elements and to report its written findings with respect to the Housing Element's conformance with state law.

As mandated by state law, the planning period for this Housing Element extends from April 30, 2013 to April 30, 2021¹. This element identifies strategies and programs that focus on the following major goals:

- Facilitate the development of a variety of housing types for all income levels to meet the existing and future needs of residents, including the homeless and persons with special needs;
- Address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement and development of housing;
- Maintain and enhance the quality of existing residential neighborhoods;
- Promote equal housing opportunities for all persons regardless of race, color, national origin, ancestry, religion, sex, marital status, or familial status;
- Encourage new housing growth patterns that conform to local, regional and state policies for sustainable development and energy use.

The Housing Element consists of the following major components:

- An analysis of the City's demographic and housing characteristics and trends (Chapter II);
- An evaluation of land, financial, and administrative resources available to address the City's housing goals (Chapter III);
- A review of potential constraints, both governmental and non-governmental, to meeting the City's housing needs (Chapter IV); and

¹ As discussed in Chapter II, the "projection period" for the Regional Housing Needs Assessment process is 11 years (January 1, 2010 through December 31, 2020).

- A Housing Action Plan for the 2013–2021 planning period, including housing goals, policies, programs and quantified objectives (Chapter V).
- A review of the City's accomplishments and progress in implementing the previous Housing Element (Appendix A).

B. Data Sources and Methods

In preparing the Housing Element various data sources are utilized. The decennial Census and the American Community Survey (ACS) provide the basis for population and household characteristics. Some population and housing unit data are also provided by the California State Department of Finance (DOF). Housing market information is drawn from both public agencies and private organizations. City records also provide data regarding housing development and rehabilitation, program accomplishments, units at risk of conversion, and housing construction and demolition activity in the Coastal Zone.

C. Public Participation

Section 65583(c)(5) of the *Government Code* states that "The local government shall make diligent effort to achieve public participation of all the economic segments of the community in the development of the housing element, and the program shall describe this effort." Public participation played an important role in the formulation and refinement of the City's housing goals and policies.

City residents and interested stakeholders had many opportunities to participate in the Housing Element update process at meetings of the Planning Commission, Housing Commission and City Council. Meeting notices were posted on the City's website, and notification was sent by direct mail to interested parties in advance of each meeting. The notification list included organizations that represent the interests of low- and moderate-income households and persons with special needs. Copies of the draft Element were made available for review at City Hall and were posted on the City website. Recognizing that not everyone has the time to attend public hearings or the inclination to speak in a formal setting, City staff provided stakeholders the opportunity to provide input at their own convenience and in a more conversational manner by contacting Planning Division staff via telephone and/or email. This kind of ad hoc public input was solicited through a flyer (in both English and Spanish) posted on the City's website and distributed at various public venues including City Hall, the City's two libraries and the weekly farmer's market.

Please see Appendix C for more information regarding the public involvement process.

D. Consistency with Other Elements of the General Plan

The elements that comprise the Oceanside General Plan are required to be internally consistent. For example, residential development capacities established in the Land Use Element, as well as constraints to development identified in the Safety Element and Noise Element, are incorporated into the land use assumptions contained in this Housing

Element. As the General Plan is amended from time to time, the City will review the Housing Element for internal consistency, and make any necessary revisions.

SB 1087 of 2005 requires cities to provide a copy of their Housing Elements to local water and sewer providers, and also requires that these agencies provide priority hookups for developments with lower-income housing. Water and wastewater service in Oceanside are municipal functions (under the charge of the City's Water Utilities Department), and thus conformance of water and wastewater operations with Housing Element policies can be established and monitored through internal dialogue and coordination.

SB 244 of 2011 requires each city to update the Land Use Element of its General Plan to include information regarding disadvantaged communities within its sphere of influence. This required Land Use Element update must be completed prior to the due date of each update of the Housing Element. Since LAFCO has not identified any unincorporated territory within the sphere of influence for Oceanside, this new law is not applicable to the city.

AB 162 of 2007 (codified in *Government Code* Section 65302) requires that the Land Use Element be reviewed annually for consistency with Federal Emergency Management Agency (FEMA) and state Department of Water Resources (DWR) flood hazard maps, and that amendments to the Safety and Conservation Elements that are required to address flood hazard issues be adopted upon the first amendment to the Housing Element after January 1, 2009. The City will comply with these requirements prior to or concurrent with Housing Element adoption.

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II. HOUSING NEEDS ASSESSMENT

This chapter explores Oceanside's demographic and socioeconomic characteristics in relation to its housing supply and thereby lays the groundwork for policies and programs to address housing needs. This Housing Needs Assessment utilizes the most recent data from the U.S. Census, California Department of Finance (DOF), California Employment Development Department (EDD), San Diego Association of Governments (SANDAG) and other relevant sources. Supplemental data was also obtained through field surveys or from private sources.

A. Community Context

Comprising 43 square miles adjacent to the Pacific Ocean, the cities of Carlsbad and Vista, the unincorporated communities of Bonsall and Fallbrook, and Camp Joseph H. Pendleton Marine Corps Base, the City Oceanside is situated in the far northwest corner of San Diego County (see Figure II-1). In 1980, the City had 76,698 residents. By 2010, the City's population had more than doubled to 167,086, making it the third largest jurisdiction in the region in both population and geographic size.² Figure II-2 provides a demographic overview of the City.

With the City's immediate coastal areas (west of Interstate 5) having been largely built out several generations ago, most of the population and housing growth experienced over the past three decades has occurred in central and eastern portions of the City, including large master planned development in the Rancho del Oro, Ocean Hills and Morro Hills neighborhoods. New housing has also materialized as scattered infill and redevelopment in the City's coastal neighborhoods and along the Mission Avenue, Oceanside Boulevard and Vista Way commercial corridors. Over the past five years, the City has seen new housing in conjunction with mixed-use development, both in the downtown area and along the Highway 78 corridor. It is anticipated that mixed-use development will account for a significant share of the City's future housing growth over the 2013-2021 Housing Element planning period.

In an effort to build its employment base, the City has in recent years attracted various manufacturing enterprises and other job-generating land uses to its Rancho del Oro and Ocean Ranch business parks. The City has also bolstered its hospitality industry with new hotel and timeshare development. However, the City remains in many respects the epitome of the bedroom community, with one of the lowest jobs-to-housing ratios in the San Diego region. To address this jobs-to-housing imbalance, the City prepared an economic development "dashboard" in 2008 that includes policies for maintaining the City's existing inventory of commercial and industrial land, encouraging high-paying industry clusters such as biotech and environmental sciences, and increasing the City's share of the regional tourism market.

² Source: San Diego Association of Governments (SANDAG), 2011

Figure II-1
Regional Location Map

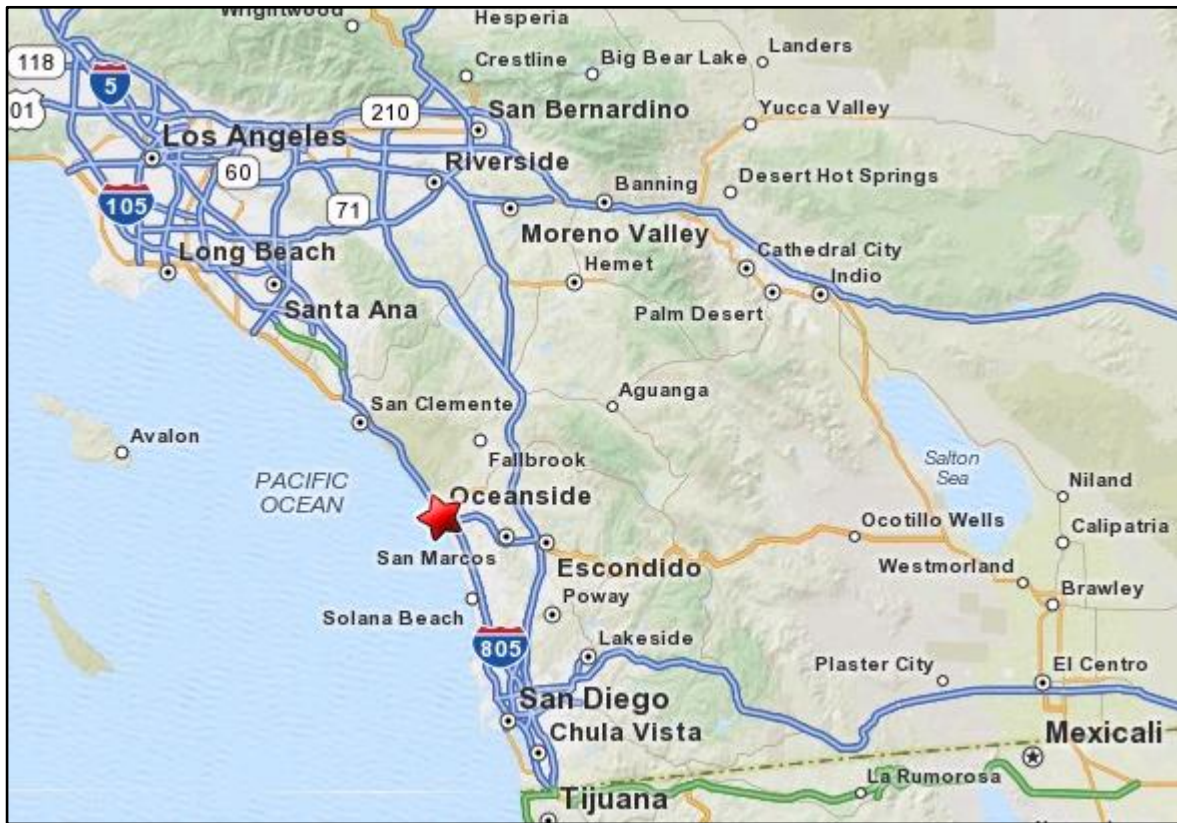
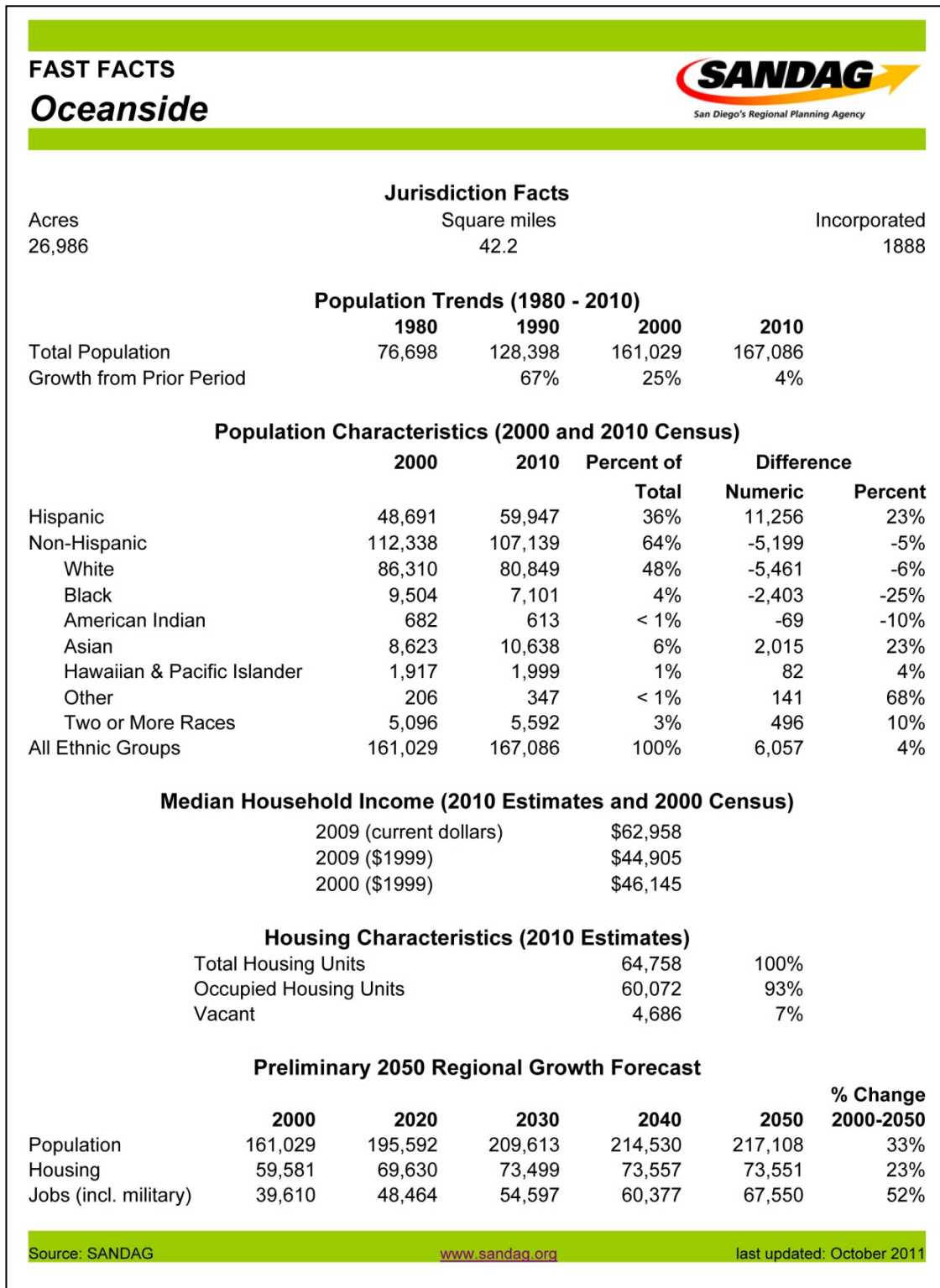


Figure II-2
Demographic Overview



Oceanside was incorporated in 1888 coinciding with the arrival of the railroad between San Bernardino and San Diego. Much of the original land grant property north of the City was sold to the United States government in 1942 for the establishment of Camp Joseph H. Pendleton Marine Corps Base. The City has long accommodated a significant share of Camp Pendleton's housing needs, while the City's retail and service sectors provide for the consumer needs of many active-duty Marines and other base personnel.

One of the San Diego region's ten beachfront jurisdictions, Oceanside has 3.7 miles of shoreline that attract vacationers from around the world. Other coastal amenities include a small-craft harbor and California's longest wooden fishing pier. With some of the most consistent surf on the West Coast, the City hosts over 30 professional surfing tournaments each year.

Today, Oceanside is a diverse community that provides all the conveniences of a modern city without many of the disadvantages. Located just 35 miles north of San Diego and 83 miles south of Los Angeles, Oceanside offers exceptional weather, scenic and cultural resources, convenient transportation options, comparatively affordable housing costs, available commercial and light industrial land, and, through Mira Costa Community College, a wide range of higher education programs. The City also enjoys significant agricultural resources in its northeastern quadrant, providing a local food source and employment for an estimated 1,000 residents.

Interstate 5, one of California's main highways, runs through Oceanside, as does State Route 78, which provides access to Interstate 15 to the east. State Route 76, which runs northeast, also provides access to Interstate 15. With the Los Angeles area to the north and the San Diego/Tijuana area to the south, Oceanside enjoys proximity to all major Southern California destinations. At the same time, being bounded by the Pacific Ocean to the west, the San Luis Rey River to the north and Buena Vista Lagoon to the south, the City maintains a distinct geography that contributes to a strong sense of place.

In addition to being well-connected to the regional roadway network, Oceanside is also well-served by bus and rail service. Rail service through Oceanside includes the Amtrak Pacific Surfliner as well as the *Coaster* and *Sprinter* commuter lines operated by the North County



Transit District (NCTD). The *Coaster* provides north-south service between Oceanside and downtown San Diego, while the *Sprinter*, which began service in 2008, roughly parallels SR-78 and provides a North County east-west mass transit link between the cities of Oceanside, Escondido, San Marcos and Vista. NCTD bus service in Oceanside includes high-frequency headways between the Oceanside and Vista Transit Centers along the Mission Avenue and Vista Way commercial corridors, as well as half-hour service between Oceanside and the University Town Center area of San Diego along Highway 101.

Due in large part to the prevalence of transit service in Oceanside, the City has seven designated Smart Growth Opportunity Areas on the San Diego Regional Smart Growth Concept Map, established by the San Diego Association of Governments in 2005 and updated in 2012. All situated within a quarter-mile radius of transit stations, these opportunity areas are expected to accommodate much of the City's future housing growth in both mixed-use and exclusively residential mid-rise development.

B. Population Characteristics

1. Population Growth Trends

During the past two decades the population of Oceanside has increased from about 128,000 to approximately 170,000 in 2012³. The pace of growth has decreased in recent years, however, with only a 4% increase between 2000 and 2010. During this same time period, San Diego County experienced fairly steady growth, with an increase in population of about 13% during the 1990s and another 10% during 2000-2010 (see Table II-1).

Oceanside's slower rate of population growth relative to what the county at-large experienced between 2000 and 2010 is largely the result of diminishing land resources in the City. This slower growth rate also stems from declining birth rates in Oceanside, which are consonant with a rising median income and an aging demographic.

As seen in Figure II-1, the regional growth forecast projects that Oceanside's population will increase by 33% during the 50-year period between 2000 and 2050 while the housing stock will grow by only 23% during this same period. This apparent discrepancy is due to an expected increase in average household size from 2.70 to 2.95 persons per dwelling. This demographic trend is being reflected in growing interest from property owners in room additions and secondary units.

Table II-1
Population Trends, 1990-2010
Oceanside vs. San Diego County

	1990	2000	2010	Growth 1990-2000	Growth 2000-2010
Oceanside	128,398	161,029	167,086	25%	4%
San Diego County	2,498,016	2,813,833	3,095,313	13%	10%

Source: U.S. Census

2. Age Distribution

Housing needs are influenced by the age characteristics of the population. Different age groups require different accommodations based on lifestyle, family type, income level, and housing preference. Table II-2 shows the city's population distribution by age group. The table shows that the city's population characteristics are very similar to the county as a whole. As the "Baby Boom" generation enters the retirement years, the needs for senior

³ California Department of Finance, E-1 City/County Population Estimates, 1/1/2012

housing are expected to increase significantly. As of 2010, approximately 13% of the city's population was age 65 or older. According to SANDAG's growth forecast⁴, the county's senior population (65+) is expected to be the fastest growing age group, increasing from 11.3% to 14.8% of the countywide total in 2020. Several of the programs included in the Housing Action Plan (Chapter V) provide assistance to lower-income households for the development and rehabilitation of housing and respond to the needs of seniors.

**Table II-2
Age Distribution
Oceanside vs. San Diego County**

Age Group	Oceanside		San Diego County	
	Persons	%	Persons	%
Under 5 years	11,638	7%	203,423	7%
5 to 9 years	10,597	6%	194,029	6%
10 to 14 years	10,633	6%	198,716	6%
15 to 19 years	11,844	7%	225,095	7%
20 to 24 years	14,133	8%	270,750	9%
25 to 29 years	12,965	8%	250,737	8%
30 to 34 years	11,221	7%	220,185	7%
35 to 39 years	10,684	6%	211,012	7%
40 to 44 years	10,927	7%	209,551	7%
45 to 49 years	11,902	7%	219,795	7%
50 to 54 years	11,559	7%	210,979	7%
55 to 59 years	9,583	6%	180,305	6%
60 to 64 years	7,899	5%	149,311	5%
65 to 69 years	5,666	3%	103,241	3%
70 to 74 years	4,503	3%	77,313	2%
75 to 79 years	4,244	3%	64,347	2%
80 to 84 years	3,588	2%	52,564	2%
85 years and over	3,500	2%	53,960	2%
Total persons	167,086	100%	3,095,313	100%
Median age	35.2		34.6	

Source: 2010 Census, Table DP-1

3. Race and Ethnicity

The racial and ethnic composition of the city is similar to the county as a whole. The largest group in both city and county is non-Hispanic whites, with about 48% of the total population. About 36% of city residents are Hispanic as compared to 32% for the county as a whole. Asians, at 6%, represent the largest non-Hispanic minority in the city, while about 11% of all county residents are of Asian descent (Table II-3).

⁴ <http://profilewarehouse.sandag.org/profiles/fcst/reg999fcst.pdf>

**Table II-3
Race/Ethnicity
Oceanside vs. San Diego County**

Racial/Ethnic Group	Oceanside		San Diego County	
	Persons	%	Persons	%
Not Hispanic or Latino	107,139	64%	2,103,965	68%
-White	80,849	48%	1,500,047	48%
-Black or African American	7,101	4%	146,600	5%
-American Indian/Alaska Native	613	0%	14,098	0%
-Asian	10,638	6%	328,058	11%
-Native Hawaiian/Pacific Islander	1,999	1%	13,504	0%
-Other races or 2+ races	5,939	4%	101,658	3%
Hispanic or Latino (any race)	59,947	36%	991,348	32%
Total persons	167,086	100%	3,095,313	100%

Source: 2010 Census, Table DP-1

C. Household Characteristics

1. Household Composition and Size

Household characteristics are important indicators of the type and size of housing needed in a city. The Census defines a “household” as all persons occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing a single unit. Persons in group quarters such as dormitories, military barracks, prisons, retirement or convalescent homes, or other group living situations are included in population totals, but are not considered households.

Table II-4 provides a comparison of households by type for the city and San Diego County as a whole, as reported in the 2010 Census. Household characteristics in Oceanside were very similar to those for the entire county. Family households comprised approximately two-thirds of all households while about one-quarter of all households consisted of a single person living alone in both the city and San Diego County as a whole.

About one-quarter of households contained at least one elderly resident (65+).

About one-quarter of all households in both Oceanside and San Diego County as a whole consisted of a single person living alone.

**Table II-4
Household Composition
Oceanside vs. San Diego County**

Household Type	Oceanside		San Diego County	
	Households	%	Households	%
Family households:	40,259	68%	720,480	66%
Husband-wife family	30,201	51%	531,925	49%
With own children under 18 years	13,006	22%	245,827	23%
Male householder, no wife present	3,111	5%	56,984	5%
With own children under 18 years	1,499	3%	26,257	2%
Female householder, no husband present	6,947	12%	131,571	12%
With own children under 18 years	3,502	6%	68,123	6%
Nonfamily households:	18,979	32%	366,385	34%
Householder living alone	14,117	24%	261,217	24%
Households with individuals under 18 years	20,486	35%	381,188	35%
Households with individuals 65 years and over	15,965	27%	255,815	24%
Total households	59,238	100%	1,086,865	100%
Average household size	2.8		2.8	

Source: 2010 Census, Table DP-1

2. Housing Tenure and Vacancy

Housing tenure (owner versus renter) is an important indicator of the housing market. Communities need an adequate supply of units available both for rent and owner occupancy in order to accommodate a range of households with varying income, family size, composition and lifestyle. Table II-5 shows that just over half of housing units in both Oceanside and the county as a whole are owner-occupied. The rental vacancy rate was reported at 6.2% for the city and 5.5% for the county as a whole, which indicates a healthy market that provides options for mobility among renter households.

**Table II-5
Household Tenure –
Oceanside vs. San Diego County**

Housing Type	Oceanside		San Diego County	
	Units	%	Units	%
Occupied housing units	59,238	92%	1,086,865	93%
Owner-occupied housing units	34,986	54%	591,025	51%
Average household size of owner-occupied units	2.79		2.79	
Renter-occupied housing units	24,252	38%	495,840	43%
Average household size of renter-occupied units	2.82		2.72	
Vacant housing units	5,197	8%	77,921	7%
For rent	1,617	3%	29,236	3%
Rented, not occupied	77	0.1%	1,756	0.2%
For sale only	780	1%	11,682	1%
Sold, not occupied	177	0.3%	2,368	0.2%
For seasonal, recreational, or occasional use	1,963	3%	20,768	2%
All other vacants	583	1%	12,111	1%
Homeowner vacancy rate		2.2%		1.9%
Rental vacancy rate		6.2%		5.5%
Total housing units	64,435	100%	1,164,786	100%

Source: 2010 Census, Table DP-1

3. Overcrowding

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens, with severe overcrowding when there are more than 1.5 occupants per room. Table II-6 summarizes overcrowding for the City of Oceanside compared to San Diego County as a whole.

**Table II-6
Overcrowding –
Oceanside vs. San Diego County**

Occupants per Room	Oceanside		San Diego County	
	Units	%	Units	%
Owner occupied units	35,414	100%	593,945	100%
1.01 to 1.50	718	2%	11,782	2%
1.51 to 2.00	208	1%	3,118	1%
2.01 or more	77	0.2%	871	0.1%
Renter occupied units	22,963	100%	467,844	100%
1.01 to 1.50	1,610	7%	28,834	6%
1.51 to 2.00	543	2%	10,600	2%
2.01 or more	308	1%	5,469	1%

Source: Census 2006-2010 ACS, Table B25014

The incidence of overcrowding for owner-occupied units is about 3% in both the City and the county as a whole. For renter-occupied units, about 10% of units in Oceanside and about 9% of units countywide reported overcrowding.

The relatively high cost of housing contributes to overcrowding. Many of the programs in the Housing Action Plan (Chapter V) provide assistance to the development and rehabilitation of affordable housing and will also help to alleviate problems of overcrowding.

4. Overpayment

According to state housing policy, overpaying occurs when housing costs exceed 30% of gross household income. Table II-7 displays estimates for overpayment for Oceanside households by income category. According to Census data, 68% of all lower-income renter households and 85% of all lower-income owner households in Oceanside were overpaying for housing. These overpayment rates are significantly higher than for moderate- and above-moderate-income households.

Although homeowners enjoy income and property tax deductions and other benefits that help to compensate for high housing costs, lower-income homeowners may need to defer maintenance or repairs due to limited funds, which can lead to deterioration. For lower-income renters, severe cost burden can require families to double up resulting in overcrowding and related problems.

**Table II-7
Overpayment by Income Category**

Income Category	Renters		Owners	
	Households	%	Households	%
Extremely low households	1,045		1,615	
Households overpaying	910	87.1%	1,515	93.8%
Very low households	4,250		4,885	
Households overpaying	3,120	73.4%	4,415	90.4%
Low households	5,290		5,210	
Households overpaying	3,130	59.2%	4,070	78.1%
All lower-income households	10,585		11,710	
Households overpaying	7,160	67.6%	10,000	85.4%
Moderate households	7,500		5,090	
Households overpaying	3,795	50.6%	1,900	37.3%
Above moderate households	18,105		5,255	
Households overpaying	5,985	33.1%	335	6.4%

Source: U.S. Department of Housing and Urban Development, CHAS, based on the 2005-2009 ACS. Table 15.

The high cost of housing throughout the region, and especially in coastal communities, is the primary cause of overpayment. It is worth noting, however, that land and housing values in Oceanside vary widely across the jurisdiction, with inland areas generally being significantly less costly than immediate coastal areas.

Many of the programs in the Housing Action Plan (Chapter V) provide assistance to the development and rehabilitation of affordable housing and will also help to alleviate problems of overpayment.

Extremely-Low-Income Households

State law requires quantification and analysis of existing and projected housing needs of extremely-low-income (ELI) households. Extremely low income is defined as less than 30% of area median income. The 2011 area median income for San Diego County was \$74,900⁵. For ELI households, this results in an income of \$24,550 or less for a four-person household, when adjusted for high housing costs. Households with extremely-low-incomes have a variety of housing challenges and needs.

Existing Needs

According to Census Bureau ACS estimates, approximately 2,660 ELI households resided in Oceanside (Table II-7). Approximately 87% of ELI renter households were overpaying, while about 94% of ELI owners were overpaying.

Projected Needs

The projected housing need for ELI households is assumed to be 50% of the very-low-income regional housing need of 1,549 units. As a result, the City has a projected need for 775 ELI units. The resources and programs to address this need are the same as those devoted to low-income housing in general and are discussed throughout the Housing Element, including Chapter V, the Housing Action Plan. Because the needs of ELI households overlap extensively with other special needs groups, further analysis and resources for ELI households can be found in Chapter IV, Constraints, Section A.1.d. (Special Needs Housing).

D. Employment

Employment and job growth will have an influence on housing needs during this upcoming planning period. Table II-8 shows that about two-thirds of the population aged 16+ were in the labor force during 2006-2010, both in Oceanside and in San Diego County as a whole. About 3% of both city and county residents were in the armed forces.

⁵ California HCD, "Revised Official State Income Limits for 2011," 7/13/2011. Income limits are adjusted for high housing costs.

**Table II-8
Labor Force –
Oceanside vs. San Diego County**

Labor Force Status	Oceanside		San Diego County	
	Persons	%	Persons	%
Population 16 years and over	129,576	100%	2,390,470	100%
In labor force	85,364	66%	1,575,742	66%
Civilian labor force	81,634	63%	1,497,807	63%
Employed	74,433	57%	1,380,907	58%
Unemployed	7,201	6%	116,900	5%
Armed Forces	3,730	3%	77,935	3%
Not in labor force	44,212	34%	814,728	34%

Source: Census 2006-2010 ACS, Table DP3

Future housing needs are affected by the number and type of new jobs created during this planning period. SANDAG’s forecast of job growth for Oceanside and the San Diego region from 2008 to 2050 is shown in Figure II-3 below. As seen in this chart, Oceanside’s job growth is projected to be slower than the region as a whole during the next 40 years, particularly after 2030, and the rate of job growth in the city is expected to slow significantly from about 10% during the 2008-2020 period to only about 1% by the decade 2040-2050.

**Figure II-3
Projected Job Growth
Oceanside vs. San Diego County**

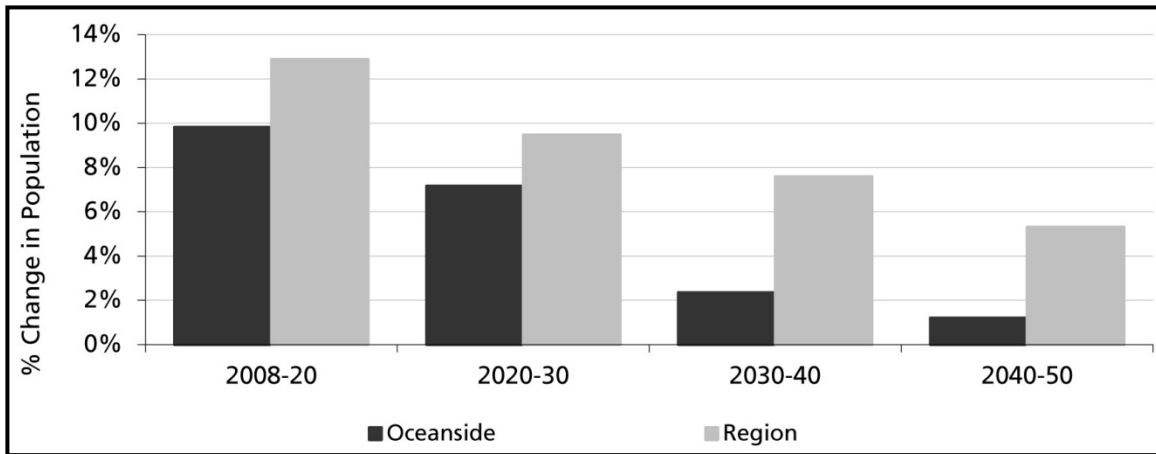
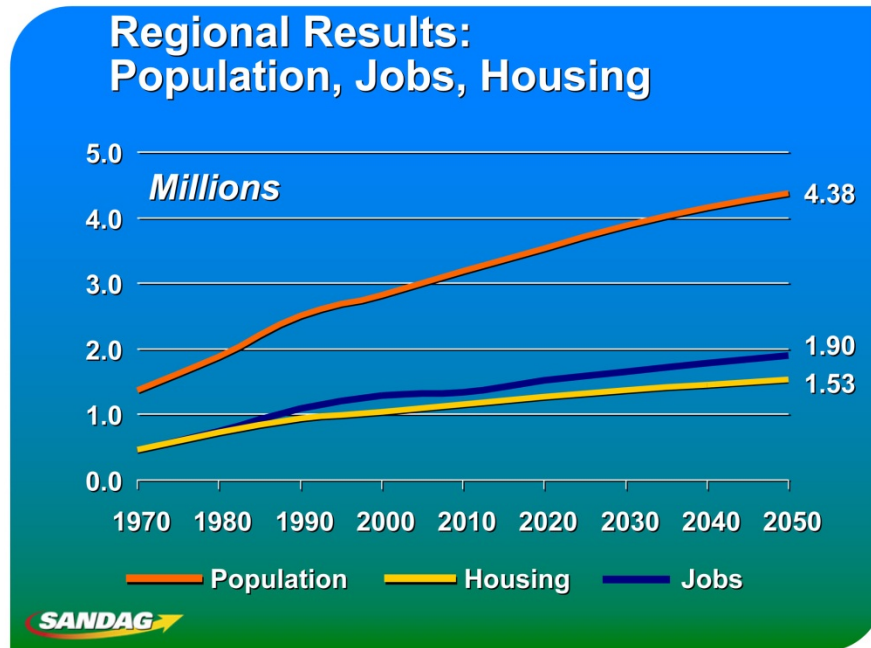


Figure II-4 shows SANDAG’s projected growth trends to 2050 for population, jobs and housing for the region as a whole. Population is expected to reach 4.38 million with 1.90 million jobs and 1.53 million housing units by 2050. The Regional Housing Needs Assessment (RHNA), which is discussed later in this chapter, is based on the regional growth forecast for the current Housing Element projection period of 2010-2020.

It should be noted that Oceanside is a “jobs-poor” city with just 0.68 jobs for each housing unit in 2008 compared to 1.32 jobs per housing unit countywide. By 2050, SANDAG’s forecast shows Oceanside’s jobs/housing ratio improving to 0.92, but this would still be significantly lower than the 1.31 jobs/housing unit forecasted for the entire county in 2050. This imbalance has significant implications for future land use policy.

**Figure II-4
2050 Regional Growth Forecast
San Diego County**



E. Housing Stock Characteristics

This section presents an evaluation of the characteristics of the city’s existing housing stock and helps to identify and prioritize needs. The factors evaluated include the number and type of housing units, recent growth trends, housing age and condition, housing costs, and assisted affordable units at-risk of loss due to expiration of affordability covenants.

1. Housing Type and Growth Trends

Table II-9 provides a breakdown of the City’s housing stock by unit type compared to that of San Diego County as a whole. More than half the current housing stock in both the City and County is represented by single-family detached homes.

While the majority of existing housing is composed of single-family detached homes, SANDAG projects that about 80% of new residential development in San Diego

About 80 percent of new housing in the region between 2008 and 2050 is projected to be attached multi-family.

County between 2008 and 2050 will be higher-density attached housing⁶. This trend toward more compact development is consistent with the smart growth principles encouraged by state law and embodied in regional plans and programs.

**Table II-9
Housing by Type, 2000-2010 –
Oceanside vs. San Diego County**

Structure Type	Oceanside		San Diego County	
	Units	%	Units	%
Single-family detached	33,597	53%	597,672	52%
Single-family attached	7,490	12%	103,398	9%
Multi-family: 2 units	1,552	2%	25,643	2%
Multi-family: 3-4 units	3,943	6%	58,615	5%
Multi-family: 5-9 units	5,263	8%	87,423	8%
Multi-family: 10-19 units	3,457	5%	80,295	7%
Multi-family: 20+ units	5,247	8%	156,817	14%
Mobile homes	3,124	5%	43,959	4%
Boat, RV, van, etc.	73	0.1%	1,052	0.1%
Total units	63,746	100%	1,154,874	100%

Source: Census 2006-2010 ACS, Table DP-4

2. Housing Age and Conditions

Housing age is often an important indicator of housing condition. Housing units built prior to 1978 may contain lead-based paint in deteriorated condition. Lead-based paint becomes hazardous to children under age six and to pregnant women when it peels off walls or is pulverized by windows and doors opening and closing.

Table II-10 shows that about 21% of all housing units in Oceanside were constructed prior to 1970, compared to about 33% of those in the County as a whole. A large majority of homes in the City are newer than 40 years old, and housing conditions are generally good to excellent on a citywide basis. Addressing substandard conditions in the City's current housing stock is primarily the task of the City's Code Enforcement Division, which enforces compliance with current building and safety standards as well as state and local laws intended to alleviate public nuisances. The Code Enforcement Division seeks to maintain a high quality of life for residents and visitors by addressing health and safety hazards, visual blight and other deficiencies in the current housing stock. Most code enforcement activities are either complaint-driven or the result of observations of City staff. Based on the observations of City staff it is estimated that approximately 8% of housing units (about 4,400 units) may be in need of some form of rehabilitation. Programs 15 (Acquisition/Rehabilitation), 16 (CDBG Owner-Occupied Rehabilitation), 17 (Manufactured Home Matching Grant) and 18 (Code Enforcement) in the Housing Action Plan are intended to address these needs.

⁶ SANDAG, 2050 Regional Transportation Plan, p. 3-7

Table II-10
Age of Housing Stock–
Oceanside vs. San Diego County

Year Built	Oceanside		San Diego County	
	Units	%	Units	%
Built 2005 or later	1,556	2.4%	36,958	3.2%
Built 2000 to 2004	4,261	6.7%	94,700	8.2%
Built 1990 to 1999	11,159	17.5%	133,807	11.6%
Built 1980 to 1989	17,679	27.7%	221,584	19.2%
Built 1970 to 1979	15,711	24.6%	284,771	24.7%
Built 1960 to 1969	6,946	10.9%	149,763	13.0%
Built 1950 to 1959	3,953	6.2%	135,277	11.7%
Built 1940 to 1949	1,645	2.6%	47,201	4.1%
Built 1939 or earlier	836	1.3%	50,813	4.4%
Total units	63,746	100%	1,154,874	100%

Source: Census 2006-2010 ACS, Table DP-4

3. Housing Cost

a. Housing Affordability Criteria

State law establishes five income categories for purposes of housing programs based on the area (i.e., county) median income (“AMI”): extremely-low (30% or less of AMI), very-low (31-50% of AMI), low (51-80% of AMI), moderate (81-120% of AMI) and above moderate (over 120% of AMI). Housing affordability is based on the relationship between household income and housing expenses. Each year the California Department of Housing and Community Development⁷ publishes guidelines for determining and accommodating these income categories. Housing is generally considered “affordable” if the total monthly payment (including utilities) is no more than 30% of a household’s gross income. In some areas (such as San Diego County), these income limits may be increased to adjust for high housing costs.

Table II-11 shows affordable rent levels and estimated affordable purchase prices for housing in Oceanside (and San Diego County)⁸ by income category. Based on state-adopted standards, the maximum affordable monthly cost (including utilities) for a 4-person extremely-low-income household is \$614, while the maximum affordable rent for very-low-income households is \$1,024. The maximum affordable rent for low-income households is \$1,638, while the maximum for moderate-income households is \$2,248.

Maximum purchase prices are more difficult to determine due to variations in mortgage interest rates and qualifying procedures, down payments, special tax assessments, homeowner association fees, property insurance rates, etc. With this caveat, the maximum home purchase prices by income category shown in Table II-11 have been estimated based on typical conditions. Purchase prices for extremely-low- and very-low-income households have not been estimated due to the high housing costs in coastal communities and the financial difficulties typically faced by these households.

⁷ HCD memo of 7/13/2011 (http://www.hcd.ca.gov/fa/mprop/2011_IncomeLimits.pdf)

⁸ Affordable rent and purchase prices are based on county median income.

**Table II-11
Income Categories and Affordable Housing Costs, 2011 –
San Diego County**

2011 County Median Income = \$74,900	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	\$24,550	\$614	-
Very Low (31-50%)	\$40,950	\$1,024	-
Low (51-80%)	\$65,500	\$1,638	\$250,000
Moderate (81-120%)	\$89,900	\$2,248	\$340,000
Above moderate (120%+)	\$89,900+	\$2,248+	\$340,000+

Assumptions:

-Based on a family of 4

-30% of gross income for rent or PITI

-10% down payment, 5% interest, 1.25% taxes & insurance, \$200 HOA dues

Source: Cal. HCD, 7/13/2011; J.H. Douglas & Associates

b. For-Sale Housing

Existing housing resale price statistics for December 2011 are shown in Table II-12. Based on the estimated affordable purchase prices shown in Table II-11, price statistics show that many market-rate resale single-family houses in Oceanside should be affordable to moderate-income households. The typical prices for resale condominiums may even be affordable for low-income households in some areas of the City, although loan qualification standards have tightened considerably since the financial crash of 2008.

**Table II-12
Median Resale Housing Prices – Oceanside 2011**

Area	ZIP Code	Single-Family			Condo		
		Sales	Median	Change	Sales	Median	Change
Oceanside Coastal	92054	26	\$407,500	0%	12	\$214,000	-32%
Oceanside Inland	92056	57	\$318,500	0%	9	\$140,000	0%
Oceanside Northern	92057	69	\$265,000	-16%	8	\$146,000	12%

Source: DQ News, 12/2011

c. Rental Housing

Table II-13 shows 2011 average apartment rental rates in Oceanside as reported by the San Diego County Apartment Association. Typical rents ranged from \$863 per month for studio apartments to \$1,892 per month for apartments with 3 or more bedrooms. The survey found a 3.4% vacancy rate for all apartment projects surveyed in Oceanside.

Table II-13
2011 Rental Market Survey – Oceanside

Bedrooms	Average Rent
Studio	\$863
1	\$1,047
2	\$1,489
3	\$1,892

Source: San Diego County Apartment Assn, 12/2011

When market rents are compared to the amounts households can afford to pay (Table II-11), it is clear that many market-rate apartments are affordable to lower-income households. However, at the very-low- and extremely-low-income levels, households have a very difficult time finding affordable rentals.

F. Special Needs

Certain groups have greater difficulty in finding decent, affordable housing due to special circumstances. Such circumstances may be related to one's employment and income, family characteristics, disability, or other conditions. As a result, some Oceanside residents may experience a higher prevalence of overpayment, overcrowding, or other housing problems.

State Housing Element law defines "special needs" groups to include persons with disabilities (including developmental disabilities), the elderly, large households, female-headed households with children, homeless people, and farm workers. Many households within these special needs groups also fall within the extremely-low-income category. This section contains a discussion of the housing needs facing these groups as well as City policies and programs that can help to address their needs.

1. Persons with Disabilities

The Americans with Disabilities Act (ADA) defines a disabled person as having a physical or mental impairment that substantially limits one or more major life activities. Disabled persons may have special housing needs as a result of their disability. Problems may include low income, high health care costs, dependency on supportive services, or a need for special building accommodations such as access ramps or elevators.

Table II-14 shows recent disability data for Oceanside residents. As would be expected, the highest rates of disabilities were reported by those aged 65 and over. Housing opportunities for those with disabilities can be improved through housing assistance programs and universal design features such as widened doorways, ramps, lowered countertops, single-level units and ground floor units.

Table II-14
Persons with Disabilities by Age Group

Disability by Age	Disabilities	%
Age 5 to 17 - total persons with a disability	537	1.7%
With a hearing difficulty	0	0.0%
With a vision difficulty	174	0.6%
With a cognitive difficulty	363	1.2%
With an ambulatory difficulty	82	0.3%
With a self-care difficulty	0	0.0%
Age 18 to 64 - total persons with a disability	6,505	6.4%
With a hearing difficulty	1,180	1.2%
With a vision difficulty	517	0.5%
With a cognitive difficulty	2,605	2.6%
With a ambulatory difficulty	2,939	2.9%
With a self-care difficulty	933	0.9%
With an independent living difficulty	1,881	1.8%
Age 65 and over - total persons with a disability	8,422	41.3%
With a hearing difficulty	3,925	19.2%
With a vision difficulty	1,545	7.6%
With a cognitive difficulty	2,368	11.6%
With an ambulatory difficulty	4,871	23.9%
With a self-care difficulty	1,777	8.7%
With an independent living difficulty	4,107	20.1%

Source: 2010 ACS, 1-year data Table S1810

Note: Numbers represent persons with a disability. Persons may report more than one disability.

Developmentally Disabled

As defined by federal 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 22;
- 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;
- 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. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. 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.

The **San Diego Regional Center (SDRC)**⁹ is a private, nonprofit 501c3 organization that contracts with the state of California to provide assistance and coordination of supportive services to persons with developmental disabilities in San Diego County and adjacent Imperial County. SDRC serves as a clearinghouse in the region through which a person with a developmental disability and his or her family can obtain services and be linked to other community resources in the area. It is the philosophy of the Regional Center that each consumer shall be provided with the maximum opportunity to participate in everyday living experiences that promote their development to the highest potential and their full participation in the community.

As of today, San Diego Regional Center serves 20,810 clients, 18,408 of whom live in San Diego County. Of those, 443 clients live in the Oceanside zip codes 92054, 92056, 92057 and 92058. Currently 182 of the clients who live in Oceanside are under the age of 18, 176 of these children live with their parents, 3 live in foster homes, and 3 live in a group home. Of the 259 clients over the age of 18; 134 live with their parents, 44 live in their own apartments with come-in support and assistance, 61 live in small licensed group homes (6 beds or less), 16 live in health care licensed facilities (nursing services provided) and 4 live in certified family homes.

Many of the City's programs described in Chapter V address the needs of lower-income persons, and those that directly address the needs of persons with disabilities include Programs 11 (Emergency Shelters and Transitional/Supportive Housing), 21 (Removal of Governmental Constraints), and 26 (Fair Housing). In 2012 the City Council adopted a Reasonable Accommodation ordinance, which establishes administrative procedures for reviewing and approving requests from disabled persons for modifications to planning or building regulations when necessary to accommodate their needs.

2. Elderly

The 2006-2010 ACS reported 10,805 owner-occupied households and 2,381 renter-occupied households in Oceanside where the householder was 65 or older (Table II-15). About 31% of homeowners and 11% of renters were age 65+ at the time of the survey. Many elderly persons are dependent on fixed incomes and/or have a disability. Elderly homeowners may be physically unable to maintain their homes or cope with living alone. The housing needs of this group can be addressed through smaller units, second units on lots with existing homes, shared living arrangements, assisted living facilities and housing assistance programs.

⁹ www.sdrc.org

Many of the programs listed in Chapter V address the needs of lower-income households, including seniors, through assistance to affordable housing development and rehabilitation.

**Table II-15
Elderly Households by Tenure**

Householder Age	Owners		Renters	
	Households	%	Households	%
Under 65 years	24,609	69%	20,582	90%
65 to 74 years	4,823	14%	1,059	5%
75 to 84 years	4,382	12%	928	4%
85 and over	1,600	5%	394	2%
Total households	35,414	100%	22,963	100%

Source: 2006-2010 ACS, Table B25007

3. Large Households

Household size is an indicator of need for large units. Large households are defined as those with five or more members. Census data showed that about 12% of owner households and about 13% of renter households in Oceanside had 5+ members (Table II-16). This distribution indicates that the need for large units with three or more bedrooms is relatively low compared to the need for smaller units.

**Table II-16
Household Size by Tenure**

Household Size	Owners		Renters	
	Households	%	Households	%
1 person	7,929	22%	5,793	25%
2 persons	13,066	37%	7,165	31%
3 persons	5,219	15%	3,863	17%
4 persons	4,997	14%	2,888	13%
5 persons	2,311	7%	1,690	7%
6 persons	1,164	3%	780	3%
7+ persons	728	2%	784	3%
Total households	35,414	100%	22,963	100%
Avg. household size	2.76		2.87	

Source: 2006-2010 ACS Table B25009

While large households are less prevalent in Oceanside than in some other areas, many of the programs listed in Chapter V address the needs of lower-income households, including large households, through assistance to affordable housing development and rehabilitation.

4. Female-Headed Households

Female-headed households represent about 8% of owner households and 19% of renter households (Table II-17). Households headed by either a single male or single female without a spouse present are likely to have lower incomes and more difficulty finding affordable housing.

Table II-17
Household Type by Tenure

Household Type	Owners		Renters	
	Households	%	Households	%
Married couple family	21,676	61%	8,685	38%
Male householder, no wife present	1,332	4%	1,435	6%
Female householder, no husband present	2,827	8%	4,387	19%
Non-family households	9,579	27%	8,456	37%
Total households	35,414	100%	22,963	100%

Source: 2006-2010 ACS Table B11012

Many of the programs listed in Chapter V address the needs of lower-income households, including female-headed households, through assistance to affordable housing development and rehabilitation.

5. Farm Workers

Farm workers are traditionally defined as persons whose primary income is from seasonal agricultural work. Historically, San Diego County's economy had a large agriculture component. While there are still active farming areas, shifts in the local economy to production and service-oriented sectors have curtailed agricultural production within the county.

Census estimates of agricultural employment for Oceanside and San Diego County are shown in Table II-18. About 10,200 persons were employed in agricultural occupations in San Diego County, with about 8% of those residing in Oceanside. The state Employee Housing Act¹⁰ limits the extent to which local governments can regulate housing for farmworkers. This issue is discussed further in the analysis of Governmental Constraints (Chapter IV) and also in Program 8 in the Housing Action Plan.

Table II-18
Agricultural Employment

	Oceanside	San Diego County
Workers	796	10,200

Source: 2006-2010 ACS Table S2405

In addition to the programs listed in Chapter V that address the needs of lower-income households through assistance to affordable housing development and rehabilitation,

¹⁰ California Health and Safety Code Sec. 17021.5 and 17021.6

Program 8 (Farm Worker Housing) specifically addresses actions the City will take to encourage and facilitate housing for agricultural employees.

6. Homeless Persons

Overview. Throughout the country, homelessness is a serious problem. Factors contributing to the rise in homelessness include: the general 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 for the poor; and the de-institutionalization of the mentally ill.

The Stewart B. McKinney Homeless Assistance Act (42, U.S.C. 1130, et seq. 1994) defines a "homeless" person as an individual who lacks a fixed, regular, and adequate nighttime residence, or an individual whose primary nighttime residence is:

- a. A supervised publicly or privately operated shelter designed to provide temporary living accommodations;
- b. An institution that provides a temporary residence for individuals intended to be institutionalized;
- c. A public or private place not designed for, or ordinarily used as, regular sleeping accommodations for human beings.

The McKinney-Vento Act (§725(2); 42 U.S.C. 11435(2)) defines a person "at-risk" of becoming homeless as an individual who faces imminent eviction (within a week) from a private dwelling or institution and who has no subsequent residence or resources to obtain housing. People are also at risk of homelessness when they experience a sudden drop in income, a rise in housing costs, and/or they do not have the skills necessary to manage their limited resources. According to the National Coalition for the Homelessness (NCH), most individuals at risk of homelessness are on a fixed income or are marginally employed and have few ties to family and friends.

The San Diego Regional Continuum of Care Council. Each year the U.S. Department of Housing and Urban Development (HUD) allocates homeless assistance grants to organizations that participate in local homeless assistance program planning networks. Each of these networks is called a Continuum of Care (CoC). The CoC process encourages communities within a geographic area to collaborate to create a comprehensive network of programs designed to meet the needs of the local homeless population.

In San Diego this process is run by the San Diego Regional Continuum of Care Council (RCCC). The RCCC is comprised of representatives of local jurisdictions, community-based organizations, local housing authorities, the Regional Task Force on the Homeless¹¹ (RTFH), governmental agencies, labor organizations, health service agencies, homeless advocates, consumers, the faith community, and research, policy and planning groups.

Homeless Population in San Diego County and the City of Oceanside. Since 2005 the San Diego region has conducted annual Point-in Time (PIT) counts of the homeless. The PIT

¹¹ More information on the Regional Task Force on the Homeless can be found at <http://www.rtfhsd.org/>

survey, conducted in late January each year, represents a snapshot of the total homeless population, both sheltered and unsheltered. Sheltered homeless include those occupying shelter beds or transitional housing facilities, while the unsheltered homeless are counted by observation. The most recent available PIT survey data of unsheltered homeless was conducted during the night and early morning hours of January 27-28, 2011.

The 2011 PIT estimate of the total homeless population in San Diego County by subregion is shown in Figure II-5. The North County Coastal subregion, comprised of the cities of Oceanside, Carlsbad, Encinitas, Solana Beach and Del Mar, was estimated to contain 737 homeless persons, or about 8% of the county total.

Figure II-5
2011 Homeless Estimates by Subregion – San Diego County

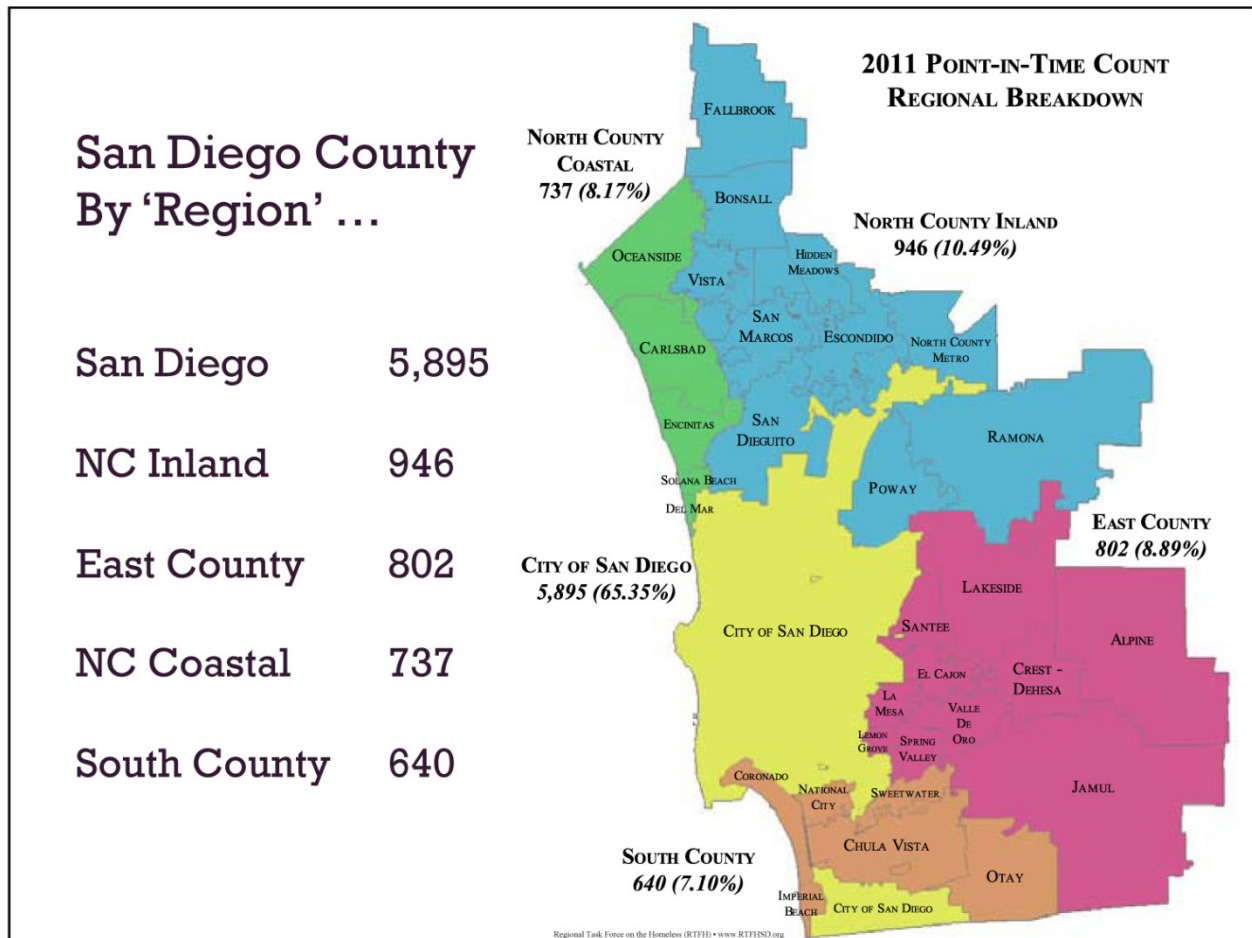


Figure II-6 shows the estimated 2011 homeless population by jurisdiction. Oceanside’s homeless population was estimated to be 452 persons, of which 375 were sheltered and 77 were unsheltered.

**Figure II-6
2011 Homeless Estimates by Jurisdiction – San Diego County**

City	Sheltered				Unsheltered			%	Unincorporated	Unsheltered	
	ES	SH	TH	S-Total	U-Total	Total	U-Total			%	
San Diego City	582	43	1901	2526	3369	5895	67.5%	Alpine	12	4.2%	
Carlsbad	62	0	0	62	21	83	1.0%	Bonsall	3	1.1%	
Chula Vista	36	0	171	207	234	441	5.0%	Crest-Dehesa	6	2.1%	
Coronado	0	0	0	0	31	31	0.4%	Fallbrook	0	0.0%	
Del Mar	0	0	0	0	11	11	0.1%	Hidden Meadows	1	0.4%	
El Cajon	45	0	71	116	226	342	3.9%	Jamul/Dulzura	21	7.4%	
Encinitas	37	0	13	50	134	184	2.1%	Lakeside	98	34.4%	
Escondido	83	12	257	352	115	467	5.3%	NC Metro	22	7.7%	
Imperial Beach	0	0	0	0	28	28	0.3%	Ramona	4	1.4%	
La Mesa	0	0	0	0	55	55	0.6%	San Dieguito	2	0.7%	
Lemon Grove	0	0	0	0	94	94	1.1%	Spring Valley	99	34.7%	
National City	0	0	0	0	140	140	1.6%	Sweetwater	0	0.0%	
Oceanside	102	0	273	375	77	452	5.2%	Valle de Oro	17	6.0%	
Poway	0	0	0	0	15	15	0.2%	TOTAL	285	100.0%	
San Marcos	0	0	0	0	1	1	0.0%	<i>ES - Emergency Shelter</i> <i>SH - Safe Haven</i> <i>TH - Transitional Housing</i> <i>S-Total - Sheltered Total</i> <i>U-Total - Unsheltered Total</i>			
Santee	0	0	0	0	58	58	0.7%				
Solana Beach	0	0	0	0	7	7	0.1%				
Vista	45	0	306	351	80	431	4.9%				
TOTAL	992	55	2992	4039	4696	8735	100.0%				

9020

Regional Task Force on the Homeless (RTFH) - Point-In-Time Count (PITC) 2011

Senate Bill 2 of 2007 strengthened the local planning requirements for homeless shelters and transitional/supportive housing. SB 2 requires every jurisdiction to designate at least one zone where emergency shelters may be established “by-right” and that transitional and supportive housing be permitted subject only to the same regulations as other residential uses of the same type in the same zone. The City’s policies and regulations regarding emergency shelters and transitional/supportive housing are discussed in Chapter IV. (Constraints) and actions that will be taken are described in Program 11 of the Housing Action Plan (Chapter V).

G. Assisted Housing at Risk of Conversion

Housing Element law requires jurisdictions to analyze the potential for assisted housing developments to convert to market-rate during the next ten years, and to implement a program to preserve the affordability of these projects whenever feasible. According to City and California Housing Partnership Corporation data, the City of Oceanside has eight affordable housing developments with 312 assisted units in which the earliest

potential date of subsidy termination could occur during the 10-year period 2013 to 2023 (Table II-19).

When rent subsidies and restrictions expire, lower income tenants may face steep rent increases or even be displaced outright. The affected housing units are referred to as “at-risk” of conversion. These units include projects receiving state and/or federal assistance and units created through local inclusionary housing, redevelopment, density bonus, or bond financing programs. In order to address this issue, Program 28 is included in the Housing Action Plan (Chapter V).

1. Cost of Replacement Housing

State law requires the analysis of at-risk housing to identify “the total cost of producing new rental housing that is comparable in size and rent levels, to replace the units that could change from low-income use, and an estimated cost of preserving the assisted housing developments.” Based on the City’s recent experience with affordable housing projects, typical development cost is estimated at \$280,000 per unit. Therefore, if all 312 of the at-risk units were lost during the next 10 years, the total replacement cost would be approximately \$87 million.

2. Preservation Cost Analysis

Preserving the affordability of existing units is a primary goal of the City of Oceanside. This part of the analysis estimates the potential cost of preserving the at-risk units through the purchase of affordability covenants. Preservation cost is estimated as the difference between market rent and affordable rent. Assuming an “affordability gap” of approximately \$550 per month per unit, the total cost of preserving 312 units would be approximately \$171,600 per month or \$2 million per year.

The following nonprofit housing developers are active in North San Diego County and could assist the City in the preservation of at-risk units:

- Interfaith Housing
- Habitat for Humanity
- Wakeland Housing and Development Corp.
- National Community Renaissance
- Wasatch Advantage Group
- North County Solutions for Change

There also are private developers in the North County, including the owners of the at-risk projects themselves, who might be interested in participating in their preservation. Such developers may have access to state and federal tax credit funding and to rehabilitation loans through the City’s various programs.

**Table II-19
Assisted Low Income Rental Units Subject To Termination**

Project Name	Street Address	Affordable Units	Total Units	Construction Completion	Expiration Date
Rental Rehab	414 Garfield St., Oceanside 92054	3	3	2007	2020
Transitional Housing /HOME HOME	430 & 434 Grant St., Oceanside 92054	2	2	2006	2020
	3258 Carolyn Circle, Oceanside 92054	1	1	2005	2020
Cape Cod Villas	1710 Maxon St., Oceanside 92056	36	36	2009	2107
Casita de Cortez	520 N. Freeman, Oceanside 92054	12	12		2012
Country Club Apartments	201 Country Club, Oceanside 92054	90	90	2009	2064
El Dorado (HUD 236)	115 S. Clementine St., Oceanside 92054	86	86	1996	2012
Hallmark	4198 Summerview Way, Oceanside 92056	1	1	2004	2059
Hallmark	4194 Summerview Way, Oceanside 92056	1	1	2004	2059
Interfaith/HOME	345 Garfield St., Oceanside 92054	4	4	2011	2065
La Mision Village	3210 Mission Ave., Oceanside 92056	80	80	2006	2063
Laguna Mobile Estates	276 N. El Camino Real, Oceanside 94058	55	272	1998	2072
Libby Lake Village	4700 North River Rd., Oceanside 92057	20	20	2008	2064
Lil Jackson Sr. Community	3512 Lake Blvd., Oceanside 92056	80	80	2010	2065
Mar Vista El Dorado (HUD 202)	802 Topeka St., Oceanside 92054	73	73	1997	2014
Marisol Apartments	1119 S. Tremont St., Oceanside 92054	22	22	1997	2036
North River Club Apartments	4520 North River Rd., Oceanside 92057	56	56	1986	2015
Ocean Breeze Senior Villas	940-960 Vine St., Oceanside 92054	130	130	1986	2026
Old Grove Apartments	235 Via Pelicano, Oceanside 92057	56	56	2003	2058
Riverview Springs	4398 Rainier Way, Oceanside 92054	72	72	1991	2025
SER/ La Corona Apartments	1214 & 1220 Division St., Oceanside 92054	24	23	1999	2038
Shadow Way Apartments	4707 Yuma Ave., Oceanside 92057	144	144	2010	2065
Silvercrest (HUD 202)	3839 Lake Blvd., Oceanside 92054	79	79	1988	2013
Solutions for Change/HOME	722 W. California, Vista 92083	10	5	2004	2058
TERI	4602 Allende St., Oceanside 92057	6	1	2007	2039
Veteran's Transition Housing	2195 Oceanside Blvd., Oceanside 92054	72	72	1986	2048
Villa de Cortez	310 N. Clementine St., Oceanside 92054	11	11	2008	2048
Vintage Pt. I	1701 Bush St., Oceanside 92058	131	136	2003	2052
Vintage Pt. II	1923 Bush St., Oceanside 92058	186	186	2004	2059
WRC	1963 Apple St., Oceanside	22	22	1995	2049

Sources: City of Oceanside; CHPC, July 2012

Potential funding sources to assist in the preservation of at-risk units include CDBG and HOME funds. The City could use these funds to provide gap financing to assist nonprofits in acquiring an ownership share in the complexes containing at-risk units. In addition, the California Department of Housing and Community Development (HCD) has a multi-family housing program that provides deferred payment loans for the acquisition and rehabilitation of at-risk units. These funds typically are used to leverage additional investment from the private sector. The California Housing Finance Agency (CalHFA) also may provide subsidy assistance for the acquisition of below-market projects.

The City also will explore direct negotiations with at-risk project owners to extend the terms of the affordability restrictions. There may be financial incentives the City can offer, or disincentives to raising the rents to market levels. This is particularly true if the owner is seeking additional bond financing, rehabilitation assistance, or conducting other transactions which require City approval or participation. To the extent feasible, extensions of below-market rental agreements should try to keep the units affordable for as long as possible.

H. Housing Constructed, Demolished or Converted within the Coastal Zone

California *Government Code* §65588(d) requires that the Housing Element update take into account any low- or moderate-income housing provided or required in the Coastal Zone pursuant to Section 65590 (the Mello Act¹²). State law requires that jurisdictions monitor the following:

- The number of new housing units approved for construction within the Coastal Zone (after January 1, 1982);
- The number of low- or moderate-income units required to be provided in new developments either within the Coastal Zone or within three miles of the Coastal Zone;
- The number of existing housing units in properties with three or more units occupied by low- or moderate-income households that have been authorized for demolition or conversion since January 1, 1982; and
- The number of low- or moderate-income replacement units required within the Coastal Zone or within three miles of the Coastal Zone.

¹² The Mello Act in part requires replacement of affordable units demolished or converted within the coastal zone.

**Table II-20
Coastal Zone Housing Units 1982-2012**

Category	Units		
	1982-1999	2000-2004	2005-2012
Number of new units approved for construction in the Coastal Zone after January 1, 1982:	196	645	0
Number of new units for low- and moderate-income households required to be provided either within the coastal zone or within three miles of it:	0	0	0
Number of units occupied by low- and moderate-income households and authorized to be demolished or converted:	93	5	0
Number of units for low- and moderate-income households required either within the coastal zone or within three miles of it in order to replace those demolished or converted:	93	5	0

Table II-20 provides these statistics for the City of Oceanside from 1982 through 2012. As discussed in the analysis of sites for housing development in Chapter III (Resources and Opportunities), commercial areas within the Coastal Zone are expected to accommodate a significant number of new housing units in the next planning period.

I. Future Housing Needs

1. Overview of the Regional Housing Needs Assessment

The Regional Housing Needs Assessment (RHNA) is a key tool for local governments to plan for anticipated growth. The RHNA quantifies the projected need for housing within each jurisdiction in the San Diego region for the 11-year period from January 1, 2010 through December 31, 2020. Communities then determine how they will address this need through the process of updating the Housing Elements of their General Plans.

The RHNA process began with consultation between the California Department of Housing and Community Development (HCD), the California Department of Finance (DOF), and SANDAG regarding demographic trends and factors that should be considered in estimating future housing needs. Future housing need is determined primarily by the forecasted growth in households. Each new household, created by a child moving out of a parent's home, by a family moving to a community for employment, and so forth, creates the need for a housing unit. The housing need for new households is then adjusted to maintain a healthy level of vacancy to promote housing choice and mobility. An adjustment is also made to account for units expected to be lost due to demolition, natural disaster, or conversion to non-housing uses. The sum of these factors – household growth, vacancy need, and replacement need – determines the total construction need. At the conclusion of the consultation process, HCD issued its

determination of a total housing growth need of 161,980 new units for the San Diego region during the 11-year projection period¹³.

In accordance with *Government Code* §65584, the final RHNA plan was adopted by SANDAG's governing board on October 28, 2011¹⁴. The RHNA plan distributes total housing need for each jurisdiction among the following four income categories:

- Very low income (50% or less of county median income)
- Low income (51-80% of county median income)
- Moderate income (81-120% of county median income)
- Above moderate income (over 120% of county median income)

2. 2010-2020 Oceanside Growth Needs

The total housing growth need allocated to the City of Oceanside for the 2010-2020 Housing Element projection period is 6,210 units. This total is distributed by income category as shown in Table II-21. While not explicitly addressed in the RHNA, state law¹⁵ now requires the Housing Element to also estimate the future needs of extremely-low-income (ELI) households. As provided by state law, the ELI need has been estimated to be 50% of the very-low category, or 775 units during this planning period.

Table II-21
Oceanside Housing Growth Needs 2010-2020

Very Low*	Low	Moderate	Above Mod	Total
1,549	1,178	1,090	2,393	6,210
24.9%	19.0%	17.6%	38.5%	100%

Source: SANDAG 2011

*Includes extremely-low households, estimated to be one-half the very-low need (775 units)

All new units built or preserved after January 1, 2010 are credited toward the RHNA for this period. A discussion of the City's growth need and potential development sites that could accommodate this need is provided in Chapter III.

¹³ http://www.sandag.org/uploads/projectid/projectid_189_13279.pdf

¹⁴ <http://www.sandag.org/index.asp?projectid=189&fuseaction=projects.detail>

¹⁵ California *Government Code* §65583(a)(1)

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III. RESOURCES AND OPPORTUNITIES

A variety of resources are available for the development, rehabilitation, and preservation of housing in Oceanside. This chapter provides an overview of the land resources and development opportunities available to address the City's overall regional housing need allocation, while describing the financial and administrative resources available to facilitate the provision of affordable housing. Additionally, this chapter discusses opportunities for energy conservation, which can lower utility costs and increase housing affordability.

A. Land Resources

As discussed in the previous chapter, Oceanside's housing growth need for the 2010-2020 period has been established as 6,210 units. State law¹⁶ also requires that any portion of the housing need from the previous planning period that was not accommodated must be carried over to the next planning period. As discussed in Appendix B, while the prior Housing Element included a program to rezone properties for multi-family development, no carryover is necessary since adequate sites were available without rezoning.

The Housing Element is required to identify adequate sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction's share of the regional housing need for all income levels¹⁷. This "adequate sites" requirement may be satisfied in the following ways:

- New housing units completed after the beginning of the planning period (January 1, 2010);
- New projects "in the pipeline" that have been approved for development or are currently under review; or
- Potential new units that could be built on vacant or underutilized properties.

1. Progress Toward the RHNA 2010-2012

The City's progress toward the RHNA during 2010-2012 is described below and summarized in Table III-1.

- New Units Completed. Table A-3 in Appendix A provides a summary of housing units completed since the beginning of the new planning period. These new developments include 168 very-low-income units and 48 moderate-income units.
- Pending Projects. Table B-2 in Appendix B summarizes pending residential projects that have not yet been approved. These pending projects are expected to result in 288 very-low-income units during the current planning period.

Table III-1 summarizes the City's progress toward the RHNA when new units and pending projects are credited.

¹⁶ Government Code §65584.09

¹⁷ Government Code §65583.2

**Table III-1
Progress Toward the 2010-2020 RHNA**

	Income Category			
	Very Low	Low	Moderate	Above Moderate
RHNA 2010-2020	1,549	1,178	1,090	2,393
Units completed 2010-2012 (Table A-3)	88	-	48	136
Pending projects (Table B-2)	288			
Net Remaining RHNA 2013-2020	1,173	1,178	1,042	2,257

Source: City of Oceanside, 2012

2. Sites Inventory Compared to the RHNA

Section 65583(a)(3) of the *Government Code* requires Housing Elements to contain an “inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” A detailed analysis of potential development sites is contained in Appendix B and summarized in Table III-2 below. The analysis demonstrates that the City’s total land inventory provides adequate sites with appropriate zoning to accommodate the RHNA allocation. As discussed in the analysis of non-governmental constraints (Chapter IV), there are no infrastructure deficiencies that would preclude development commensurate with the level of need identified in the RHNA.

**Table III-2
Land Inventory Summary**

	Income Category		
	Very Low + Low	Moderate	Above Moderate
Net Remaining RHNA 2013-2020	2,351	1,042	2,257
Vacant sites (Table B-3)	1,552		
Underutilized sites (Table B-4)	1,721		
Total sites inventory	3,273		
Adequate Sites?	Yes	Yes*	Yes

Source: City of Oceanside, 2012

*Reflects excess lower-income sites

B. Financial and Administrative Resources

1. State and Federal Resources

Community Development Block Grant Program (CDBG) - Federal funding for housing programs is provided by the Department of Housing and Urban Development (HUD). The CDBG program is flexible in that funds can be used for a wide range of activities including acquisition and or disposition of real estate, public facilities and improvements, relocation, rehabilitation and construction of housing, home ownership assistance, and

clearing activities. Oceanside is an “entitlement city” and receives CDBG funds directly from HUD. The current level of CDBG funding is approximately \$2.2 million per year.

Home Investment Partnership (HOME) Program – Activities that are expected to be supported by HOME funds include acquisition/rehabilitation (Program 15), relocation assistance (Program 27).

Section 8 Rental Assistance – The City applies to the U.S. Department of Housing and Urban Development (HUD) for local allocations of Section 8 Housing Choice Vouchers, which provide rent subsidies to low income residents. Under the Section 8 program, most tenants pay about 30 percent of their income for rent. The remainder – the difference between what the tenant pays and the actual rent – is paid directly to the landlord by the public housing agency. The City’s ability to expand or even maintain this program at its current level is dependent upon the annual Federal budget process. Recent indications from HUD are that Federal support for Section 8 will not be expanded and that program retrenchment is likely in the future. The number of vouchers allocated to Oceanside has fluctuated based on federal funding levels but has been approximately 1,300 - 1,350 in recent years.

Low-Income Housing Tax Credit Program - The Low-Income Housing Tax Credit Program was created by the Tax Reform Act of 1986 to provide an alternate method of funding low-and moderate-income housing. Each state receives a tax credit, based upon population, toward funding housing that meets program guidelines. The tax credits are then used to leverage private capital into new construction or acquisition and rehabilitation of affordable housing. Limitations on projects funded under the Tax Credit programs include minimum requirements that a certain percentage of units remain rent-restricted, based upon median income, for a term of 15 years.

2. Local Resources

Oceanside Redevelopment Agency - The Oceanside Redevelopment Agency was formed in 1975. The Downtown Redevelopment Project Area is comprised of 375 acres located west of I-5, north to Harbor drive and south to Wisconsin Avenue. On December 29, 2011, the California Supreme Court issued its decision in California Redevelopment Association v. Matosantos. In its decision, the Court upheld the validity of AB 1X26, which eliminates all redevelopment agencies in the state. The Court also struck down AB 1X27, which would have allowed agencies to remain in existence by paying a specified fee. The ultimate result is that AB 1X26 is constitutional and a successor agency has been created to wind down the affairs of the redevelopment agency and ensure payment of the agency’s enforceable obligations.

Following the Supreme Court’s decision in Matosantos, an Oversight Board has been created in accordance with AB 1X26 and all seven members have been appointed. The Board is conducting monthly meetings and has approved the Recognized Obligation Payment Schedule (ROPS) for both of the two six-month periods in 2012. Those schedules identify the enforceable obligations of the successor agency.

Set-aside funds have been used as a funding source to leverage other resources. Due to the 2011 Supreme Court ruling regarding the dissolution of redevelopment agencies, the final disposition of the City’s unallocated set-aside fund balance is pending additional

legislation. Should the City retain the funds, it is anticipated that the balance will be dedicated to 288-unit Mission Cove Project.

C. Energy Conservation Opportunities

The primary uses of energy in urban areas are for transportation, lighting, water heating, and space heating/cooling. The high cost of energy and the environmental impacts of energy consumption demand that efforts be taken to reduce or minimize the overall level of urban energy consumption.

Significant reduction in energy use can be achieved through the coordination of land development and transportation infrastructure, a fundamental component of smart growth. While housing development in Oceanside was historically characterized by low-density neighborhoods without close proximity to transit service and other services, future housing growth in the City is expected to occur primarily within existing transit corridors and Smart Growth Opportunity Areas, as identified on the regional Smart Growth Concept Map. New housing in these areas will allow residents to live within walking distance of bus and rail transit as well as essential commercial services and recreational amenities. Increased walkability is expected to reduce vehicle miles traveled (VMT) in private automobiles, which constitutes a major source of non-renewable energy consumption in Oceanside.

Title 24, Building Energy Standards for Residential Development, establishes energy budgets or maximum energy use levels for dwelling units. The standards of Title 24 supersede local regulations, and mandate 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.

The City's goal is to achieve maximum use of conservation measures and alternative, renewable energy sources in new and existing residences. By encouraging and assisting residents to utilize energy more efficiently, the need for costly new energy supplies, and the social and economic hardships associated with any future shortages of conventional energy sources, will be minimized.

All of the properties included in the housing sites inventory (see Appendix B) are situated within transit-served corridors and in close proximity to key public and commercial amenities. Accommodating the City's future housing growth in these walkable areas is expected to reduce VMT and minimize energy consumption associated with the provision of water and the disposal of both wastewater and solid waste.

In the spring of 2011 the City completed a greenhouse gas emissions inventory under the auspices of the San Diego Foundation and Local Governments for Sustainability (ICLEI). This inventory quantifies 2005 greenhouse gas emissions from municipal operations, private vehicle transportation, industrial activity, lighting and climate control in buildings, and other emissions sources. Such inventories are commonly precursors to climate action plans, which outline policies and programs intended to reduce a jurisdiction's greenhouse gas emissions. Should the City decide to pursue a climate action plan, the inventory will provide baseline emission levels from which to measure progress toward greenhouse gas reduction.

IV. CONSTRAINTS

A. Governmental Constraints

1. Land Use Plans and Regulations

a. General Plan

Each city and county in California must prepare a comprehensive, long-term General Plan to guide its future. The Land Use element of the General Plan establishes the basic land uses and density of development within the various areas of the city. Under state law, the General Plan elements must be internally consistent and the city's zoning must be consistent with the General Plan. Thus, the Land Use Element must provide suitable locations and density allowances to implement the policies of the Housing Element and accommodate the City's share of the Regional Housing Needs Allocation (RHNA).

Last amended comprehensively in 1986, the Land Use Element sets forth the City's policies for guiding local land use and development. These policies, together with the zoning regulations, establish the amount and distribution of land to be allocated for different uses within the City. Table IV-1 shows the eight General Plan residential land use designations which support a variety of housing types, ranging from very-low-density single-family estate residential development at 0.5 to 3.5 units per acre to high-density multi-family development at 21 to 43 units per acre. Allowable densities for these residential designations are expressed as density ranges that extend from a base density to a maximum density achievable through the fulfillment of certain criteria intended to promote high-quality development.

**Table IV-1
Residential Land Use Categories –
Oceanside General Plan**

Designation	Base Density ^{1,2}	Maximum Density ³
Estate A (EA-R)	0.5	0.9
Estate B (EB-R)	1.0	3.5
Single Family Detached (SFD-R)	3.6	5.9
Medium Density A (MDA-R)	6.0	9.9
Medium Density B (MDB-R)	10.0	15.0
Medium Density C (MDC-R)	15.1	20.9
High Density (HD-R)	21.0	28.9
Urban High Density (UHD-R)	29.0	43.0

Source: City of Oceanside General Plan, 2002

1. Density expressed in dwelling units per gross acre.

2. Appropriate density for projects in compliance with existing standards established by City policy.

3. Potential density for projects that exceed standards established by established City policy.

In 2013 Policy 2.32 of the General Plan Land Use Element was amended to revise the criteria and findings required for projects to exceed the base density in residential areas. The new criteria, which are intended to reduce potential constraints to development of affordable workforce housing, are as follows:

- 1) High quality architectural design and materials that mitigate the potentially adverse impacts of higher density and increased scale;
- 2) High quality landscape/hardscape design and materials that soften the appearance of associated development and contribute to a sustainable, attractive, and pedestrian-friendly streetscape;
- 3) Functional, sustainable and visually appealing common open space areas;
- 4) Consolidation of existing legal lots to provide unified site design;
- 5) Initiation of residential development in appropriate commercial zones;
- 6) Participation in the City's Housing, Conservation, Public Safety, and/or Historical Preservation programs; or
- 7) Innovative design and/or construction methods which further the goals of the General Plan.

These changes have created a new standard of review for proposals to exceed base density, establishing that such projects should demonstrate the same level of quality expected of projects that conform to base density, rather than a superiority of design or an abundance of amenities that would likely render the provision of inclusionary units financially infeasible. With these changes, projects exceeding base density are no longer expected to provide off-site improvements beyond those otherwise required, larger-than-average dwelling units, or smaller-than average building footprints.

Like Policy 2.32 as previously articulated, the revised criteria are not applied wholesale to all projects but instead selectively on a case-by-case basis. For instance, the lot consolidation criterion (#4) would not be applied to restrict a viable small-lot project but to encourage lot consolidation as a means of achieving higher densities through more efficient site design (e.g. shared driveways, common open space). Similarly, Criterion #5 would be applied not to limit exceedance of base density in residential areas but to encourage the congruous integration of housing into commercial districts, in order to promote walkability and synergistic land use.

In addition to the residential land use designations, the General Plan identifies four Special Management Areas which allow exclusive residential development or mixed-use residential in designed areas. Three of these areas, Rancho Del Oro, Del Oro Hills, and the Sterling Property are fully developed in accordance with adopted specific plans. The fourth Special Management Area is the 375-acre Downtown Project Redevelopment Project Area, which is regulated by the Downtown Zoning Ordinance. Recent state legislation to eliminate redevelopment agencies has shifted implementation responsibility from the Oceanside Community Development Commission to its successor agency, the Oceanside City Council.

b. Zoning Designations and Housing Opportunities

The City regulates the type, location, density, and scale of residential development through the Zoning Code. Zoning regulations serve to implement the General Plan and are designed to protect and promote the health, safety, and general welfare of

residents. The Zoning Code also helps to preserve the character and integrity of existing neighborhoods.

The Oceanside Zoning Code is comprised of three components: 1) the 1992 Code, which applies to those areas of the City located outside the coastal zone (with some exceptions, those areas west of Coast Highway); 2) the 1986 Code, which applies to those portions of the coastal zone that lie outside of the former Redevelopment Project Area; and 3) the Oceanside Municipal Code (OMC) Article 12, which applies to what was formerly the City's Redevelopment Project Area District, portions of which lie within the coastal zone.

Because each code uses a different set of zoning designations the analysis of residential use types has been divided into three components.

1992 Zoning Code

The 1992 Zoning Code, which applies to over three-quarters of the City's land area, provides nine residential zones:

- Residential Estate A (RE-A)
- Residential Estate B (RE-B)
- Single Family Residential (RS)
- Medium Density Residential A (RM-A)
- Medium Density Residential B (RM-B)
- Medium Density Residential C (RM-C)
- High Density Residential (RH)
- Urban High Density Residential (RH-U)
- Residential Tourist (RT)

Under the 1992 Zoning Ordinance, allowable residential densities range from 0.9 units/acre in the RE-A district to 43 units/acre in the RH-U district.

Additionally, mixed uses are allowed in the Neighborhood Commercial (CN), Community Commercial (CC), General Commercial (GC), and Special Commercial-Highway Oriented (CS-HO) districts subject to a mixed-use development plan and conditional use permit. The residential component of a mixed-use project can achieve densities up to 29 dwelling units per acre. The relationship between General Plan land use categories and the 1992 Code districts is shown in Table IV-2.

**Table IV-2
Residential Zoning Districts (1992 Zoning Code)**

Map Symbol	Zoning District	General Plan Category	Intended Uses
RE-A	Residential Estate A	Estate Residential	Single family residential dwellings at a density of 0.5 to 0.9 dwelling units per gross area in the RE-A district and from 1.0 to 3.9 dwelling units per gross acre in the RE-B district.
RE-B	Residential Estate B		
RS	Single Family Residential	Single Family Detached Residential	Single family residential dwellings at a density of 3.6 to 5.9 dwelling units per gross acre. Existing duplexes, triplexes, and four-plexes may remain as permitted uses.
RM-A	Medium Density Residential A	Medium Density Residential	Patio homes, duplexes, townhouses, multi-dwelling structures and cluster housing which also include landscaped common open space and common area facilities for residents use. Density ranges for the three districts are: RM-A 6.0 to 9.9 du/ gross acre, RM-B 10.0 to 15 du/gross acre, and RM-C 15.1 to 20.9 du/gross acre
RM-B	Medium Density Residential B		
RM-C	Medium Density Residential C		
RH	High Density Residential	High Density Residential	Apartments and townhouses with relatively high land coverage at 21.0 to 28.9 du/gross acre in the RH district and 29.0 to 43 du/gross acre in the RH-U district.
RH-U	Urban High Density Residential	Urban High Density Residential	
CN, CC, CG, CS-HO	Neighborhood Commercial, Community Commercial, General Commercial, Special Commercial-Highway Oriented	Neighborhood Commercial, Community Commercial, General Commercial, Special Commercial	Primarily commercial uses but mixed-use is allowed at a density of up to 29 dwelling units per gross acre subject to a mixed-use development plan and CUP.

Source: City of Oceanside Zoning Ordinance, 1992

Under the 1992 Code, base densities, at the lower end of the density range, are permitted by-right while a conditional use permit is required to achieve densities up to the high end of the density range. The additional density is granted for projects that exhibit superior design and meet quality characteristics established by General Plan policy.

Allowable uses range from single-family detached houses in the RE-A, RE-B, and RS districts, to multi-family residential condominiums and apartments in the RM-A, RM-B, RM-C, RH, and RH-U districts. As shown in Table IV-3, residential uses (at base densities) are permitted by-right, without discretionary review or design review. Various types of special needs housing may be permitted by-right or require a conditional use permit, as discussed below under *Special Needs Housing*.

The 1992 Code also has 14 non-residential districts that allow various types of residential uses along with commercial, industrial, agricultural, or open space uses (Table IV-4). Mixed-use is allowed by conditional use permit in the CN, CC, CG, CS-HO districts. Many of the non-residential districts also allow emergency shelters, transitional and supportive housing, and large residential care facilities subject to a conditional use permit.

**Table IV-3
Permitted Residential Uses by Zoning District (Residential Districts¹ – 1992 Code)**

Housing Type	A	RE-A	RE-B	RS	RM-A	RM-B RM-C	RH RH-U	RT	MHP
Single Family Detached	P ²	P	P	P	P	P	P	P	-
Single Family Attached	-	-	P	P	P	P	-	-	-
Multi-Family	-	-	-	-	-	P	P	P	-
Mobile or Manufactured Home	P	P	P	P	P	P	P	P	P
Second Units	-	U	U	U	U	U	U	U	-
Farmworker Housing	U	-	-	-	-	-	-	-	-
Emergency Shelters	-	-	-	-	U	U	U	-	-
Transitional and Supportive Housing	-	-	-	-	-	-	-	-	-
Residential Care Facility (6 or less)	-	P	P	P	P	P	P	P	-
Residential Care Facility (7 or more)	-	-	-	-	U	U	U	-	-
Senior Housing/Assisted Living Facilities	-	-	-	-	-	-	-	-	-
Single Room Occupancy	-	-	-	-	-	-	U	-	-

Source: City of Oceanside Zoning Ordinance, 1992

Notes:

P= permitted U=conditional use permit required

1. Includes Agricultural Districts: A-2 ½, A-5, and A-20

2. Subject to minimum lot size requirements of 2.5 acres

**Table IV-4
Permitted Residential Uses by Zoning District (Non-Residential Districts – 1992 Code)**

Housing Type	OS	CN	CC	CG	CL	CR	CS- HO	CS- L	CP	IL	IG	IP	PS
Single Family Detached	P					P			P				
Single Family Attached		P ¹		P ¹	P ¹		P ¹	P ¹					
Mobile or Manufactured Home													
Emergency Shelters		U	U	U	U		U		U	U	U	U	U
Transitional and Supportive Housing		U		U	U		U		U				
Residential Care Facility (6 or less)													
Residential Care Facility (7 or more)		U ²	U ²	U ²	U ²		U ²	U ²	U				
Single Room Occupancy			U	U									
Mixed-Use		U	U	U			U						

Source: City of Oceanside Zoning Ordinance, 1992

Notes:

P= permitted U=conditional use permit required

1. Single-family residential not permitted at ground level

2. Limited to senior, residential care assisted-living units. See discussion under Special Needs Housing

Zoning Districts:

OS = Open Space; CN = Neighborhood Commercial; CC= Community Commercial; CG = General Commercial; CL = Limited Commercial;

CR = Commercial Recreation; CS-HO = Special Commercial/Highway Oriented; CS-L = Special Commercial Limited; CP = Commercial Professional;

IL = Limited Industrial; IG = General Industrial District; IP = Industrial Park

In order to reduce potential constraints to multi-family housing, Program 5 includes a commitment to initiate amendment of the 1986 Zoning Ordinance to eliminate the CUP requirement for residential projects involving 20+ units. Such projects would continue to require approval of a Development Plan and Regular Coastal Permit, but discretionary review would forthwith be limited to evaluation of conformance with development standards and design guidelines, and no longer involve assessment of the appropriateness of the residential use itself.

1986 Code

In May 2009, following discovery that the 1992 Zoning Ordinance was never certified by the California Coastal Commission, the regulatory document commonly known as the 1986 Zoning Ordinance was reinstated as the operative zoning code for coastal zone properties not governed by the downtown zoning ordinance.

The reinstatement of the 1986 Zoning Ordinance has significantly increased the potential for housing development within those segments of the Coast Highway commercial corridor bearing the C-2 zoning designation. Prior to the reinstatement of the 1986 Zoning Ordinance, these segments of Coast Highway were designated CG (General Commercial) under the 1992 Zoning Ordinance – a zoning designation that allows housing at densities of 29 dwelling units per acre and only in conjunction with mixed-use development. By contrast, the reinstated C-2 designation for these Coast Highway properties allows for exclusively residential uses at densities up to 43 dwelling units per acre. Furthermore, the building height limitations and other development standards for the C-2 zoning designation are less restrictive than those of the previously applicable CG designation. For example, while the 1992 Zoning Ordinance limited building height to 36 feet on CG properties in the coastal zone, the C-2 designation allows 45 feet of height on these same properties, with additional height above 45 feet allowed under a “high rise” provision.

Allowable residential uses in the 1986 Zoning Code for both residential and non-residential districts in the Coastal Zone are shown in Table IV-5.

**Table IV-5
Permitted Residential Uses by Zoning District (LCP Areas-1986 Code)**

Housing Type	R-1	R-3	R-T	C-1	C-2	P-C	R-C	O-P
Single Family	P ¹	P	P					
Two Family		P	P					
Multi-Family		P ³	P	U ⁴	U ⁴	U ⁴	U ⁴	U ⁴
Mobile or Manufactured Home	P	P	P					
Second Units								
Emergency Shelters								
Transitional and Supportive Housing								
Residential Care Facility (6 or less)	U	P						
Residential Care Facility (7 or more)	U	P						
Senior Housing/Assisted Living				P	P			P
Single Room Occupancy								

Source: City of Oceanside Zoning Ordinance/LCP Areas, 1986

Notes:

P= permitted; U=conditional use permit required

1. Two-family dwellings permitted where property abuts R-3, O-P, R-T, C-1, or C-2 zones

2. Three and four family dwellings permitted where property abuts R-P, R-T, C-1, or C-2 zones

3. Up to 19 units permitted by-right; CUP required for projects of 20 units or more.

4. Residential use must be secondary to an office or commercial use.

Zones:

R-1 = Single Family Residential Zone

R-3 = Medium Density Residential Zone

R-T = Residential Tourist Zone

C-1 = Neighborhood Commercial Zone

C-2 = General Commercial Zone

P-C = Planned Commercial Zone

R-C = Recreation Commercial Zone

O-P = Office Professional Zone

The R-3 zone permits a maximum density of 29 units per acre east of Interstate 5 and 43 units per acre west of Interstate 5; however, projects with 20 or more units require a conditional use permit. The R-T zone permits a maximum density of 43 units per acre. Mixed-use residential developments with densities of up to 43 units/acre and exclusive residential developments with densities up to 20 units/acre are permitted in the PC, RC, C-1 and C-2 zones subject to a conditional use permit.

Downtown Zoning Ordinance (OMC Article 12)

Development regulations for the Downtown area are provided in Article 12 of the Oceanside Municipal Code. Allowable residential uses in the OMC Article 12 for both residential and mixed-use subdistricts are shown in Table IV-6.

Each subdistrict is designed to further individual land use objectives by emphasizing intended use combinations. In general, sub-districts 5, 5A and 7A are intended primarily for multi-family residential use, while subdistricts 4A and 4B are intended to provide a mix of transient and permanent residential uses. The remaining zones all allow for mixed-use development pursuant to a use permit. Of the 15 commercial sub-districts within the Downtown District, 11 allow residential in conjunction with mixed-use development. Densities up to 43 units/acre are permitted in the Downtown when projects comply with development standards and General Plan criteria.

**Table IV-6
Permitted Residential Uses by Zoning Subdistrict
(Downtown Zoning Ordinance/OMC Article 12)**

Housing Type	1 1A	3	4A	4B	5 5A	6B	7A	7B	8A	8B	9	11	13
Single Family		U	P		P		P	U	U	U	U		
Multi-Family	U	U	P	U	P	U	P	U	U	U	U	U	U
Mobile or Manufactured Home													
Second Units													
Emergency Shelters													
Transitional and Supportive Housing													
Residential Care Facility (6 or less)		U					U		U	U	U		
Residential Care Facility (7 or more)									U	U			
Senior Housing/Assisted Living													
Single Room Occupancy													

Source: City of Oceanside Downtown Zoning Ordinance, 2011

Notes:

P= permitted; U=conditional use permit required

Effects of Zoning Regulations on the Provision of Low- and Moderate Income Housing

Zoning regulations have a considerable effect on the development of low- and moderate-income housing. In urban areas, and particularly coastal jurisdictions, insufficient densities can make affordable housing infeasible. In 2004 state law was amended (AB 2348) to identify “default densities” that are considered suitable for lower-income housing. For large metropolitan jurisdictions such as Oceanside, the default density is 30 units per acre. All High Density Residential (RH), Urban High Density Residential (RH-U, R-3) and all residential and mixed-use subdistricts within the Redevelopment Project Area allow densities of 29 units per acre or more. Low-income housing can be accommodated in all districts permitting residential use including commercial/mixed-use districts.

As noted earlier in the preface to the housing sites inventory, much of the residentially-zoned land in Oceanside, is already developed with relatively few vacant properties remaining. Consistent with the City’s General Plan, Redevelopment Plan, and recent planning initiatives such as the Coast Highway Boulevard Vision and Strategic Plan and Oceanside Boulevard Corridor Study, much of the future growth in the City will be directed to infill sites which have mixed-use and transit-oriented-development potential. These policies are supported by the adopted SANDAG Sustainable Community Strategy (SCS) and Smart Growth Concept Plan, which identify a large potential for residential infill development within underutilized commercial areas. It is also important to note that vacant and underutilized parcels in these and other areas of the City were heavily relied upon by SANDAG in determining Oceanside’s capacity for new housing in conjunction with SANDAG’s 2050 Regional Growth Forecast. These housing capacity figures were subsequently used to justify the City’s RHNA share for the 2013-2021 Housing Element planning period.

c. Special Needs Housing

To further fair housing opportunities, the City provides for a range of housing opportunities for persons with special needs, including those in residential care facilities, persons with disabilities, the elderly, persons needing emergency shelter, transitional or supportive living arrangements, and single room occupancy units. Many of these groups also fall under the category of extremely-low-income households. Tables IV-3a through Table IV-3d above show how the City's zoning codes accommodate special needs housing. Chapter V, the Housing Plan, sets forth programs to revise the City's zoning regulations where necessary to comply with state law with respect to special needs housing. The City's provisions for each special needs housing type are discussed below.

Extremely-Low-Income Households

Many persons with special needs fall within the *extremely-low-income* (ELI) category, which is defined as 30% or less of area median income, or up to \$24,550 per year for a 4-person household in San Diego County (2011).

Many of the policies and programs described in Chapter V address the needs of ELI households, including persons with disabilities and those in need of residential care facilities. Such programs include housing rehabilitation, preservation of existing affordable units, Section 8 vouchers, provision of adequate sites for new multi-family housing, administrative, regulatory and financial assistance to affordable projects, programs to encourage and facilitate farmworker housing, emergency shelters, transitional and supportive housing, single room occupancy (SROs) and second units. However, it must be recognized that the development of new housing for the lowest income groups typically requires large public subsidies, and the level of need is greater than can be met due to funding limitations, especially during these times of declining public revenues. In addition to these efforts, Program 5 includes a commitment to prioritize assistance for ELI units whenever feasible.

Residential Care Facilities

Residential care facilities refer to any family home, group home, or rehabilitation facility that provides non-medical care to persons in need of personal services, protection, supervision, assistance, guidance, or training essential for daily living. *Health and Safety Code* §§1267.8, 1566.3, and 1568.08 require local governments to treat licensed group homes and residential care facilities with six or fewer residents no differently than other single-family residential uses. "Six or fewer persons" does not include the operator, the operator's family, or persons employed as staff. Local agencies must allow these licensed residential care facilities in any area zoned for residential use, and may not require licensed residential care facilities for six or fewer clients to obtain conditional use permits or variance that are not required of other single-family dwellings.

The City's 1992 Zoning Code uses the term "Residential Care Facility, Limited" for facilities serving six or fewer persons and "Residential Care Facility, General" for facilities serving more than six persons. Under current zoning regulations residential care facilities that serve six or fewer persons are a permitted use in the RE-A, RE-B, RS, RM-A, RM-B, RM-C, RH, RH-U, RT districts (1992 Code) and the R-3 district (1986 Code) only. Additionally, the City's

parking ordinance requires residential care, limited facilities to provide one parking space per three beds.

Facilities serving more than six persons are allowed by CUP in the RM-A, RM-B, RM-C, RH, RH-U, and CP zones (1992 Code). Additionally, senior residential care assisted-living units are allowed by CUP in the CN, CC, CG, CL CS-HO and CS-L districts (1992 Code). Facilities serving more than six persons are allowed by CUP in the R-1 district (1986 Code) and the 8A and 8B subdistricts (Downtown Zoning Ordinance) only.

To comply with the provisions of state law, Program 21 of the Housing Plan (Chapter V) provides that the City will amend its zoning regulations to allow licensed residential care facilities for six or fewer persons as a permitted use in any residential zone. This would include the R-1 and R-3 districts of the 1986 Code and the 4A, 4B, 5A, 5B, and 7A subdistricts of the Downtown Zoning Ordinance.

With these amendments the City's zoning regulations would not pose a significant constraint to the establishment of residential care facilities.

Housing for Persons with Disabilities

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on 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. Additionally, §65008 of the *Government Code* requires localities to analyze potential and actual constraints, and include programs to accommodate housing for disabled persons.

Building codes adopted by the City of Oceanside incorporate accessibility standards contained in Title 24 of the California Code of Regulations. Compliance with building codes and the Americans with Disabilities Act (ADA) may increase the cost of housing production and can also impact the viability of rehabilitation of older properties required to be brought up to current code standards. However, these regulations provide minimum standards that must be complied with in order to ensure the development of safe and accessible housing.

Because many homes in Oceanside were built before modern accessibility standards, an important housing issue facing people with disabilities is retrofitting existing homes to improve access. For retrofitting homes, the City administratively permits unenclosed ramps to protrude into required setbacks without a variance. The City allows a property owner to build a ramp to allow people with disabilities access into a single-family home upon securing a building permit. The City also administers a Housing Rehabilitation Program that provides federally-funded loans to eligible homeowners or rental property owners to make accessibility improvements.

Key planning requirements related to housing persons with disabilities are described below:

Definition of Family

The 1992 Zoning Code does not define "family." The 1986 Zoning Code defines "family" as: "an individual or two or more persons related by blood or marriage, or a group of not more than five persons, excluding servants, living together as a single household unit in a dwelling unit." The OMC Article 12 defines family as: "Two or more persons living together as a single housekeeping unit in a dwelling unit, provided that this shall not exclude the renting of rooms in a dwelling unit as permitted by district regulations." While the OMC Article 12 is consistent with current housing element law the 1986 Code definition is not. In order to comply with state Fair Housing Law, Program 21 of the Housing Plan (Chapter V) provides that the City will amend the 1986 Code and 1992 Code to include a definition of "family" consistent with current law.

Separation Requirements

The City's zoning regulations do not impose any separation or maximum concentration requirements for group homes or residential care facilities.

Site Planning Requirements

The City's zoning regulations do not impose any site planning requirements for residential care facilities that are different than the requirements for other residential uses in the same zone.

Reasonable Accommodation

A reasonable accommodation ordinance was adopted by the City Council in 2012. The ordinance includes administrative procedures for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodations for persons with disabilities.

With the revision to the definition of "family" described above, the City's zoning regulations will be consistent with state law and do not pose a constraint to housing for persons with disabilities.

Farm Worker Housing

Housing for agricultural employees occurs in two types of settings: housing accommodations located on agricultural land that is used exclusively for farm workers; or traditional housing that is intended for lower-income households but is not restricted to farm workers.

The housing needs of resident farm workers are primarily addressed through the provision of permanent affordable housing such as apartments, lower-cost single-family homes, and mobile homes. The remaining farm laborers are migrant farm workers who are not permanent residents of the City. To provide housing for migrant farm workers, the City allows migrant farm worker housing as an accessory use in the A districts (1992 Code) subject to a conditional use permit. Such housing is typified by (but not exclusively) dormitory-style structures designed for temporary occupancy by migrant workers.

The California Employee Housing Act (*Health and Safety Code* §17021.5 and §17021.6) regulates farm worker housing and generally requires that facilities with no more than 36

beds or 12 units be treated as an agricultural land use that is not required to obtain any conditional use permit or other approval that is not required of other agricultural uses in the same zone.

To comply with the California Employee Housing Act, Program 8 (Farm Worker Housing) of the Housing Plan (Chapter V) includes a commitment to amend the Zoning Code to allow farmworker housing with up to 36 beds or 12 units by-right in any district where agriculture is a permitted use. Additionally, Program 8 includes policies and implementing actions to facilitate the development of housing for farm workers.

Emergency Shelters

California *Health and Safety Code* (§50801) defines an emergency shelter as *"housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay."*

The passage of SB 2 in 2007 amended the requirements for local government regulations regarding emergency shelters. Unless a city has sufficient existing shelter facilities to accommodate its need, land use regulations must identify at least one zoning district where emergency shelters are a permitted use, thereby avoiding the need for a conditional use permit or other discretionary review.

The 1992 Oceanside Zoning Code defines "Emergency Shelter" as: *"Overnight sleeping accommodations intended to provide temporary housing to homeless families and/or individuals. Such accommodations may include basic supportive services such as food, shower, and rest room facilities, laundry room, storage areas, and limited administrative or intake offices."* Emergency shelters are permitted in the RM-A, RM-B, RM-C, RH, RH-U, CN, CC, CG, CL CS-HO, IL IG, IP and PS districts (1992 Code) subject to approval of a conditional use permit.

In order to comply with state law, Program 11 of the Housing Plan (Chapter V) includes a commitment to amend zoning regulations to identify at least one zoning district where emergency shelters are permitted by-right subject to specific development standards in conformance with the provisions of SB 2. Based on a preliminary assessment, the City has identified the Light Industrial (IL) zone as the appropriate district where emergency shelters may be established by-right. There are a total of 673 parcels totaling over 3,000 acres in this zone. Approximately 45 parcels are vacant, covering a total of about 130 acres. Typical parcel size is about 4 acres, and many parcels are located near transit and commercial services. In addition to these vacant parcels, there are several developed parcels with vacant building space that could be converted for use as shelters. The IL zone is intended *"To provide areas appropriate for a wide range of (1) moderate to low-intensity industrial uses capable of being located adjacent to residential areas with minimal buffering and attenuation measures and (2) commercial services and light manufacturing, and to protect these areas, to the extent feasible, from disruption and competition for space from unrelated retail uses or general industrial uses."* (Municipal Code Sec. 1310) No heavy industrial uses with environmental constraints that would be incompatible with emergency shelters are permitted in the IL zone. As part of the public review process the City Council may identify a different district

that is deemed more appropriate for emergency shelters. The proposed Code amendment will include the analysis and findings required by SB 2.

Transitional and Supportive Housing

Transitional/supportive housing is normally temporary housing (generally six months to two years) for a homeless individual or family who is transitioning to permanent housing. This type of housing can take several forms, including group housing or multi-family units, and often includes a supportive services component (e.g., job training, rehabilitation counseling) to allow individuals to gain necessary life skills in support of independent living.

SB 2 requires that transitional/supportive housing be treated as a residential use subject to the same standards and requirements as other residential uses of the same type in the same zone.

The 1992 Zoning Code defines "Transitional Housing" as follows: *"Transitional housing encompasses both housing and appropriate supportive services for homeless persons designed to enable them to move to independent living within a 24-month period"*. Transitional and Supportive Housing is permitted in the CN, CG, CL, CS-HO, and CP districts (1992 Code) subject to approval of a conditional use permit. However, transitional and supportive housing is not expressly permitted in residential zones.

In order to comply with state law, Program 11 of the Housing Plan (Chapter V) includes a commitment to amend zoning regulations to allow transitional and supportive housing as a residential use subject to the same standards and procedures that apply to other residential uses of the same type in the same zone.

Single Room Occupancy (SRO)

Single-room-occupancy (SRO) facilities are small studio-type units intended for one or two persons. SROs can provide an affordable housing option for small households with very-low or extremely-low incomes. In the City of Oceanside SROs are referred to as *Single Room Occupancy Residential Hotels*. The 1992 Zoning Code defines single room occupancy hotels as: *"Buildings with six or more guest rooms without kitchen facilities in individual rooms, or kitchen facilities for the exclusive use of guests, and which are also the primary residences of the hotel guests."* SROs are allowed in the RH, RH-U, CC, and CG districts subject to approval of a conditional use permit. Program 21 is included in the Housing Plan (Chapter V) to review current regulations and amend the Zoning Code as necessary to provide specific, objective development standards to encourage and facilitate this type of use.

d. Development Standards

The City of Oceanside regulates the location, density, and scale of residential development primarily through Zoning Code development standards. Zoning Code development standards are designed to protect and promote the health, safety, and general welfare of residents, as well as preserve the character and integrity of neighborhoods.

A summary of the structural development standards for the residential zoning districts is provided in Table IV-7 through Table IV-9.

**Table IV-7
Residential Development Standards – 1992 Code**

Development Standard	Zoning District								
	RE-A	RE-B	RS	RM-A	RM-B	RM-C	RH	RHU	RT
Base & Max. Density*	0.5 - 0.9	1.0 - 3.5	3.6 - 5.9	6.0 - 9.9	10 - 15	15.1-20.9	21 - 28.9	29 -43	29 - 43
Min. Lot Size (sf)	43,560	10,000	6,000	5,000	7,500	7,500	7,500	10,000	6,000
Min. Lot Width (ft.)	125	70	65	50	60	60	60	70	60
Min. Front Yard (ft.)	30	25	20	20	20	15	15	15	15
Min. Side Yard (ft.)	15	7.5	7.5	5;10	5;10	5;10	5;10	5;10	5;10
Min. Rear Yard (ft.)	30	20	15	15	15	15	15	15	10
Max. Lot Coverage (%)	30	35	45	50	60	**	**	**	**
Max Height (ft.)	36	36	36	36	36	36	36	36	36
Max. Non Res. FAR							1.0	1.0	1.0

Source: City of Oceanside Zoning Ordinance, 1992

Notes:

*Dwelling units per net acre.

** No maximum lot coverage within required setbacks

Minimum lot sizes for residential districts in the 1992 Zoning Code range from 6,000 square feet to one acre for single-family residential districts and from 5,000 square feet to 10,000 square feet for multi-family residential districts. Each zone has a base density that is achievable “as-of-right” and a maximum density that may be granted for projects that satisfy certain design criteria as described in Section 2.32 of the General Plan Land Use Element. Such design characteristics include:

- 1) High quality architectural design and materials that mitigate the potentially adverse impacts of higher density and increased scale;
- 2) High quality landscape/hardscape design and materials that soften the appearance of associated development and contribute to a sustainable, attractive, and pedestrian-friendly streetscape;
- 3) Functional, sustainable and visually appealing common open space areas;
- 4) Consolidation of existing legal lots to provide unified site design;
- 5) Initiation of residential development in appropriate commercial zones;
- 6) Participation in the City’s Housing, Conservation, Public Safety, and/or Historical Preservation programs; or
- 7) Innovative design and/or construction methods which further the goals of the General Plan.

The Zoning Code also regulates the size of residential structures through lot coverage and height limits. The 1992 Code has reasonable height limits for residential projects, with a maximum height of 36 feet for all residential zones. The 36-foot height limit is adequate to permit the base density of 29 units per acre in the RH-U and RT zones. The maximum

height for residential mixed-use projects in the commercial zones is 50 feet, which is more than adequate to permit the maximum residential density of 29 units per acre. Multi-family coverage requirements are adequate ranging from 50% in the RM-A zone to approximately 100% in the RH zone.

**Table IV-8
Residential Development Standards – 1986 Code**

Development Standard	Zoning District	
	R-1	R-3
Max. Density (du/ac) ¹	7.2	43
Min. Lot Size (sf)	6,000	6,000
Min. Lot Width (ft.)	60-125	60
Min. Front Yard (ft.)	20	20
Min. Side Yard (ft.)	3-5	3-5
Min. Rear Yard (ft.)	15	15
Max. Lot Coverage (%)	40	60
Max Height (ft.)	0	35

Source: City of Oceanside Zoning Ordinance, 1986

1. Dwelling units per net acre.

In the 1986 Zoning Code minimum lot sizes are 6,000 square feet for both residential districts. Maximum densities are approximately 7.2 units per acre in the R-1 district and 43 units per acre in the R-3 district. While the height limit of 35 feet and maximum coverage of 60% could act as a constraint to the achievement of the maximum density allowed by the ordinance, modifications to these standards may be approved through the density bonus provisions required under state law.

**Table IV-9
Residential Development Standards – Downtown Zoning Ordinance/OMC Article 12**

Development Standard	Zoning District	
	Residential	Non-Residential and Mixed Use
Base. Density (du/ac) ¹	29	29
Maximum Density ¹	43	43
Min. Lot Size (sf)	5,000	5,000
Min. Lot Width (ft.)	50	50
Min. Front Yard (ft.)	20	10
Min. Side Yard (ft.)	3	0
Min. Rear Yard (ft.)	5	0
Max. Lot Coverage (%)	-	100
Floor Area Ratio	-	2.0
Max Height (ft.) ²	35	45

Source: City of Oceanside Redevelopment Project Area Zoning Ordinance, 2011

Notes:

1. Dwelling units per net acre.
2. Additional height allowed with CUP: subdistricts 3, 6B, 7A, 7B, 8A, and 8B (65 feet), subdistrict 13 (90 feet) and subdistrict 1 (140 feet).

In the OMC Article 12, which covers the Downtown area, the minimum lot size for all property is 5,000 square feet. The maximum density is 43 units per acre for both residential and mixed-use projects. Multi-family residential is a permitted use in four sub-districts (4A, 5, 5A, and 7A) of the downtown area. A conditional use permit is required to exceed the base density of 29 units per acre. The standard height limit is 35 feet for residential projects and 45 feet for residential/mixed-use projects. Additional height may be granted through a conditional use permit on a case-by-case basis. Alternative maximum heights pursuant to a conditional use permit range from 65 feet to 100 feet. The 35-foot base height for residential projects and 45-foot base height for mixed-use projects is adequate for the base densities of 29 units per acre. The OMC Article 12 does not impose any coverage requirements for multi-family projects at the base height and density.

These development standards are reasonably necessary to protect the public health, safety and welfare and to maintain the quality of life, and are not considered to be constraints on the development of housing.

e. Parking Requirements

Regulations for off-street parking are provided in Article 31 of the 1992 Zoning Code. The City's parking requirements for residential uses vary by residential type. Single-family dwellings require two enclosed spaces per unit and garage space for three cars for new single-family residential units larger than 2,500 square feet.

Multi-family dwellings require one covered space per unit for studios and one bedroom units and two spaces for units with two or more bedrooms including one covered space. Additionally, one guest space is required for the first 10 units with one additional guest space required for every 5 units above 10. These parking requirements are summarized in Table IV-10.

**Table IV-10
Residential Parking Requirements**

Type of Unit	Minimum Parking Space Required
Single-Family Residential Non-Coastal + Coastal	2 enclosed spaces per dwelling unit A 20-foot-wide by 19-foot-deep 2-car garage is required in all districts not subject to an overlay district, except on designated historic sites. Garage space for 3 cars is required for all new single family residential units in excess of 2,500 sq. ft. Garage spaces must be a minimum of 10 feet wide and by 19 feet deep.
Multi-Family Residential Non-Coastal	1 covered space per unit for studios and one-bedroom units 2 spaces per unit for units with two bedrooms or more including one covered space
Multi-Family Residential Coastal	1.5 spaces per one bedroom unit (1 carport + 0.5 open space) 2 spaces per two or more bedroom units (1 carport or garage + 1 open space) 2 spaces per condominium unit in PRD or PCD zones (1 garage + 1 open) Exception for project sites of 7,500 SF or less on lots created before January 20, 1958: (exceptions are typical in coastal zone) 1 enclosed or covered space per one and two bedroom unit 1.5 enclosed or covered space per three or more bedroom unit
Guest Parking	4-10 units: 1 space More than 10 units: 1 space plus 20% total number of units.
Second Units	A minimum of three independently accessible off-street parking spaces are required for a lot containing an accessory dwelling unit. At least two parking spaces shall be in a garage and one parking space shall serve the accessory unit.
SROs	0.2 spaces per unit

Source: Oceanside Zoning Ordinance, 1992 and 1986

The required parking is reasonable and does not pose a constraint on the production of housing. Additionally, the Planning Commission has the ability to grant reduced parking for senior housing and other affordable housing projects through the conditional use permit process.

f. Second Units

Second units are attached or detached units that provide complete independent living facilities for one or more persons including permanent provisions for living, sleeping, cooking, and sanitation, located on the same lot as the primary structure. Second units often provide affordable housing for extremely-low, very-low- and low-income households, including seniors. *Government Code* §65852.2 (AB 1866) requires jurisdictions to allow second units by-right (as permitted uses) in all single-family zones unless specific findings are made.

In the City of Oceanside second units are regulated by Section 3006 of the 1992 Zoning Code and referred to as Accessory Dwelling Units. As shown in Table IV-3a, second units (accessory units) are currently allowed in the RE-A, RE-B, RS, RM-A, RM-B, RM-C, RH, RH-U and RT districts of the 1992 Code subject to a conditional use permit issued by the Planning Director.

The maximum and minimum floor areas of an accessory dwelling unit are set forth in Table IV-11 and range from a minimum of 350 square feet to a maximum of 1,200 square feet.

Table IV-11
Accessory Dwelling Unit Design Standards

Unit Size if Attached	Minimum 350 sf but not more than 50% of living area of existing dwelling or 1,000 sf, whichever is less.
Unit Size if Detached	Max. 1,200 sf
Setbacks	Same as living unit
Height and Building Coverage	Same as living unit
Parking	Minimum of 3 independently accessible off-street parking spaces for lot containing accessory dwelling. At least two parking spaces shall be in a garage and one parking space shall serve the accessory unit. Required parking may not be located in required yards.

Source: Oceanside Zoning Ordinance, 1992 Code

In conformance with state law, Program 7 (Accessory Dwelling Units) of the Housing Plan (Chapter V) includes a commitment to amend the Zoning Code to allow second units as a permitted use (without a conditional use permit) in all residential districts that permit single-family units including the 1992 Code, 1986 Code, and the OMC Article 12 where applicable. Program 7 also includes a reexamination of the parking requirements to determine if they are acting as a constraint on the production of accessory dwelling units.

g. Density Bonus

Under current State density bonus law (SB 1818 of 2005), cities and counties must provide a density increase up to 35% over the otherwise maximum allowable residential density under the Municipal Code and the Land Use Element of the General Plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with units affordable to low- or moderate-income households. Throughout California, affordable housing developers have taken advantage of locally administered, state mandated density bonus programs to increase the number of affordable units that can be built. The City amended its Density Bonus Ordinance in 2012 in conformance with SB 1818 and will continue to implement its provisions throughout the planning period (see Program 3 of the Housing Plan).

h. Mobile Homes/Manufactured Housing

The manufacturing of homes in a factory is typically less costly than the construction of individual homes on site thereby lowering overall housing costs. State law precludes local governments from prohibiting the installation of mobile homes on permanent foundations on single-family lots. It also declares a mobile home park to be a permitted land use on any land planned and zoned for residential use, and prohibits requiring the average density in a new mobile home park to be less than that permitted by the Municipal Code. A city or county may, however, require use permits for mobile home parks.

Regulations governing manufactured housing are provided in Section 3033 of the 1992 Code and in state regulations (Title 25, California Code of Regulations). A manufactured home shall constitute a permitted use in all residential districts, provided that any such manufactured home is certified under the standards set forth in the National Manufactured Housing Construction and Safety Standards Act of 1976 (42 USC 5401 et. seq.), as amended at the time of any application for placement of such manufactured home.

In the City of Oceanside a mobile home may be located in any A district or in any R district where a conventional single-family detached dwelling is permitted subject to the same restrictions on density and to the same property development regulations provided that the mobile home meets design and location criteria specified in Section 3033. These criteria generally require that mobile homes be compatible in design and appearance with other residential structures in the vicinity and prohibit mobile homes from being constructed on substandard lots. These development standards are consistent with state regulations and do not present an unreasonable constraint to this type of development.

Mobile home parks are regulated under the Mobile Home Park (MHP) district which requires a Mobile Home Park Development Plan. There are currently 17 mobile home parks in the City of Oceanside with a total of 1,838 spaces. One park, La Playa Vista, currently does not have any spaces leased to mobile home owners. The City also has a Senior Mobile Home Park (SMHP) district. Eight of the City's mobile home parks with a total of 1,188 spaces are designated as senior parks.

The City recognizes mobile home parks for their contribution to affordable housing. The City's Manufactured Home Fair Practices Act protects residents of mobile home parks from unreasonable rent increases while preserving for park owners a "just and reasonable return" on their investment. The ordinance is administered by the Manufactured Home Fair Practices Commission under the supervision of the Neighborhood Services Department. The City also has a Mobile Home Park Conversion Ordinance (Article 34) which requires notification of a pending conversion and a relocation plan for displaced tenants.

Program 13 (Manufactured Home Rental Adjustment Program) and Program 17 (Manufactured Grant Program) of the Housing Plan (Chapter V) support continued affordability for mobile home parks in the City of Oceanside. With these programs, the current regulations for mobile homes and mobile home parks are viewed as reasonably necessary to protect the public health, safety and welfare and are not considered to be constraints on the development of housing.

i. Condominium Conversions

The conversion of apartments to condominiums is regulated by Article 32 of 1992 Code. The ordinance recognizes that conversions may significantly affect the balance between rental and ownership housing within the City, and thereby reduce the variety of individual choices of tenure, type, price, and location of housing; increase overall rents; decrease the supply of rental housing for all income groups; and displace individuals and families. The ordinance is applicable to all conversions of existing residential real property to condominium stock cooperative projects except where a tentative parcel map has

been approved by the City Council prior to the effective date of the ordinance. All condominium conversions require a use permit and tentative map.

The process and requirements for a condominium conversion are summarized as follows:

- Filing of a Preliminary Application with the Community Development Department.
- Department review and determination of acceptance for further review if any one of the following factors exist:
 - The vacancy rate of multiple-family developments of three or more rental units within the city, as determined by the Housing Director is equal to or more than 5 percent.
 - Tenants lawfully in possession of 75 percent of the units indicate in writing to the City their desire to convert such units to condominium ownership.
 - The applicant agrees to sell or rent at affordable prices 25 percent of the units to low- and moderate-income households, with a minimum of 5 percent of the total units affordable to low-income households.
- Supporting Information. After preliminary applications are accepted for further discretionary review, the applicant must submit additional information required for a use permit and tentative map. The additional information includes: 1) a Physical Elements Report documenting that the project will be in good repair on the interior and exterior when offered for sale; 2) a declaration of the covenants, conditions, and restrictions which would be applied on behalf of condominium owners; 3) information concerning the demographic and financial characteristics of the project; and 4) signed copies from each tenant of the notice intent to convert as specified in the ordinance.
- Condominium conversions shall be in compliance with all zoning, building, housing, mechanical, and fire codes including parking requirements.
- Tenant Benefits. Tenants benefits include the following:
 - Tenant's Discounts. Any present tenant of any unit shall be given a nontransferable right of first refusal to purchase the unit occupied at a discount of the price offered to the general public. The amount of the discount shall be based on the longevity of each tenant.
 - No-increase in Rent. A tenant's rent shall not be increased within two months prior to a project application, nor for two years from the time of the filling of the project application.
 - Moving Expenses and Relocation Assistance. The subdivider shall provide moving expenses equal to three times the monthly rent to any tenant who relocated from the building to be converted. Relocation assistance shall be provided by the subdivider to non-purchasing tenants for a minimum period of four months following the tentative map approval.

- Housing Assistance Fee. As a condition of approval of the use permit, all applicants for a condominium conversion shall be required to enter into an agreement with the City for payment of a Housing Assistance Fee at the time of sale of the individual units. The Housing Assistance Fee, equal to 2 percent of the sales price of each converted unit, shall be deposited in a Housing Assistance Fund to be used by the City exclusively to provide low-income housing opportunities.
- In reviewing the requests for the condominium conversion the Planning Commission or City Council shall consider the following:
 - Whether or not the amount and impact of the displacement of tenants, if the conversion is approved, would be detrimental to the health, safety, or general welfare of the community.
 - The role the apartment structure plays in the existing housing rental market. Particular emphasis will be placed on the evaluation of rental structures to determine if the existing apartment complex is serving low- and moderate-income households.
 - The need and demand for lower-cost home ownership opportunities which are increased by the conversion of apartments to condominiums.
- Findings. The Planning Commission or City Council may approve an application for a condominium conversion if the following findings can be made:
 - That all the provisions of the state Subdivision Map Act, Article 32, and other applicable provisions of the Zoning Ordinance and the City Code are met;
 - That the proposed conversion is consistent with the General Plan and the adopted Housing Element and any applicable specific plan;
 - That the proposed conversion will conform to the provisions of this ordinance and the City Code in effect at the time of the project approval, except as otherwise provided in this section;
 - That the overall design and physical condition of the condominium conversion achieves a high standard of appearance, quality, and safety;
 - That the proposed conversion will not displace a significant percentage of low- or moderate-income, permanently or totally disabled, or senior citizen tenants or delete a significant number of low- and moderate-income rental units from the City's housing stock at the time when no equivalent housing is readily available in the Oceanside area;
 - That the dwelling units to be converted have been constructed and used as rental unit for at least three years prior to the application for conversion.

No condominiums have been converted in the previous housing element period. These requirements are consistent with state law and are designed to protect affordable rental housing opportunities in balance with the potential need and demand for lower-cost home ownership opportunities.

j. Inclusionary Housing Ordinance

The City of Oceanside's inclusionary housing program, codified as Chapter 14C of the Oceanside City Code, requires that housing developers of three or more units reserve 10% of the total units in the development for sale to low- and moderate-income households or for rent to low-income households. The goal of the program is to increase the amount of affordable housing opportunities in the City. As an alternative to reserving units, the developer may pay an in-lieu fee, subject to Council resolution, in an amount sufficient to subsidize the price of a median sales price home in Oceanside to the extent that it brings the sales price of such a home into the affordable range for a moderate income household. The in-lieu fees collected must be used by the City exclusively to provide housing opportunities for low- or moderate- households anywhere within the City. The inclusionary housing program is administered by the City's Housing and Neighborhood Services Department. Current evidence suggests that the existing inclusionary requirement is reasonable and does not act as a constraint on the overall supply of housing. Program 4 (Inclusionary Housing) of the Housing Plan commits the City to continue to monitor and assess the inclusionary program in order to insure that the overall supply and cost of affordable housing is not unduly impacted.

k. Smart Growth Planning Initiatives and SB 375

The San Diego Association of Governments (SANDAG) in 2004 adopted a Regional Comprehensive Plan (RCP) that provides a blueprint for accommodating the region's population growth while preserving natural resources and limiting urban sprawl. In 2006 SANDAG released a Regional Smart Growth Concept Map that identified over 200 smart growth opportunity areas where new development could be directed consistent with the RCP. These smart growth opportunity areas consist of seven place types including: the Metropolitan Center, Urban Centers, Town Centers, Community Centers, Rural Villages, Mixed-Use Transit Corridors, and Special Use Centers.

The City of Oceanside, being a major hub for rail and bus transit in northwest San Diego County, has eight smart growth opportunity areas (see Figure IV-1):

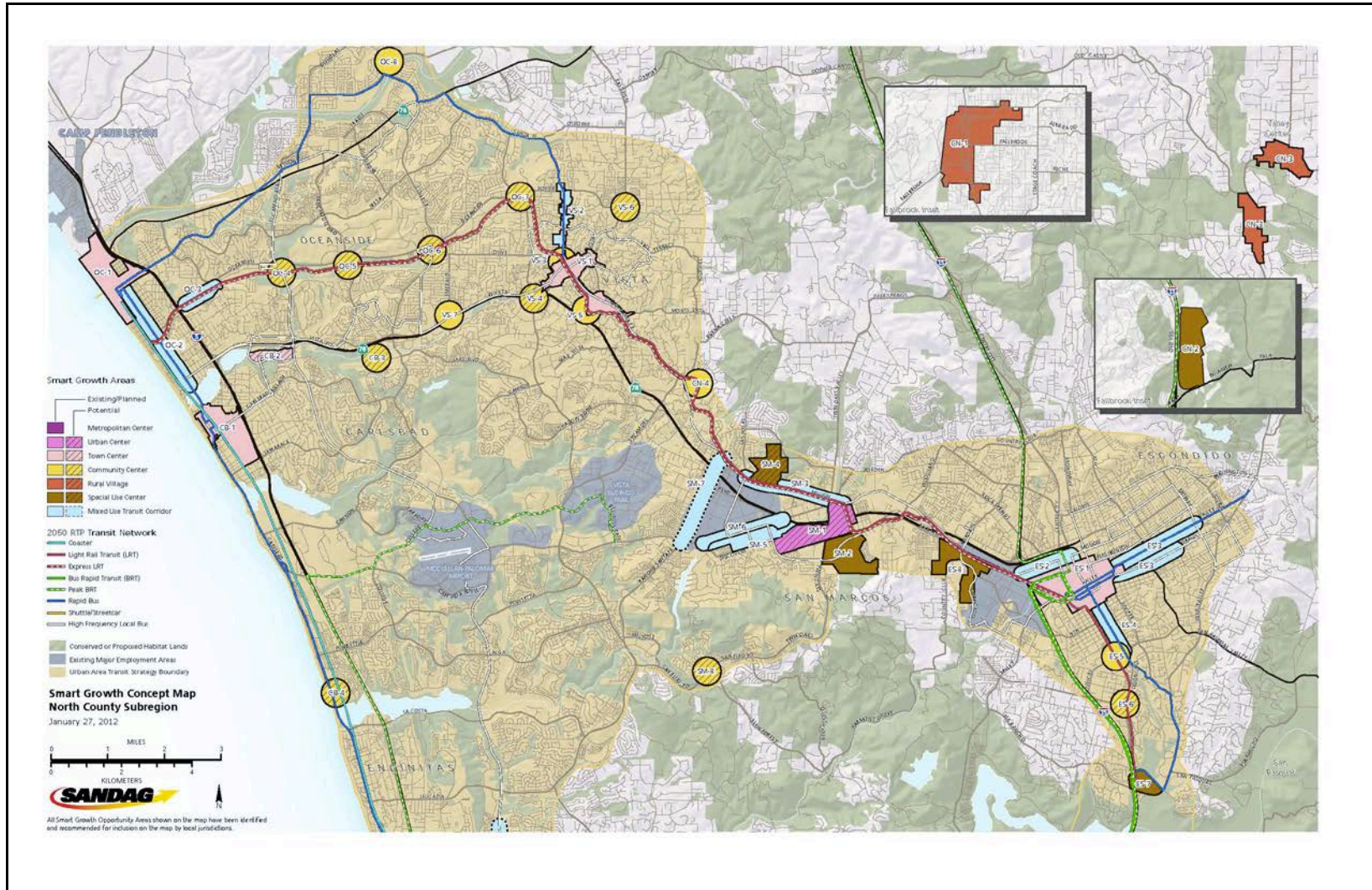
- (OC-1) Downtown Oceanside (includes the Oceanside Transit Center served by Amtrak, Coaster, Metrolink, Sprinter, NCTD bus line, and Greyhound);
- (OC-2) South Coast Highway Sprinter Station;
- (OC-3) Crouch Street Sprinter Station;
- (OC-4) El Camino Real Sprinter Station;
- (OC-5) Rancho Del Oro Sprinter station;
- (OC-6) College Boulevard Sprinter Station;
- (OC-7) Melrose Sprinter station; and

- (OC-8) San Luis Rey Transit Center.

In 2011, as required by SB 375, SANDAG adopted California's first Sustainable Communities Strategy (SCS). SB 375 requires that the regional land use plan and Regional Housing Needs Assessment (RHNA) be coordinated with the update of Regional Transportation Plan (RTP). The SCS lays out how the region will meet greenhouse gas reduction targets set by the California Air Resources Board (CARB). The SCS incorporates the RTP and the smart growth opportunity area as the land use component upon which the RHNA is based.

According to the SANDAG 2050 Regional Growth Forecast over 80% of new residential unit growth in the region will be multi-family housing. At the same time the SCS requires that much of this growth be directed to existing urban areas that have the potential for transit oriented development. Many of the parcels in these areas (underutilized sites) are inherently constrained by a variety of factors including: existing viable uses, small lot patterns, outdated parking policy, inadequate planning tools and zoning, aging infrastructure, and market risks for "first-in" projects. Yet regional and state policies now place a much greater emphasis on realizing the potential of the underutilized sites in fulfillment of RHNA. The challenge for City of Oceanside and other jurisdictions in the region will be to take steps to "unlock" the residential development potential of these properties and enhance their market readiness during the current housing element cycle.

Figure IV-1
SANDAG Smart Growth Concept Map – North County Subregion



Since its adoption, the RCP and the smart growth concept map have informed General Plan updates and other local planning initiatives for jurisdictions throughout the county. Two smart growth planning initiatives in the City of Oceanside designed specifically to enhance economic performance and increase the market readiness of underutilized properties are the Coast Highway Vision and Strategic Plan and the Oceanside Boulevard Corridor Specific Plan. The objectives and status of these initiatives are summarized below.

Coast Highway Vision and Strategic Plan

The Coast Highway Vision and Strategic Plan (CHVSP) seeks to transform the Coast Highway corridor and surrounding neighborhoods from a monotonous highway strip of scattered auto-oriented development into a vital transit-, pedestrian-, and bicycle-friendly corridor that can attract new investment. The plan identifies several catalytic actions that are necessary to encourage new development and begin the transformation process. These include implementation of a “complete street” design for Coast Highway, zoning amendments to encourage mixed-use development, a transfer of development rights (TDR) height program, a development incentives program, design guidelines, and implementation of smart parking policies. As noted in the plan *“Restrictive and antiquated parking policies within the planning area make development difficult, if not impossible. Stalled development, in-turn, has contributed to a less than ideal public realm. Smart parking policies would allow development to proceed smoothly, without obstruction from hard to reach quotas.”*

The vision for the Oceanside Transit Center node is for a mixed-use pedestrian-oriented development that becomes an extension of the downtown business area, providing opportunities for additional commerce, employment, and supporting housing. For this area the plan targets a land use intensity of 25-43 units/acre and 30-50 plus employees per acre in accordance with SANDAG’s thresholds for smart growth. Small surface parking lots and vacant parcels provide immediate infill opportunities. The proposed parking reforms should improve the economics of redeveloping numerous underutilized and underperforming sites within the area.

The CHVSP envisions the emergence of a significant residential component within the Coast Highway corridor, particularly within the “Avenue” segments of Coast Highway that lie between the nodes at Las Ramblas, the Oceanside Transit Center, the Coast Highway Sprinter Station, the Loma Alta Creek Resort Area, and South Oceanside Village. The “Avenue” segments are expected to redevelop with medium to high-density housing in conjunction with new urban green space in the form of landscaped medians, parkways, and pocket parks. Some of this new housing will be in vertical mixed-use development, while other projects will be exclusively residential. Both forms of housing will expand the market for neighborhood-serving retail, medical/professional office and other commercial uses along Coast Highway, where demand for commercial uses has for decades been weakened by expanding commercial services in areas east of Interstate 5.

In 2010, The Coast Highway Vision and Strategic Plan won a California APA Planning Award.

Oceanside Boulevard Corridor

In 2007, a 15 member Task Force appointed by the City Council began a collaborative planning process to prepare a vision statement for the Oceanside Boulevard Corridor and a list of policy steps to guide its transformation from an auto-oriented strip commercial area to a “well planned, beautiful, safe, prosperous, and place.” This effort was part of a multi-phased planning process to revitalize the Oceanside Boulevard Corridor, which due to the opening of the

North County Transit District’s Sprinter Rail service, created significant opportunities for



Underutilized sites in the Coast Highway corridor

new transit-oriented development. The first phase of this effort was to be the preparation of a Specific Plan for the western portion of the corridor between I-5 and Crouch Street.

A major component of the Phase I effort will be the creation of mixed-use transit-oriented development at the Crouch Street Sprinter Station (OC-3). A vacant 12-acre property adjacent to the train station has the potential for a mixed-use residential development that could serve as a catalytic project for the area. A specific plan is needed to establish a road map to implement the vision over multiple market cycles and address developer/investor concerns regarding "adjacency predictability." As envisioned the Specific Plan would be accompanied by "complete street" improvements for this portion of Oceanside Boulevard and potentially a form-based code style of zoning.

Presently, the Phase I area is dominated by commercial zones that do not permit residential and mixed-use development "as-of-right." Additionally, setback requirements, FAR limits, maximum coverage requirements, height limitations and parking requirements detract from the public realm and prevent the type of mixed-use development and pedestrian-friendly development envisioned for the planning area. While many of the auto-oriented commercial uses in the area remain viable it is likely, over the eight-year planning period, that with supportive zoning and revitalization strategies in place, new residential development could be leveraged to enhance the economic performance of underutilized properties in the area. This could potentially occur through retrofit scenarios that utilize surplus parking areas for mixed-use housing integrated with existing commercial buildings.

In support of efforts such as these SANDAG has instituted a Smart Growth Improvement Grant program for planning and capital improvement projects that further the objectives of the smart growth concept plan. Similar smart growth grants are available from the state such as the Sustainable Communities Planning Grant Program administered by the Strategic Growth Council. During the previous Smart Growth Improvement Grant cycle, the City of Oceanside pursued funding to complete planning for the Oceanside Boulevard Corridor and to implement new zoning and parking reforms for the Coast Highway Vision and Strategic Plan (CHVSP). The City was awarded a smart growth improvement planning grant to develop a specific plan and environmental impact report for the Oceanside Boulevard Corridor, but due to budgetary constraints the City has not had the resources to initiate this project. Implementation of new zoning and parking reforms for the CHVSP has also been delayed by budgetary constraints. However, notwithstanding the City's inability to move these two projects forward, existing zoning standards for both the Coast Highway and Oceanside Boulevard corridors already allow for high-density housing in conjunction with mixed-use development, and various parking provisions in both the 1986 and 1992 Zoning Ordinances (e.g. joint-use parking allowances) provide a high degree of flexibility in dealing with the constraints that parking requirements often place upon high-density housing.

There remains abundant opportunity for infill and redevelopment in both the Coast Highway and Oceanside Boulevard corridors, given that existing development on most properties is of considerably less intensity than allowed under current development standards. With access to transit, proximity to the beach area, and adjacency to well-established residential neighborhoods, these corridors are expected to see the emergence of a significant residential component during the 2013-2021 planning period

as diffuse strip commercial land uses give way to a more compact and efficient development pattern.

Program 10 (TOD and Smart Growth Implementation) of the Housing Plan (Chapter V) commits the City to continue efforts to pursue smart growth improvement grants, state grants and other funding sources and to complete implementation programs for the Coast Highway Vision and Strategic Plan, the Oceanside Boulevard Corridor and to initiate new specific plans, corridor plans and other planning efforts as City resources allow to facilitate residential development in identified smart growth concept areas and other appropriate smart growth areas in the City of Oceanside.

I. Building Codes and Enforcement

State law prohibits the imposition of building standards that are not necessitated by local geographic, climatic or topographic conditions and requires that local governments making changes or modifications in building standards must report such changes to the Department of Housing and Community Development with a finding that the change is needed.

The City's building codes are based upon the 2011 California Building, Plumbing, Mechanical, Electrical and Fire Codes. Local amendments to the state code have been adopted to require fire sprinklers for some residential construction. No other additional regulations have been imposed by the City that would unnecessarily add to housing costs.

Code enforcement programs are implemented through the City's Neighborhood Services Department. Code enforcement staff investigates violations of building code and property maintenance standards as well as other complaints. When violations are identified, eligible property owners are referred to appropriate rehabilitation programs providing grants or low-interest loans for property and building improvements. The City of Oceanside is committed to increasing public awareness of rehabilitation and home improvement programs and to coordinating these programs with code enforcement efforts. This commitment is reflected in Program 18 (Code Enforcement) of the Housing Plan. Program 15 (Acquisition/Rehabilitation) and Program 16 (CDGB Funded Owner-Occupied Housing Rehabilitation) of the Housing Plan also provide support in this effort.

2. Development Processing Procedures

a. Residential Permit Processing

Development review procedures exist to provide a clear path to success and ensure that proposals for new development comply with local regulations and are compatible with adjacent land uses.

Processing times vary by permit type, the size and complexity of the project, and the number of actions or approvals needed to complete the process. Table IV-12 shows the typical processing times for the various permit types. Where multiple approvals are required, the City allows for concurrent processing, which generally limits the total processing time to that required by the most review intensive permit or approval.

**Table IV-12
Residential Permit Review Processing**

Permit/Approval Type	Typical Processing Time*	Approval Body
Administrative Development Plan	8 - 12 weeks	Planning Department Staff
Administrative Use Permit	6 - 8 weeks	Planning Director
Development Plan	8 - 16 weeks	Planning Commission
Conditional Use Permit	8 - 16 weeks	Planning Commission
Variance	8 - 12 weeks	Planning Commission
Zone Change	12 - 24 weeks	Planning Commission
General Plan Amendment	12 - 24 weeks	City Council
Parcel map	8 - 12 weeks	Planning Director
Tentative Map	10 - 16 weeks	Planning Commission
Final Subdivision Map	6 weeks	Planning Director
Negative Declaration	4 - 6 weeks	Planning Director or Planning Comm.
Environmental Impact Report	4 - 6 months	Planning Commission

Source: Oceanside Community Development Department, 2012

Notes:

*Does not include appeals.

Single family homes and duplexes can generally be built as-of-right unless a parcel map or subdivision map is required. Residential developments with more than two units require approval of a development plan by the Planning Commission. Review of a development plan application consists of confirming that the project is consistent with applicable development standards and would not substantially deteriorate property values, unreasonably interfere with the use and enjoyment of adjacent properties, or endanger the public peace, health, safety or general welfare (OMC Sec. 1611).

Multi-family or mixed-use projects of 20 or more units in the Coastal Zone currently require a conditional use permit. In order to address the potential constraint that could be posed by the CUP requirement, Program 5 is included in the Housing Action Plan (Chapter V) to initiate a Code amendment to replace the CUP requirement with a Development Plan that focuses on confirming that the project complies with objective development standards rather than examining the appropriateness of the use itself.

Processing times for administrative development plan review (8-12 weeks) and, where applicable, conditional use permit (8-16 weeks) are considered reasonable and do not pose a significant constraint to housing development. The ADP and ACP provided for expedited, staff-level project review and approval.

b. Environmental Review

Environmental review is required for all developments meeting the definition of "project" under the California Environmental Quality Act (CEQA). Oceanside has a number of environmental and development constraints due to its sensitive environmental resources and coastal location. Because of these environmental constraints, larger residential projects have typically required the preparation of Environmental Impact Reports (EIRs).

The City has adopted environmental processing guidelines that closely follow the state CEQA guidelines. Under state law, an EIR is required for any development that has the

potential of creating significant impacts that cannot be mitigated, which is typical of large projects. Today, most residential projects are either Categorically Exempt or require only an Initial Study and Negative Declaration. A Negative Declaration typically takes four to six weeks to prepare, depending on complexity of the project and required technical studies, followed by a state-mandated public review period. Categorically Exempt developments require a minimal amount of time.

Although CEQA compliance can add complexity to the permitting process, City staff assists developers through the process to cut down on processing time to the extent feasible. The City of Oceanside supports current state efforts to streamline the CEQA process for infill development.

3. Development Fees and Improvement Requirements

State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Various fees and assessments are charged by the City and other public agencies to cover the costs of processing permit applications and providing services and facilities such as schools, parks and infrastructure. Almost all of these fees are assessed through a pro rata share system based on the magnitude of the project's impact or the extent of the benefit that will be derived. Development fees vary from project to project depending on the specific characteristics.

a. Planning and Development Fees

Housing construction imposes short- and long-term infrastructure costs on communities. Short-term costs include staffing for planning services and inspections. In addition, new residential developments can result in significant long-term costs to maintain and improve infrastructure, public facilities, parks, and streets. In response to the taxing constraints imposed by Proposition 13, many California cities rely on planning and development impact fees to fund facilities necessitated by new housing.

In San Diego County, all jurisdictions collect planning and development fees, as well as impact fees to assist in the construction of new schools and parks, and to help fund infrastructure improvements. Impact fees in Oceanside are assessed for parkland dedication, drainage, public facilities (various), traffic signals, thoroughfares, water systems, and wastewater systems. Fees to other agencies include school facilities mitigation fees, San Diego County Water Authority (SDCWA) capacity fees and water treatment capacity charges.

Table IV-13 summarizes the development and impact fees for typical single-family and multi-family projects.

**Table IV-13
Planning and Development Fees**

Fee Category	Fee or Deposit Amount	Typical Single-Family Project ¹	Typical Multi-Family Project ²
Planning and Application Fees³			
Pre-Application Review	\$200	\$200	\$200
Tentative Parcel Map	\$3,089 + \$141/lot		
Tentative Subdivision Map	\$4,500 deposit + \$316/lot	\$6,260	
Development Plan Review < 10 acres	\$6,435		\$6,435
Development Plan Review > 10 acres	Deposit Account		
Administrative Dev. Plan Review	\$4,838		
Conditional Use Permit	\$4,503		
Impact Fees			
Parkland Dedication Fee	\$3,503/unit	\$35,030	\$35,030
Drainage Fees	\$2,843 to \$15,964 per acre (depends on area)	varies	varies
Public Facility Fees	\$2,072 /unit	\$20,720	\$20,720
Traffic Signal Fees	\$15.71/vehicle trip	\$1,571	\$1,208
Thoroughfare Fees	\$255/vehicle trip	\$25,500	\$20,400
Water System Buy-in Fees	\$4,597 per unit (typical)	\$45,950	\$36,775
Wastewater System Buy-in Fees	\$6,313/unit (typical)	\$63,313	\$50,501
Water Meter Fee	\$353/unit (typical)	\$3,530	\$2,572
School Facilities Mitigation Fee	\$2.97 per sf	\$74,250	\$29,700
San Diego County Water Authority Capacity Fees	\$4,326/unit	\$43,260	\$22,495
SDCWA Water Treatment Capacity Charge	\$166/unit	\$1,600	\$863
Total Fees (per unit)		\$32,829 - \$36,109	\$22,832 - \$23,488
Fees as % of Total Development Cost		Approx. 11%	Approx. 10%

Source: City of Oceanside Development Services Department, 2012

Notes:

1. Total project fees based on a 2.5-acre, 10-lot subdivision with 10 vehicle trips per unit
2. Total project fees based on a 10-unit apartment project on a 20,000 sf lot with 6 vehicle trips per unit. Additional assumptions include 2" meter size for determining water meter, water system buy-in fees, SDCWA capacity fees, and SDCWA water treatment capacity charge.
3. Items with deposits are based on actual processing costs which may exceed initial deposit amount.
4. Assumes total development costs of \$325,000 per unit (single-family) and \$225,000 (multi-family).

The City adjusts fees periodically based on the actual cost of services and modifications to land development processes and procedures. City fees are based on the actual cost of providing essential services and are not an unreasonable constraint to housing development.

b. Site Improvement Requirements

The City requires developers to provide on-site and off-site improvements necessary to serve their projects. Such improvements may include water, sewer and other utility extensions, street construction and traffic control device installation that are related to the project. Dedication of land or in-lieu fees may also be required of a project for rights-of-way, transit facilities, recreational facilities, and school sites, consistent with the Subdivision Map Act.

Where roadways are not present developers are required to construct all internal roadways for a subdivision and provide connections to existing roadways in a manner that assures that each new and existing roadway continues to function as it was intended. As provided in the Circulation Element, the City also requires dedication and improvement of necessary rights-of-way along Master Transportation Plan streets. This usually will occur in fulfillment of a condition of approval for a tentative map or as a condition of a building permit.

A typical local street requires a 60-foot right-of-way, with two 12-foot travel lanes. The City's road standards are typical for cities in San Diego County and do not act as a constraint to housing development. Table IV-14 illustrates the City's street improvement standards.

Table IV-14
Street Improvement Standards

Roadway Designation	Number of Lanes	Right-of-Way Width	Curb-to-Curb Width
Prime Arterial	6	124'	104'
6-Lane Major Arterial	6	124'	104'
4-Lane Major Arterial	4	100'	80'
Secondary Arterial	4	84'	64'
Local Collector	2-4	60'	40'
Local Street	2	60'	40'

Source: City of Oceanside General Plan Circulation Element

The City's Capital Improvement Program (CIP) contains a schedule of public improvements including streets and other public works projects to facilitate the continued build-out of the City's General Plan. The CIP helps to ensure that construction of public improvements is coordinated with private development.

While site improvement requirements increase housing costs, they are typical for most jurisdictions in San Diego County. Moreover site improvements are necessary to maintain the quality of life desired by residents, and ensure the availability of needed public services and facilities. The City of Oceanside can mitigate the cost of improvement requirements for affordable housing developments by assisting with grant funding applications or providing regulatory and financial incentives (see Programs 6 - Section 202 and 22 - Monitoring of Potential New Housing Funds. Additionally, future development will occur primarily in already developed areas where roadway and other offsite improvements will be a fraction of what they would be for "greenfield" development.

B. Non-Governmental Constraints

1. Environmental Constraints

Environmental constraints include physical features such as steep slopes, fault zones, floodplains, sensitive biological habitat, and agricultural lands. In many cases,

development of these areas is constrained by state and federal laws (e.g., FEMA floodplain regulations, the Clean Water Act and the Endangered Species Act, and the state Fish and Game Code and Alquist-Priolo Act).

The most noteworthy environmental constraints in Oceanside are the San Luis Rey River Floodplain and the agricultural lands in the northeastern portion of the city. These areas are largely protected from incompatible development by open space and agricultural zoning.

In collaboration with the City, the U.S. Army Corps of Engineers has implemented an extensive levee system along the San Luis Rey River that has allowed for new housing development and reduced the risk of flooding for hundreds of existing dwelling units. The Corps is currently engaged in removal of invasive vegetation (primarily *Arundo donax*) within the San Luis Rey River channel between College Boulevard and the harbor area. This project will significantly reduce the flood risk for existing neighborhoods adjacent to the channel. The City itself has recently implemented improvements along Pilgrim Creek, a tributary of the San Luis Rey River, that has reduced the risk of flooding for several single-family neighborhoods in the North Valley Neighborhood Planning Area. Along Loma Alta Creek, which parallels the Oceanside Boulevard corridor, the City has recently constructed three detention basins that mitigate flood risk on several creekside properties listed in the Housing Sites Inventory as available for high-density housing.

Development in steep hillside areas is also regulated by the City's Hillside Development regulations, which require a Hillside Development Plan to minimize grading and preserve the natural appearance of the hillsides. Density reductions and identification of steep slopes unsuitable for development may result.

The City's land use plans have been designed to protect sensitive areas from development, and also to protect public safety by avoiding development in hazardous areas. While these policies constrain residential development to some extent, they are necessary to support other public policy objectives and priorities. In Southern California, nearly all development projects face potential community-wide environmental constraints such as seismic, traffic, noise and air quality impacts, in addition to site-specific constraints. None of the sites identified in the land inventory (Appendix B) have known site-specific environmental constraints that would preclude the assumed level of development.

2. Infrastructure Constraints

The City of Oceanside has a limited amount of vacant land available for new multi-family development. All currently available sites have necessary infrastructure such as water, wastewater and drainage systems in place. Much of the new multi-family development during the planning period is expected to be infill development in the downtown area, along identified street corridors such as Coast Highway and Oceanside Boulevard, and in transit-oriented development projects along the Sprinter rail line. Some infrastructure upgrades will be needed to serve the new development; however, funding mechanisms will be coordinated with the planning for these areas to ensure that infrastructure requirements do not become a constraint to development.

Additionally, the City's Capital Improvement Program (CIP) contains a schedule of public improvements including streets and other public works projects to facilitate the continued build-out of the City's General Plan. The CIP helps to ensure that construction of public improvements is coordinated with development.

The City of Oceanside is served by the San Luis Rey Wastewater Treatment Plant, which has a capacity of 13.5 MGD and the La Salina Wastewater Treatment Plan, which has a capacity of 5.5 MGD. The San Luis Rey Plant serves areas east of I-5 and the La Salina plant serves areas west of I-5. The City's Water Division operates and maintains the City's water treatment, distribution and metering systems. Approximately 87% of the City's water is purchased from the San Diego County Water Authority (SDCWA), which in turn receives much of its water from the Metropolitan Water District of Southern California. The remaining 13% comes from groundwater in the Mission Basin. Groundwater is purified through a desalting process at the Mission Basin Groundwater Purification facilities. Although subject to cost increases, Oceanside's reliance on SDCWA water assures that there will be a sufficient water supply to support projected population growth during the planning period. Further, greater reliance on infill development promises to effectively leverage existing water and wastewater infrastructure toward the fulfillment of the City's housing goals.

3. Land Costs

Land represents one of the most significant components of the cost of new housing. Land values fluctuate with market conditions, and the recent downturn in the housing market has affected land values. Changes in land prices reflect the cyclical nature of the residential real estate market. Even with the real estate downturn, the high price of land throughout San Diego County still poses a significant challenge to the development of lower-income housing. Density affects development feasibility by affecting land cost per unit. As discussed in the Governmental Constraints section of this chapter, allowable multi-family residential densities in Oceanside are sufficient to facilitate development of affordable housing.

4. Construction Costs

Construction cost is affected by the price of materials, labor, development standards and general market conditions. Development industry sources indicate that current construction costs are approximately \$120/square foot for Type 5 (wood frame) construction and \$200/square foot for steel frame construction. The City has no influence over materials and labor costs, and the building codes in Oceanside are not substantially different than most other cities in San Diego County. In recent years, construction costs for materials and labor have increased at a slightly higher pace than the general rate of inflation according to the Construction Industry Research Board.

5. Cost and Availability of Financing

The crisis in the mortgage industry during the past few years will affect the availability and cost of real estate loans, although the long-term effects are unpredictable. It is clear that one of the primary factors contributing to real estate recession was the lending policies of "sub-prime" mortgage brokers who approved loans for borrowers without sufficient equity and ability to repay the loans. As a result of these practices, there has been a

significant rise in foreclosure rates, and changes in mortgage underwriting standards is likely to have greater impacts on low-income families than other segments of the community.

C. Fair Housing

Under state law, it is illegal for real estate lending institutions to discriminate against entire neighborhoods in lending practices because of the physical or economic conditions in the area ("redlining"). In monitoring new construction sales, resales of existing homes, and permits for remodeling, it does not appear that redlining is practiced in any area of the city.

State law also prohibits discrimination in the development process or in real property transactions, and it is the City's policy to uphold the law in this regard. The City contracts its fair housing services to North County Lifeline, which includes discrimination complaint investigation and education, and outreach to tenants, landlords, and property owners. The City is an active sponsor of fair housing activities and participated in the Regional Analysis of Impediments to Fair Housing Choice. Program 26 (Fair Housing Program) of the Housing Plan (Chapter V) commits the City to continued advocacy, outreach, and education to ensure compliance with fair housing laws.

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V. HOUSING ACTION PLAN

This chapter of the Housing Element contains goals and policies the City will implement to address a number of important housing-related issues during the 2013-2021 planning period. While many of the programs have been carried forward from the previous period, others have been revised or added to reflect the evaluation process (Appendix A) and/or new circumstances.

The primary goal of the City of Oceanside is to ensure that decent, safe housing is available at a cost that is affordable to all current and future residents of this community at a cost which is within the reach of the City. To this end, the City will strive to maintain a reasonable balance between rental and ownership housing opportunities, between senior and family housing, and encourage a variety of individual choices of tenure, type, and location of housing throughout the community.

To achieve this goal, the following sub-goals and policies are addressed in this element: 1) produce opportunities for decent and affordable housing for all citizens; 2) encourage the development of a variety of housing opportunities; 3) protect, encourage, and provide housing opportunities for persons of low and moderate income; and (4) promote equal opportunity for all residents to reside in housing of their choice. Each issue area and the supporting goals and policies are identified and discussed in the following section.

A. Housing Goals and Policies

A sound basis for any plan of action is a set of well-defined goals and policies to express the desires and aspirations of the community. The City has established the following housing goals:

Goal 1: Produce opportunities for decent and affordable housing for all of Oceanside's citizens.

- Policy 1.1: Promote a high quality urban environment with stable residential neighborhoods and healthy business districts.
- Policy 1.2: Encourage and assist in neighborhood rehabilitation and beautification activities.
- Policy 1.3: Promote a high, stable rate of homeownership in Oceanside.
- Policy 1.4: Advocate the rehabilitation of substandard residential properties by homeowners and landlords.
- Policy 1.5: Continue to utilize the City's code enforcement program to bring substandard units into compliance with City codes and to improve overall housing quality and conditions in Oceanside.
- Policy 1.6: Encourage higher-density housing development along transit corridors and smart growth focus areas in order to encourage preservation of natural resources and agricultural land; reduce

energy consumption and emissions of greenhouse gasses and other air pollutants; reduce water pollution occasioned by stormwater runoff; and promote active transportation with its associated health benefits.

Goal 2: Encourage the development of a variety of housing opportunities, with special emphasis on providing:

- **A broad range of housing types, with varied levels of amenities and number of bedrooms.**
- **Sufficient rental stock for all segments of the community, including families with children.**
- **Housing that meets the special needs of the elderly and persons with disabilities.**
- **Housing that meets the needs of large families.**

Policy 2.1: Designate land for a variety of residential densities sufficient to meet the housing needs for a variety of household sizes and income levels, with higher densities being focused in the vicinity of transit stops, smart growth focus areas, and in proximity to significant concentrations of employment opportunities.

Policy 2.2: Encourage both the private and public sectors to produce or assist in the production of housing with particular emphasis on housing affordable and accessible to lower income households, persons with disabilities, elderly, large families, female-headed households, and homeless persons.

Policy 2.3: Encourage housing for the elderly and persons with disabilities near public transportation, shopping, medical, and other essential support services and facilities.

Policy 2.4: Encourage developers to employ innovative solutions to meet housing needs, including adaptive reuse of existing non-residential buildings.

Goal 3: Protect, encourage, and provide housing opportunities for persons of low and moderate income.

Policy 3.1: Continue to utilize federal and state subsidies to the fullest extent in order to meet the needs of lower income residents.

Policy 3.2: Use the City's regulatory powers to promote affordable housing.

Policy 3.3: Provide support to nonprofit development corporations for the development of affordable housing.

Policy 3.4: Ensure that the development of lower income housing meets applicable standards of health, safety, and decency.

- Policy 3.5: Encourage the development of housing for low and moderate income households in areas with adequate access to employment opportunities, community facilities, and public services.
- Policy 3.6: Attempt to preserve restricted low income housing in Oceanside that is at risk of converting to non-low income use by: a) identifying financial resources available to preserve these units; and b) assisting interested agencies and/or tenant groups in forming partnerships and gaining access to financial and technical resources.
- Policy 3.7: Encourage the disbursement of lower and moderate income housing opportunities throughout all areas of the City.

Goal 4: Promote equal opportunity for all residents to reside in housing of their choice.

- Policy 4.1: Prohibit discrimination in the sale or rental of housing with regard to race, ethnic background, religion, disability, income, sex, age, familial status or household composition.
- Policy 4.2: Assist in the enforcement of fair housing laws by receiving and investigating fair housing allegations, monitoring compliance with fair housing laws, and referring possible violations to enforcing agencies.

B. Housing Programs

The programs contained in this section of the Housing Element describe specific actions the City of Oceanside will carry out over the 2013-2021 Housing Element cycle to satisfy the community's housing needs and meet the requirements of State law. Funds available to implement these programs include: a portion of the City's Community Development Block Grant (CDBG) funds (estimated at \$1.7 million per year), and HOME funds (estimated at \$400,000 per year). Mortgage revenue Bonds will continue to be an important but decreasing source of housing revenue. The City's quantified objectives for the 2013-2021 Housing Element follow the program descriptions. The City's potential for making significant progress toward exceeding its affordable housing goals will be made possible by utilizing a number of programs in combinations tailored to the project specifics and could include revenue bonds, density bonuses, inclusionary housing, and other programs to help offset land and housing costs.

The State's elimination of redevelopment agencies in 2012 is expected to result in a significant reduction in available funding for affordable housing. Unless the State replaces redevelopment set-aside monies other sources of funding subsidies, it is unlikely that local governments will be able to achieve previous levels of housing production for low- and moderate-income households.

Program 1: Housing Revenue Bonds (Multi-Family)

This program provides housing revenue bonds for the development of affordable housing multi-family housing for lower-income households.

Implementing Agency: City of Oceanside Neighborhood Services Department/Housing and Code Enforcement Division

Funding Source: Issuance of bonds by the City

Objectives and Schedule: The City plans to issue bonds in conjunction with other sources of financing as needed for affordable housing projects.

Program 2: Low Income Housing Tax Credit (LIHTC)

The City will seek to gain funding for the development of affordable housing through the LIHTC program. Investors receive a credit against federal tax owed in return for providing funds to developers to build or renovate housing for low-income households. The capital subsidy allows rents to be set below the cost of development and maintenance of the property.

Under this program the City will continue to provide pre-development loans to nonprofit developers, pro forma analysis through the City's housing consultant, technical assistance to nonprofit developers, and promotional venues. The City will continue to assist in the preparation of pro forma analyses and/or providing prospective applicants with demographic information. The City will promote the availability of housing assistance funds to lower-income households and, as applicable, the local development community through newsletters, City website and promotional brochures available at various City departments and community locations. The City reports on a quarterly basis on the availability of funding for new construction as well as all the other housing programs.

Implementing Agency: City of Oceanside Neighborhood Services Department/Housing and Code Enforcement Division

Funding Source: California Tax Credit Allocation Committee

Objectives and Schedule: The City plans to use LIHTC in conjunction with other sources of financing for affordable housing projects as individual projects are proposed.

Program 3: Density Bonus

The City's Density Bonus Ordinance was revised in the spring of 2012 to comply with the provisions of SB 1818, which will facilitate higher-density for developments that provide affordable housing.

Implementing Agency: City of Oceanside Planning Division

Funding Source: General Fund

Objectives and Schedule: Continue to implement the Density Bonus Ordinance throughout the planning period.

Program 4: Inclusionary Housing Program

The City's inclusionary housing program requires that developers of three or more housing units reserve 10% of the units for low-income households. The program includes the following requirements.

- For-sale residential projects of three or more units must reserve 10 percent of the units as owner-occupied units affordable to low- and moderate-income households.
- An in-lieu fee option is available at the developer's discretion. The methodology of calculating in-lieu fee has been updated to reflect a fee based upon square footage. In-lieu fees will be used to assist new construction consistent with the goals of the Housing Element.

Implementing Agency: City of Oceanside Neighborhood Services Department/Housing and Code Enforcement Division and Planning Division

Funding Source: Developer as condition of construction

Objective & Schedule: The City will continue to monitor and assess the Inclusionary Program to determine if amendments are necessary in order to ensure that the overall supply and cost of affordable housing is not unduly impacted.

Program 5: Facilitate New Affordable Housing Construction

As part of its direct financial contribution to affordable housing, the City previously set aside 20% of tax increment revenues from the City's redevelopment activities. Effective February 1, 2012, redevelopment agencies were dissolved statewide. State legislation is pending to preserve the City's unallocated balance of set-aside funds.

While it must be recognized that local funding capacity for affordable housing has been severely diminished by the dissolution of redevelopment agencies, the City will continue to facilitate production of affordable housing, including units targeted to extremely-low-income (ELI) households, through the following efforts:

- a. Provide administrative assistance upon request to developers seeking available state and federal funding and/or tax credits for the construction of low- and moderate-income housing;
- b. Facilitate projects that incorporate affordable units by granting modifications to development standards, expediting the review process, and/or providing financial incentives consistent with City regulations and state law;
- c. Contact affordable housing developers at least once each year to solicit interest and apprise them of available assistance programs; and
- d. Whenever feasible, provide targeted assistance for special needs housing and extremely-low-income (ELI) units will be provided through density bonuses and/or regulatory incentives, modified development standards and fee deferrals, whenever feasible. Establish an objective of 775 ELI units for the planning period, consistent with the City's regional fair share of such units.

In addition to these efforts, the City Council in January 2013 approved the following amendments to the General Plan Land Use Element and zoning regulations in order to reduce constraints and encourage affordable multi-family development:

- e. Amend the Land Use Element of the General Plan to modify the findings required to exceed base density in the non-coastal areas (coastal areas are exempt from these provisions);
- f. Increase the base density in the portions of the R-3 zone west of I-5 to 29 units/acre (up from 15 units/acre);
- g. Eliminate the current CUP requirement in non-coastal residential zones for projects exceeding base density when inclusionary housing requirements are satisfied through an option other than payment of in-lieu fees. Entitlement review for residential projects (culminating in Development Plan approval) focuses on conformance with development standards rather than examining the appropriateness of the use itself; and
- h. Provide additional incentives such as increased building height and reduced parking requirements for projects that provide affordable housing (in addition to Density Bonus incentives).

To further encourage affordable multi-family development, the following additional zoning amendments will be initiated in 2013:

- i. Eliminate the CUP requirement for multi-family projects with 20 units or more in coastal areas, and limit required entitlements for such projects to normal Coastal Permits and Development Plan approvals, which focus on conformance with development standards rather than examining the appropriateness of the use itself.

Implementing Agency: City of Oceanside Neighborhood Services Department/Housing and Code Enforcement Division/Housing Successor Agency, and Development Services Division

Funding Source: Redevelopment Unallocated Set-Aside Housing Fund

Objectives and Schedule:

- Initiate Code amendments in 2013.
- Strive to meet the City's RHNA objectives as set forth in Table V-1 for the 2010-2020 projection period.

Program 6: Section 202

The City will continue to work with local nonprofits to seek a sponsor and assist them in preparing the application for Section 202 funding from the U.S. Department of Housing and Urban Development (HUD).

Implementing Agency: City of Oceanside Neighborhood Services Department/Housing and Code Enforcement Division and nonprofit agencies (Presbyterian Homes). Under this program the City will continue to provide pre-development loans to nonprofit

developers, pro forma analysis through the City's housing consultant, technical assistance to nonprofit developers, and promotional venues. The City will continue to assist in the preparation of pro forma analyses and/or providing prospective applicants with demographic information. The City will promote the availability of housing assistance funds to lower-income households and, as applicable, the local development community through newsletters, City web site and promotional brochures available at various City departments and community locations. The City reports on a quarterly basis on the availability of funding for new construction as well as all the other housing programs.

Funding Source: Section 202 Administrative Funds

Objectives and Schedule: While these funds will be difficult to obtain due to pending federal budget cuts and the highly competitive nature of such projects, the City will continue to pursue funding during the 2013 – 2021 Housing Element cycle.

Program 7: Accessory Dwelling Units

The City will continue to encourage accessory dwelling units as a source of affordable housing opportunities, as mandated by California law. Zoning amendments will be processed to ensure compliance with current state law (AB 1866). The zoning amendment process will include a review of appropriate parking standards for accessory units. The City will continue to promote the availability of accessory dwelling units through newsletters, City web site and promotional brochures available at various City departments and community locations. The City reports on a quarterly basis on the progress of its various housing programs.

Implementing Agency: City of Oceanside Planning Division

Funding Source: General Fund

Objectives and Schedule: Process zoning amendments in 2012-13. The City expects about 3-5 accessory units per year to be developed under this program.

Program 8: Farm Worker Housing

In conformance with the California Employee Housing Act, the City will amend zoning regulations to allow farmworker housing with up to 36 beds or 12 units by-right in any district where agriculture is a permitted use. The City will also continue to explore and implement methods to facilitate the development of such housing through state farm worker housing programs, including the following activities:

- a. Undertake a review of the development standards and permit processing procedures to determine how best to encourage and facilitate the development of housing for farm workers. This program will commence within 12 months of the adoption of the Housing Element. Methods may include providing fee waivers for the development of farm worker housing or partnering with a nonprofit to leverage funds for these types of projects.

- b. Work with service providers, nonprofits, and agricultural employers to identify sites or zones appropriate for the development of housing for farm workers. This step will be conducted in year two based upon the results of the review process with recommendations for City Council consideration at the end of this step.

Implementing Agency: City of Oceanside Neighborhood Services Department/Housing and Code Enforcement Division

Funding Source: State Farm Worker Housing funds

Objectives and Schedule: The City will amend zoning regulations in conformance with the Employee Housing Act in 2013 and investigate options and opportunities as funds and programs become available. This activity is reviewed by the City as part of its quarterly housing program updates.

Program 9: Adequate Residential Sites to Accommodate the RHNA

While the City's previous Housing Element indicated that meeting RHNA requirements for the 2005-2010 planning period would require the rezoning of as much as 80 acres of land to a high-density residential designation, it has since been determined that adequate sites with appropriate zoning can accommodate the RHNA allocations for both the previous and current Housing Element planning periods. This determination is based in part on the fact that several of the City's non-coastal commercial zoning designations allow for housing in conjunction with mixed-use development, while commercial zones in those portions of the City's coastal zone not governed by the downtown zoning ordinance allow exclusively residential development that achieves a minimum scale (i.e. at least 20 dwelling units).

The City will continue to monitor its land inventory, especially residential land available for multi-family development as well as commercial and redevelopment sites that may be suitable for residential development. The City will continue to provide land use data, including the residential component, to SANDAG as part of the regional growth forecast process.

Implementing Agency: City of Oceanside Planning Department

Funding Source: General Fund

Objectives and Schedule: Continue to maintain adequate sites for new housing development commensurate with the RHNA throughout the planning period.

Program 10: Transit Oriented Districts (TOD) and Smart Growth Focus Areas

The City will continue efforts to pursue smart growth improvement grants, state grants and other funding sources to facilitate residential development in identified smart growth concept areas and other appropriate smart growth areas in the City of Oceanside. As funding and staff resources allow, the City will continue to pursue implementation programs for the Coast Highway Vision and Strategic Plan, which calls for mixed-use housing development within the Coast Highway commercial corridor.

Affordable housing development in these target areas will be enhanced through the City's expedited processing of lot mergers and development applications. Consolidation of adjacent parcels to create unified development sites is a simple administrative review process done concurrently with application review.

Implementing Agency: City of Oceanside Planning Division

Funding Source: General Fund

Objectives and Schedule: Seek available grant funding to facilitate TOD and smart growth throughout the planning period.

Program 11: Emergency Shelters and Transitional/Supportive Housing

a. Permanent Emergency Shelters

New state legislation (SB 2) requires local jurisdictions to strengthen provisions for addressing the housing needs of the homeless, including the identification at least one zone where emergency shelters are allowed as a permitted use without a conditional use permit. To ensure compliance with this requirement, the City will revise its current regulations for emergency shelters as needed to comply with the provisions of SB 2. An amendment to the Light Industrial (IL) zone regulations will be processed to permit emergency shelters by-right subject only to the standards and requirements set forth in *Government Code Sec. 65583(a)(4)*.

b. Temporary Winter Shelters

The City will waive the requirement of obtaining a Conditional Use Permit for churches to shelter up to 50 persons during the winter shelter period defined by the Regional Alliance for Solutions or the Neighborhood Services Director.

c. Transitional and Supportive Housing

SB 2 defines transitional and supportive housing as residential uses that are subject only to the same standards and procedures as apply to other residential uses of the same type in the same zone. To ensure compliance with this requirement, the City will revise its current regulations for transitional/supportive housing as needed to comply with the provisions of SB 2.

Implementing Agency: City of Oceanside Neighborhood Services/Housing and Code Enforcement Division and Planning Departments

Funding Source: General Fund

Objectives and Schedule: Amend zoning regulations in conformance with SB 2 within one year of Housing Element adoption.

Program 12: Section 8 Housing Choice Vouchers

The City will continue to apply to the U.S. Department of Housing and Urban Development (HUD) for local allocations of Section 8 Housing Choice Vouchers, which provide rent subsidies to low income residents. Under the Section 8 program, most

tenants pay about 30 percent of their income for rent. The remainder – the difference between what the tenant pays and the actual rent – is paid directly to the landlord by the public housing agency. The City does not anticipate receiving any additional Section 8 Housing Choice vouchers during the 2013-2021 Housing Element cycle. Although the City will continue to administer its housing vouchers, the City's ability to expand or even maintain this program at its current level is dependent upon the annual Federal budget process. Recent indications from HUD are that Federal support for Section 8 will not be expanded and that program retrenchment is likely over the next several years.

Implementing Agency: City of Oceanside Neighborhood Services Department/Housing and Code Enforcement Division

Funding Source: U.S. Department of Housing and Urban Development (HUD)

Objectives and Schedule: Seek federal funding for Section 8 vouchers as part of ongoing housing program activities throughout the planning period.

Program 13: Manufactured Home Rental Adjustment Program

The City will continue to consider petitions from mobile home park residents regarding rent increases by the Mobile Home Fair Practices Commission as empowered by ordinance. The City currently administers this program for approximately 19 mobile home parks (a total of 3,436 units.)

Implementing Agency: City of Oceanside Neighborhood Services Department/Housing and Code Division

Funding Source: Park Registration fees and General Fund

Objectives and Schedule: The City anticipates that it will continue to average about 17 applications per year under this program and make special adjustments in two to three cases per year. This program is an ongoing activity that the City will continue to implement throughout the planning period.

Program 14: Coastal Zone Replacement Housing

The City will continue its existing coastal zone program, which requires the replacement of any units occupied by low- and moderate-income households lost through demolition. The emphasis of this program will be on retention of affordable units with replacement (Government Code 65590) on a unit-by-unit basis when removal cannot be avoided.

Implementing Agency: City of Oceanside Neighborhood Services Department/Housing and Code Enforcement Division; Planning Division

Funding Source: General Fund

Objectives and Schedule: The City does not anticipate that any units will be lost during both coastal zone and redevelopment agency activities during the 2013-2021 Housing Element cycle.

Program 15: Acquisition/Rehabilitation

The City will continue to attempt to acquire, or assist nonprofits in acquiring, buildings in need of rehabilitation. The buildings will be rehabilitated and rented/sold to low-income households. The City will continue to identify priority areas, provide NOFA and pro forma evaluation and assistance, and enter into development partnerships. An example of this effort is the development of the La Mision project that was completed in concert with SoCal Housing. Under this program the City will continue to assist nonprofit developers with pre-development loans, pro forma analysis through the City's housing consultant, technical assistance, promotional venues and demographic information. The City will promote the availability of housing assistance funds to lower-income households and, as applicable, the local development community through newsletters, City web site and promotional brochures available at various City departments and community locations. The City reports on a quarterly basis on the availability of funding for new construction as well as all the other housing programs.

Implementing Agency: City of Oceanside Neighborhood Services Department/Housing and Code Enforcement Division

Funding Source: City of Oceanside Federal HOME program funds, CDBG Funds, Low income Housing Tax Credits, and Inclusionary Housing funds

Objectives and Schedule: This program is an ongoing activity that the City will continue to implement throughout the planning period. The City anticipates an increase in the level of activity for this program by using a combination of fund resources and program combinations and has set an objective of 80 units for this program during the 2013-2021 Housing Element cycle.

Program 16: CDBG Funded Owner-Occupied Housing Rehabilitation

The City will continue to implement the Housing Rehabilitation Program (HRP) to assist in rehabilitation of owner-occupied housing by offering below market rate and deferred payment loans to qualified lower-income households. The City will continue to identify targeted areas, provide NOFA and pro forma evaluation and assistance, and enter into development partnerships. The City will promote the availability of CDBG funds to lower-income households and, as applicable, the local development community through newsletters, City web site and promotional brochures available at various City departments and community locations. In addition the City sponsors highly publicized community meetings to engage the community, especially in CDBG-targeted neighborhoods in this process. The City reports on a quarterly basis on the availability of funding for new construction as well as all the other housing programs.

Implementing Agency: City of Oceanside Neighborhood Services Department/Housing and Code Enforcement Division

Funding Source: CDBG and revolving fund

Objectives and Schedule: This program is an ongoing activity that the City will continue to implement throughout the planning period. The City anticipates that 40 low-income units will be rehabilitated during the 2013-2021 Housing Element cycle.

Program 17: Manufactured Home Matching Grant Program

The City will continue to provide grants (for very-low-income households) and matching grants (for low-income households) up to \$6,000 for the rehabilitation of mobile homes. This program is available to primarily low-income mobile home occupants. This program focuses on improvements necessary to bring the unit into compliance with the City's building code requirements.

Implementing Agency: City of Oceanside Neighborhood Services Department/Housing and Code Enforcement Division

Funding Source: CDBG

Objectives and Schedule: This program is an ongoing activity that the City will continue to implement throughout the planning period. It is estimated that about 5-10 lower-income households will be assisted annually during the 2013-2021 Housing Element cycle.

Program 18: Code Enforcement

Code enforcement activities will continue to be conducted on a citywide basis in response to complaints or observation of blighting and/or unsafe conditions.

Implementing Agency: City of Oceanside Neighborhood Services Department/Housing and Code Enforcement Division

Funding Source: General Fund, CDBG, local Solid Waste Enterprise Fund

Objectives and Schedule: Respond to code enforcement issues in a timely manner throughout the planning period.

Program 19: Low-Income Homebuyer Assistance

The City will continue to provide assistance to low-income home buyers through the following two programs, which are used in conjunction with each other.

a: FirstHome Program

The City will continue to provide information about the FirstHome program, which assists low-income first-time home buyers with down payment and closing cost assistance. The City will partner with financial institutions and continue to promote the availability of FirstHome funds to lower-income households and the local development community through newsletters, City web site and promotional brochures available at various City departments and community locations. The City reports on a quarterly basis on the availability of funding for all of its housing programs.

b: Section 8 Home Buyer Program

The City will continue to participate in the Section 8 Home Buyer Program (see the Fact Sheet below).

Implementing Agency: City of Oceanside Neighborhood Services Department/Housing and Code Enforcement Division

Funding Source: Cal Home Funds and Section 8 Home Buyer funds

Objectives and Schedule: These programs are ongoing activities that the City will continue to implement throughout the planning period. The City plans to assist about 5 low-income households per year (40 households during the 2013-2021 Housing Element cycle).

Section 8 Homeownership Program Fact Sheet

Qualified City of Oceanside Housing Authority Housing Choice Voucher Program participants are able to use the Housing Choice Voucher to assist them in paying their own mortgage.

THE MINIMUM QUALIFICATIONS FOR THIS PROGRAM

- ◆ *Household must be a Section 8 tenant in the City of Oceanside for at least one year.*
- ◆ *Active Family Self-Sufficiency Program participant with a positive escrow account balance or graduates of the Family Self-Sufficiency program have priority for this program.*
- ◆ *Household must have the ability to pay a \$5000 down payment out of their escrow account, their own funds, or a combination of both.*
- ◆ *Household must be a first-time homeowner or have not had an ownership interest in any home within the past three years.*
- ◆ *Household must be employed full-time (at least 30 hours per week).*
- ◆ *Household must have been continuously employed for at least 12 months.*
- ◆ *Household must not owe money to any housing authority. Housing and Neighborhood Services Department will not enter into any repayment agreements for amounts owed.*
- ◆ *Household must meet income and employment requirements. Annual earned (not TANF or unemployment) income of at least 50 percent of the County Median income for their family size is required:*
 - *Family Size 50 percent of County median income*
 - *All eligible participants have to qualify for a mortgage loan with a financial institution.*

Program 20: Mortgage Credit Certificates

The Mortgage Credit Certificate (MCC) program assists low- and moderate-income first-time home buyers through a federal income tax credit of up to 20% of the annual mortgage interest. This reduces the total income taxes of qualified home buyers, thus having the effect of subsidizing their payments. The City anticipates receiving an annual allocation of new mortgage credit certificates during the 2013-2021 Housing Element

cycle. The City will continue to promote the availability of MCC funds to lower- and moderate-income households and, as applicable, the local development community through newsletters, City web site and promotional brochures available at various City departments and community locations. The City reports on a quarterly basis on the availability of funding for new construction as well as all the other housing programs. The City will continue to contract with AHA for the administration of its allocation of mortgage credit certificates

Implementing Agency: City of Oceanside Neighborhood Services/Housing and Code Enforcement Division

Funding Source: State of California Debt Limit Advisory Committee

Objectives and Schedule: This program is an ongoing activity that the City will continue to implement throughout the planning period. The City plans to assist about six households per year under this program.

Program 21: Removal of Governmental Constraints

The following actions will be taken to ensure that the City's regulations do not pose unreasonable constraints to the maintenance, improvement, and development of housing, or to housing for persons with special needs.

- a. Definition of "Family". The City will review and amend zoning regulations as necessary to comply with state law regarding the definition of "family".
- b. Residential Care Facilities. The City will review and amend zoning regulations as necessary to comply with state law regarding licensed residential care facilities for six or fewer persons.
- c. Single Room Occupancy. The City will amend zoning regulations to establish a definition and development standards that encourage and facilitate SRO housing.

Implementing Agency: City of Oceanside Planning Department

Funding Source: City of Oceanside General Fund

Objectives and Schedule: Initiate Code amendments by 2013.

Program 22: Monitoring of Potential New Housing Funds

The City will continue to monitor and pursue any available new construction and subsidy programs to meet its housing needs.

Implementing Agency: City of Oceanside Neighborhood Services Department/Housing and Code Enforcement Division

Funding Source: City of Oceanside Neighborhood Services Department/Housing and Code Enforcement Division Budget

Objectives and Schedule: The City staff continuously monitors funding and program resources and will use its consultants in Sacramento and Washington to keep apprised of potential resources. It will use its quarterly progress report to inform the general public and the development community, especially the nonprofit developers.

Program 23: Rental and Vacancy Surveys

The City will continue to conduct and/or monitor periodic rental housing and vacancy surveys for use ongoing housing planning activities.

Implementing Agency: City of Oceanside Neighborhood Services Department/Housing and Code Enforcement Division

Funding Source: City of Oceanside Neighborhood Services Department/Housing and Code Enforcement Division Budget

Objectives and Schedule: Periodic monitoring throughout the planning period.

Program 24: Land Write Downs

The City will continue to explore providing land write-downs for low-income rental housing projects based on standards and plans for adequate low-income housing sites. Assisted projects must meet the reservation requirements for low- and moderate-income households for a period of 30 years or more.

Implementing Agency: City of Oceanside Neighborhood Services Department/Housing and Code Enforcement Division

Funding Source: Inclusionary Housing In-Lieu funds.

Objectives and Schedule: Evaluate opportunities for assistance as projects are proposed.

Program 25: Housing Element Monitor/Revision

The City will continue to monitor implementation of the Housing Element annually as part of the General Plan implementation monitoring and reporting activities. As part of the monitoring process, the City will enforce a *no net loss* policy pursuant to *Government Code Sec. 65863* to ensure that the inventory of potential housing development sites maintains sufficient capacity to accommodate the City's remaining share of regional housing need throughout the planning period.

Implementing Agency: City of Oceanside Development Services/Planning Division and Neighborhood Services Department/Housing and Code Enforcement Division

Funding Source: City of Oceanside General Fund/Housing funds

Objectives and Schedule: Prepare annual monitoring reports for submittal to the City Council and HCD.

Program 26: Fair Housing Program

The City of Oceanside supports fair housing laws and statutes. To promote equal opportunity, the City contracts annually with Lifeline Community Services to provide fair housing services. The City will continue to refer fair housing questions and housing discrimination claims to Lifeline and/or HUD as appropriate.

Lifeline Community Services will continue to:

1. Advocate for fair housing issues;
2. Conduct outreach and education;
3. Provide technical assistance and training for property owners and managers;
4. Coordinate fair housing efforts;
5. Assist in enforcing fair housing rights;
6. Collaborate with other fair housing agencies;
7. Refer and provide information for non-fair housing problems; and
8. Counsel and educate tenants and landlords.

Implementing Agency: City of Oceanside Neighborhood Services Department/Housing and Code Enforcement Division

Funding Source: CDBG Funds

Objectives and Schedule: The City will continue the documentation of discriminatory practices, education of public and housing industry regarding fair housing, expansion of minority housing opportunities, reduction of discrimination, and testing for discrimination throughout the planning period. Additionally, the City will continue to explore opportunities to enhance fair housing in the City. The City also requires all Community Development Corporations (CDCs) receiving City funds to develop and implement affirmative marketing plans. The City will continue to promote the implementation of fair housing practices throughout the community using newsletters, City web site and promotional brochures available at various City departments and community locations. The City reports on a quarterly basis on the various housing programs, including fair housing.

Program 27: Relocation Assistance

The City will prepare a relocation plan pursuant to the California Uniform Relocation and Real Property Act at such time as required to mitigate impacts upon people displaced as a result of public activities.

Implementing Agency: City of Oceanside Neighborhood Services/Housing and Code Enforcement Division

Funding Source: Various program-related funding mechanisms (e.g., HOME funds)

Objectives and Schedule: The City policies will be to, first, avoid dislocating households, especially low-income households; second, minimize the dislocation if it does occur; and finally, provide relocation assistance in those cases where options to relocation are not feasible.

Program 28: Preservation of Affordable Housing Units “At Risk” of Converting to Market Rates

The City will monitor affordable housing units that are “at risk” of converting to market rates during the housing element cycle, and consider measures to preserve their affordability prior to expiration of affordability contracts. These measures will include purchase of affordability contracts, working with property owners and nonprofit housing organizations to preserve affordability; coordinate with the County Department of Housing and Community Development to secure continued subsidies and/or the commitment of available housing funds; and identify Federal, State and local financing and subsidy programs that can be used to preserve assisted housing developments at-risk of conversion. In addition, the City will provide notice and education to tenants affected by the expiration of housing assistance subsidies in order to help these tenants find suitable replacement housing, if necessary.

Implementing Agencies: City of Oceanside Neighborhood Services/Housing and Code Enforcement Division and affordable housing developers.

Funding Source: City of Oceanside housing funds/programs

Objectives and Schedule: Continuously monitor at-risk units and contact property owners to negotiate extension of affordability covenants if feasible; provide notice and education to affected tenants to assist them in finding suitable replacement housing.

C. Quantified Objectives

Housing Element law requires that quantified objectives be established with regard to new construction, rehabilitation, conservation, and preservation activities that will occur during the Housing Element cycle. Table V-1 summarizes the City of Oceanside’s quantified objectives for the provision of affordable housing opportunities during the 2013-2021 Housing Element cycle.

**Table V-1
Quantified Objectives 2013-2021**

Program Category	Income Category					Totals
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
New Construction ¹	775	774	1,178	1,090	2,393	6,210
Rehabilitation		120	120			240
Conservation ²		1,500				1,500
Preservation ³			6			6
Homebuyer Assistance		20	20			40

1. Quantified objectives for new construction are for the 1/1/2010 - 12/31/2020 RHNA period (11 years)

2. Section 8 vouchers

3. Assisted affordable units

Appendix A – Evaluation of the Prior Housing Element

Section 65588(a) of the *Government Code* requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review of the housing goals, policies, and programs of the previous housing element, and evaluates the degree to which these programs have been implemented during the previous planning period. This analysis also includes an assessment of the appropriateness of goals, objectives and policies. The findings from this evaluation have been instrumental in determining the City's 2013-2021 Housing Implementation Program.

Table A-1 summarizes the programs contained in the previous Housing Element along with the source of funding, program objectives, accomplishments, and implications for future policies and actions.

Table A-2 summarizes the goals and policies contained in the previous Housing Element along with an assessment of their appropriateness for the new planning period.

Table A-3 summarizes new units built during the previous Housing Element period.

Table A-4 presents the City's progress in meeting the quantified objectives from the previous Housing Element.

**Table A-1
2005-2010 Housing Element Program Evaluation**

Goal/Program	Objectives	Time Frame	Responsible Agency	Accomplishments	Future Policies and Actions
Program 1: Housing Revenue Bonds (Multi-Family)	This program provides housing revenue bonds for the development of affordable housing multi-family housing for lower income households. Currently, due to low interest rates, it is not anticipated that any bonds issued will be issued for multi-family housing development. However, if interest rates rise, low-interest bonds will be issued by the City. When used, bonds are often used to assist in financing low income housing tax credit projects.	Bond issuance as the market allows	Housing and Code Enforcement Division	Multifamily Housing Revenue bonds were issued for the following affordable housing projects: La Mision Village (80 units), Cape Cod Villas (36 Units), Country Club Apartments (90 units), and Shadow Way Apartments (144 Units)	Multifamily Housing Revenue Bonds will be issued for larger affordable housing projects which typically involve multiple sources of financing.
Program 2: Low Income Housing Tax Credit (LIHTC)	The City will seek to gain funding for the development of affordable housing through the LIHTC program. Investors receive a credit against federal tax owed in return for providing funds to developers to build or renovate housing for low income households. The capital subsidy allows rents to be set below the cost of development and maintenance of the property. Under this program the City will continue to provide pre-development loans to nonprofit developers, pro forma analysis through the City's housing consultant, technical assistance to nonprofit developers, and promotional venues. The City will continue to assist in the preparation of pro forma analyses and/or providing prospective applicants with demographic information. The City will promote the availability of housing assistance funds to lower-income households and, as applicable, the local development community through newsletters, City web site and promotional brochures available at various City departments and community locations. The City reports on a quarterly basis on the availability of funding for new construction as well as all the other housing programs.	As the individual projects are proposed. Quarterly reporting	Housing and Code Enforcement Division	LIHTC have been utilized for the following affordable housing projects: La Mision Village (80 units), Cape Cod Villas (36 Units), Country Club Apartments (90 units), and Shadow Way Apartments (144 Units)	LIHTC will be utilized for larger affordable housing projects which typically involve multiple sources of financing.
Program 3: Density Bonus	The City currently has a density bonus ordinance to facilitate developer use of this program. This ordinance will be revised during the 2005-2010 Housing Element cycle to comply with the provisions of SB 1818 which could facilitate higher density development in zones designated for lower densities. New State law (SB 1818) has modified the	The City will update its density bonus ordinance to comply with SB 1818 as part of the first year activities (within the first six	Planning Department and Housing and Code Enforcement Division	New Density Bonus Ordinance adopted April 2012	Continue to implement the Density Bonus Ordinance.

Goal/Program	Objectives	Time Frame	Responsible Agency	Accomplishments	Future Policies and Actions
	<p>requirements for the city if a developer requests a density bonus for providing affordable housing as part of a development proposal. Key provisions of the new law include lowering minimum density bonuses and affordable housing set-asides, providing a density bonus range that caps at 35 percent and requiring cities to grant up to three incentives or concessions. The law also provides for reduced parking requirements if requested by a developer.</p>	<p>months of the adoption of the 2005-2010 Housing Element.</p>			
<p>Program 4: Inclusionary Housing Program</p>	<p>The City revised its inclusionary housing program, which now requires that developers of three or more housing units reserve 10 percent of the units for low income households.</p> <p>The program includes the following requirements.</p> <ul style="list-style-type: none"> • For-sale residential projects of three or more units must reserve 10 percent of the units as for-sale units affordable to low and moderate income households. • Rental projects of three or more units must reserve 10 percent of the units for low income households. • An in-lieu fee option is available at the developer's discretion. In-lieu fees will be used for new construction consistent with the goals of the Housing Element. <p>The City anticipates that the inclusionary ordinance will result in the development of approximately 600 units of housing affordable to low income households during the five-year Housing Element cycle. This number is based on the number of residential units expected to be built during the 2005-2010 Housing Element cycle and the projects currently under consideration (La Mision (80 units), Libby Lake 20 units), and Lake Boulevard (80 units). The City may contemplate changing the in lieu fee from the 10% basis to one that could be based upon another appropriate basis including, but necessarily limited to, square footage, depending on Council deliberations during the planning period.</p>	<p>The City will continue to monitor and assess the Inclusionary Program to determine if appropriate amendments are necessary in order to insure that the overall supply and cost of affordable housing is not unduly impacted.</p>	<p>Housing and Code Enforcement Division</p>	<p>Most developments have opted to pay an in-lieu fee versus building affordable units onsite. The following projects construction during the previous HE period have utilized inclusionary housing funds as a one source of funding: La Mission Village (80 units), Cape Cod Villas (36 units), Country Club Apartments (90 units), Shadow Way Apartments (144 units), Libby Lake Village (20 units), Mission Cove parcel purchase.</p> <p>A committee of stakeholders was convened to develop a modified in-lieu fee calculation based upon square footage.</p>	<p>The modified in-lieu fee calculation is based upon square footage and will be updated annually on July 1. It is anticipated that the funding from this revenue source will be minimal due to the low level of residential development.</p>
<p>Program 5: Redevelopment Tax Increment Funded and New Construction Program</p>	<p>This program has two components. 1. The City will use set aside of 20 percent of the tax increment revenues that result from the City's redevelopment activities for</p>	<p>Ongoing for the setting aside of the tax increments as</p>	<p>Housing and Code Enforcement Division and the</p>	<p>RDA Set-Aside funds have been utilized as a funding source for the following affordable housing projects:</p>	<p>Contingent upon the disposition of existing RDA Set-Aside resources, the Mission Cove project will</p>

Goal/Program	Objectives	Time Frame	Responsible Agency	Accomplishments	Future Policies and Actions
<p>Description</p>	<p>the development of affordable housing. These funds will be set aside for affordable housing programs and allocated by the Community Development Commission. 2. The City will continue expediting the necessary zoning changes and development of sites within the redevelopment area and continue to work with the owners and potential developers of these sites, during the planning period for their potential conversion to affordable housing residential uses. These lands have the potential to intensify existing residential land uses or to convert from planned non-residential land uses to residential uses with varying degrees of density. In addition, some of these lands may lend themselves to a mixed-use scenario of commercial and residential within the same area, though not necessarily in the traditional multi-story mixed-use sense of ground floor commercial and above ground residential.</p> <p>The redevelopment set-aside fund averages approximately \$1.2 million annually for low income housing. The City is anticipating that approximately \$5.5 million will be available for new construction, and that approximately 75 to 80 new affordable units will be financed with the set-aside funds which also will be used to leverage additional units to be built during the 2005-2010 Housing Element cycle. The City will continue to monitor its redevelopment land inventory that may be suitable for residential development and/or mixed use development.</p>	<p>those funds accumulate; and 2. The City will continue to bring redevelopment sites forward to City Council and the redevelopment community for development with affordable housing. The City will establish a goal of bringing 2-4 such sites to City Council for their consideration of the necessary zoning changes and development for affordable housing including the potential use of the set aside funds to provide incentives to provide these affordable housing opportunities.</p>	<p>Redevelopment Agency/Housing Successor Agency</p>	<p>Shadow Way Apartments (144 units), Lil Jackson Senior Apartments (80 units). RDA Set-Aside funds were also used as a funding source for the purchase of the Mission Cove site which is estimated to produce up to 288 affordable units.</p>	<p>provide up to 288 affordable units completed over four phases of development.</p>
<p>Program 6: Section 202</p>	<p>The City will continue to work with local nonprofits to seek a sponsor and assist them in preparing the application for Section 202 funding from the U.S. Department of Housing and Urban Development (HUD).</p> <p>Under this program the City will continue to provide pre-development loans to nonprofit developers, pro forma analysis through the City's housing consultant, technical assistance to nonprofit developers, and promotional venues. The City will continue to assist in the preparation of pro forma analyses and/or providing prospective applicants with demographic information. The City will promote the availability of housing</p>	<p>Ongoing</p>	<p>Housing and Code Enforcement Division and nonprofit agencies</p>	<p>The City partnered with Southern California Presbyterian Homes to obtain HUD 202 financing for the development of the Lil Jackson Senior Apartments project (80 units).</p>	<p>Due to the highly-competitive process of HUD 202 financing, it is not anticipated that an additional project with this source of financing will be developed during the next HE period.</p>

Goal/Program	Objectives	Time Frame	Responsible Agency	Accomplishments	Future Policies and Actions
	<p>assistance funds to lower-income households and, as applicable, the local development community through newsletters, City web site and promotional brochures available at various City departments and community locations. The City reports on a quarterly basis on the availability of funding for new construction as well as all the other housing programs.</p> <p>Even though funds would be available from HUD for this type of project within the City, they will be difficult to obtain due to pending federal budget cuts and the highly competitive nature of such projects. The City has a highly competitive project (Lake Boulevard: 100 units) under consideration and will continue to pursue funding during the 2005-2010 Housing Element cycle.</p>				
<p>Program 7: Accessory Dwelling Units</p>	<p>The City will continue to allow and encourage accessory dwelling units as a source of affordable housing opportunities, as mandated by State law. The City will continue to promote the availability of accessory dwelling units as a source of lower-income housing and through newsletters, City web site and promotional brochures available at various City departments and community locations.</p>	<p>The City expects about 3-5 units per year to be developed under this program (15 total units during 2005-2010) Quarterly reporting</p>	<p>Planning Department</p>	<p>In 2006 the City relaxed standards for parking in side yard setbacks to expand opportunities for accessory units.</p>	<p>The City will review and update Accessory Dwelling Unit regulations by 2013.</p>
<p>Program 8: Farm Worker Housing</p>	<p>The City will continue to explore and implement methods to facilitate the development of such housing through State Farm Worker Housing programs:</p> <ol style="list-style-type: none"> 1. The City will undertake a review of the development standards and permit processing procedures to determine how best to encourage and facilitate the development of housing for farm workers. This program will commence within 12 months of the adoption of the Housing Element. Methods may include providing fee waivers for the development of farm worker housing or partnering with a nonprofit to leverage funds for these types of projects. 2. Under this program, the City will commit to working with service providers, non-profits, and agricultural employers to identify sites or zones appropriate for the development of housing for farm workers. This step will be conducted in year two based upon the results of the review process 	<p>The City will investigate options and opportunities as funds and programs become available. This activity is reviewed by the City as part of its quarterly housing program updates.</p>	<p>Housing and Code Enforcement Division and Planning Department</p>	<p>Four units of farmworker housing were provided in Old Grove Apartments.</p>	<p>The City will continue to explore funding opportunities available to provide farmworker housing in conjunction with affordable housing projects.</p>

Goal/Program	Objectives	Time Frame	Responsible Agency	Accomplishments	Future Policies and Actions
	<p>in step 1 with recommendations for council consideration at the end of this step.</p>				
<p>Program 9: Potential Residential Sites</p>	<p>The City will continue to expedite the necessary zoning changes and development of the sites identified in the Affordable Housing Task Force Inventory (see pp .121 et al.) and will continue to work with the owners and potential developers of these sites, during the planning period for their potential conversion to affordable housing residential uses. These lands have the potential to intensify existing residential land uses or to convert from planned non-residential land uses to residential uses with varying degrees of density. In addition, some of these lands may lend themselves to a mixed-use scenario of commercial and residential within the same area, though not necessarily in the traditional multi-story mixed-use sense of ground floor commercial and above ground residential.</p>	<p>To address the shortfall of adequate sites to accommodate the remaining regional housing need for 2,496 units affordable to lower-income households, the City will rezone at least 105 acres to a zoning district allowing 29 units per acre from the affordable housing sites inventory by June 2010.</p>	<p>Housing and Code Enforcement Division and Planning Departments</p>	<p>The city purchased a 14.5-acre parcel listed as a site on the Affordable Housing Task Force Inventory for the proposed 288-unit Mission Cove affordable housing project, which is reflected in the City's Affordable Housing/Mixed Use Vision and Strategic Plan. A 288-unit affordable project is proposed for families and seniors.</p>	<p>This program has been superseded by new Program 9.</p>
<p>Program 10: Transit Oriented Districts (TOD) and Smart Growth Focus Areas</p>	<p>The City completed a comprehensive evaluation of the potential for densification along the existing coastal and inland planned railway transit corridors. Six new transit stations will be added to the City along the Oceanside Boulevard east/west corridor by the year 2006 as part of the Oceanside/Escondido rail project (Sprinter). This study examined mixed-use and densification opportunities for a quarter mile planning radius around each station as well as along the coastal corridor from the existing transit center to Oceanside Boulevard.</p> <p>This study provided recommendations for additional mixed-use TOD and smart growth focus area policies to be incorporated into the City's General Plan. Possible actions include conversions of nonresidential or low density residentially designated areas to higher density land uses at 29 to 43 dwelling units per acre including mixed-use and live-work type conversions of existing nonresidential uses. The number of additional residential units that may occur from this effort will depend upon final density ranges established through the public review process and market factors.</p>	<p>The City is actively participating in the SANDAG process and has identified two station areas for designation as Smart Growth Focus Areas. During FY 2009, the City will finalize these designations and bring staff recommendations to the City Council by the end of the calendar year.</p>	<p>Planning Department</p>	<p>Oceanside Boulevard Vision Statement adopted in 2007. Six new Sprinter transit stations were completed along Oceanside Blvd., which helps to facilitate smart growth in the Oceanside Boulevard corridor.</p>	<p>The City will continue efforts to pursue smart growth improvement grants, state grants and other funding sources to facilitate residential development in identified smart growth concept areas and other appropriate smart growth areas in the city. As funding and staff resources allow, the City will continue to pursue implementation programs for the Coast Highway Vision and Strategic Plan, which calls for mixed-use housing development within the Coast Highway commercial corridor.</p>

Goal/Program	Objectives	Time Frame	Responsible Agency	Accomplishments	Future Policies and Actions
	<p>However, preliminary estimates as contained in the SANDAG Region 2030 Forecast for the six Transit Station Focus Areas anticipate potentially several thousand new residential units in all of these areas combined.</p>				
<p>Program 11: Homeless Shelter/Transitional Housing Site Identification</p>	<p>As stated in the Constraints Chapter, state legislation (SB 2) went into effect January 1, 2008. This legislation requires local jurisdictions to strengthen provisions for addressing the housing needs of the homeless, including the identification a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit. The City also must identify a zone or zones that can accommodate at least one year-round emergency shelter.</p> <p>To ensure compliance with this requirement, the City will revise its current provisions for emergency and transitional housing for any potential constraints and bring the local processes and procedures into compliance with the provisions of SB 2. State law requires that cities identify sites that are adequately zoned for the placement of homeless shelters and transitional housing. Additionally, they must not unduly discourage or deter these uses. In addition if the current or revised process is found to unduly restrict these uses, the City will modify its zoning ordinance accordingly.</p>	<p>The City will amend its zoning ordinance to permit emergency shelters during FY 2009. . As part of this amendment process, the City will ensure that shelters are only subject to the same development and management standards that apply to other allowed uses within the identified zone, and that such amendments permit transitional and supportive housing as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.</p>	<p>Housing and Code Enforcement Division and Planning Departments</p>	<p>The city adopted resolutions to permit temporary emergency shelters without a CUP</p>	<p>The City will process a Code amendment to allow permanent emergency shelters to be operated in applicable zones.</p>
<p>Program 12: Section 8 Housing Choice Vouchers</p>	<p>The City will continue to apply to the U.S. Department of Housing and Urban Development (HUD) for local allocations of Section 8 Housing Choice Vouchers, which provide rent subsidies to low income residents.</p> <p>Under the Section 8 program, most tenants will pay about 30 percent of their income for rent. The remainder – the difference between what the tenant pays and the actual rent – is paid directly to the</p>	<p>Annual and part of ongoing housing program activities.</p>	<p>Housing and Code Enforcement Division</p>	<p>The City successfully managed 1,313 standard Section 8 Housing Choice Vouchers (HCV) and obtained 25 Project-based Vouchers for Old Grove Apartments (4 units) and Marisol Apartments (21 units). The City Section 8 Program has also consistently received the designation</p>	<p>The City will continue to manage existing Section 8 HCV and an additional 50 Family Unification Program (FUP) Vouchers</p>

Goal/Program	Objectives	Time Frame	Responsible Agency	Accomplishments	Future Policies and Actions
	landlord by the public housing agency.			as a “high-performer” by HUD.	
Program 13: Manufactured Home Rental Adjustment Program	<p>The City will continue to consider petitions from mobile home park residents regarding rent increases by the Mobile Home Fair Practices Commission as empowered by ordinance.</p> <p>The City currently administers this program for approximately 19 mobile home parks (a total of 3,436 units.) The City anticipates that it will continue to average about 17 applications per year under this program and would make special adjustments in two to three cases per year.</p>	This program is an ongoing activity that the City will continue to implement throughout the planning period.	Housing and Code Enforcement Division	The City continues to administer this program on annual basis for 3,436 units in 19 mobile home parks.	The City will continue to administer this program on annual basis for 3,436 units in 19 mobile home parks.
Program 14: Coastal Zone Replacement Housing	<p>This program will continue the City’s existing coastal zone program, which requires the replacement of any units occupied by low and moderate income households lost through demolition. The emphasis of this program will be on retention of affordable units with replacement (Government Code 65590) on a unit-by-unit basis when removal cannot be avoided.</p> <p>The City does not anticipate that any units will be lost during both coastal zone and redevelopment agency activities during the 2005-2010 Housing Element cycle.</p>	As necessary	Housing and Code Enforcement Division	There have been no projects during the previous HE period which required Coastal Zone replacement housing.	No projects are in process or are anticipated to be completed during the next HE period which would require Coast Zone replacement housing.
Program 15: Acquisition/Rehabilitation	<p>The City will continue to attempt to acquire, or assist nonprofits in acquiring, buildings in need of rehabilitation. The buildings will be rehabilitated and rented/sold to low income households. The City will continue to identify areas that are targeted by the City, provide NOFA and pro forma evaluation and assistance, and enter into development partnerships. An example of this effort is the development of the La Mission project that the City is doing in concert with SoCal Housing. Under this program the City will continue to provide pre-development loans to nonprofit developers, pro forma analysis through the City’s housing consultant, technical assistance to nonprofit developers, and promotional venues. The City will continue to assist in the preparation of pro forma analyses and/or providing prospective applicants with demographic information. The City will promote the availability of housing assistance funds to lower-income households and, as applicable, the local development community through newsletters, City web</p>	This program is an ongoing activity that the City will continue to implement throughout the planning period. The City plans to rehabilitate 5-8 units per year under this program.	Housing and Code Enforcement Division	The following affordable housing acquisition/rehabilitation projects were completed during the previous HE period: Cape Cod Villas (36 units), Country Club Apartments (90 units), Shadow Way Apartments (144 units), and NSP homes (4 SFD)	Two 4-unit acq/rehab projects in process will be completed. Additional projects will be considered as existing funding resources are available. It is anticipated that new projects will consist of smaller/in-fill properties.

Goal/Program	Objectives	Time Frame	Responsible Agency	Accomplishments	Future Policies and Actions
	<p>site and promotional brochures available at various City departments and community locations. The City reports on a quarterly basis on the availability of funding for new construction as well as all the other housing programs.</p> <p>The City anticipates an increase in the level of activity for this program by using a combination of fund resources and program combinations and has set an objective of 40 units for this program during the 2005-2010 Housing Element cycle.</p>				
<p>Program 16: CDBG Funded Owner-Occupied Housing Rehabilitation</p>	<p>The City will continue to implement the Housing Rehabilitation Program (HRP) to assist in rehabilitation of owner-occupied housing by offering below market rate and deferred payment loans to qualified lower income households. The City will continue to identify areas that are targeted by the City, provide NOFA and pro forma evaluation and assistance, and enter into development partnerships. The City will promote the availability of CDBG funds to lower-income households and, as applicable, the local development community through newsletters, City web site and promotional brochures available at various City departments and community locations. In addition the City sponsors highly publicized community meetings to engage the community, especially in CDBG targeted neighborhoods in this process. The City reports on a quarterly basis on the availability of funding for new construction as well as all the other housing programs.</p> <p>The City anticipates that 50 low income units will be rehabilitated during the 2005-2010 Housing Element cycle.</p>	<p>This program is an ongoing activity that the City will continue to implement throughout the planning period. The City plans to rehabilitate 10 or so units per year under this program.</p>	<p>Housing and Code Enforcement Division</p>	<p>The City processed 20 Owner-occupied Housing rehabilitation loans during the previous HE period.</p>	<p>It is anticipated that an average of 5 Owner-occupied Housing rehabilitation loans will be processed annually during the next HE period.</p>
<p>Program 17: Manufactured Home Matching Grant Program</p>	<p>The City will continue to provide grants (for very low income households) and matching grants (for low income households) up to \$6,000 for the rehabilitation of mobile homes. This program is available to primarily low income mobile home occupants. The City estimates that about 5 to 10 lower income households are annually assisted. This program focuses on improvements necessary to bring the unit into compliance with the City's building code requirements.</p>	<p>The City estimates that about 5-10 lower-income households are annually assisted by this program.</p>	<p>Housing and Code Enforcement Division</p>	<p>The City processed 129 mobile home rehab matching grants during the previous HE period</p>	<p>It is anticipated that an average of 12 mobile home rehab matching grants will be processed annually during the next HE period.</p>

Goal/Program	Objectives	Time Frame	Responsible Agency	Accomplishments	Future Policies and Actions
Program 18: Code Enforcement	Code enforcement activities will continue to be conducted on a citywide basis in response to complaints or observation of blighting and/or unsafe conditions.	Ongoing	Housing and Code Enforcement Division	The City's Code Enforcement program has successfully processed an average of 4,000 complaints annually.	The same level of enforcement is anticipated over the next HE period.
Program 19a: FirstHome Program	The City will continue to provide information about the FirstHome program, a program assisting low income first time home buyers with down payment and closing cost assistance. The City will continue to provide promotional flyers that describe and advertise the program. It also will continue to partner with financial institutions to further promote the program. The City will continue to promote the availability of FirstHome funds to lower-income households and, as applicable, the local development community through newsletters, City web site and promotional brochures available at various City departments and community locations.	The City reports on a quarterly basis on the availability of funding for all of its housing programs.		The City provided down payment and closing cost assistance to 22 low-income homebuyers during the previous HE period	The City will continue to provide down payment and closing cost assistance to low-income homebuyers.
Program 19b: Section 8 Home Buyer Program	The City will continue to participate in the Section 8 Home Buyer Program. Assistance for 40 low income households during the 2005-2010 Housing Element cycle is anticipated. These programs will be used in conjunction with each other.	This program is an ongoing activity that the City will continue to implement throughout the planning period. The City plans to assist about 8 households per year under this program.	Housing and Code Enforcement Division	The City assisted 26 Section 8 participants in purchasing homes during the previous HE period.	The City will continue to assist qualified Section 8 participants in purchasing homes as financing resources permit.
Program 20: Mortgage Credit Certificates	The Mortgage Credit Certificate (MCC) program assists low and moderate income first time home buyers. Under this program, qualified first-time home buyers are able to take a federal income tax credit of up to 20 percent of the annual interest paid on their mortgage. This reduces the general income taxes of qualified home buyers, thus having the effect of subsidizing their payments. The City anticipates receiving 30 new mortgage credit certificates during the 2005-2010 Housing Element cycle. During the 2005-2010 Housing Element cycle, the City will explore the option of joining the County consortium for these services The City will continue to	This program is an ongoing activity that the City will continue to implement throughout the planning period. The City plans to assist about six households per year under this program.	Housing and Code Enforcement Division	The City was successfully awarded \$7.7 million in Mortgage Credit Certificates during the previous HE period. The City contracted with AHA to process these Certificates.	The City will continue to apply an annual award of MCC's which will be processed through the San Diego Regional Mortgage Certificate Program.

Goal/Program	Objectives	Time Frame	Responsible Agency	Accomplishments	Future Policies and Actions
	<p>promote the availability of MCC funds to lower and moderate income households and, as applicable, the local development community through newsletters, City web site and promotional brochures available at various City departments and community locations. The City reports on a quarterly basis on the availability of funding for new construction as well as all the other housing programs.</p> <p>The City will use the County of San Diego HCD process that is used throughout the region.</p>				
<p>Program 21: Review of Governmental Constraints</p>	<p>State law requires that housing elements address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing. The City's zoning ordinance includes a variety of density ranges that provide opportunities for housing to be built for all income levels. To further assist in the provision of affordable housing opportunities, it is the policy and practice of the City to allow reductions in zoning requirements where appropriate and provide funds for significant infrastructure needs to help make these projects financially feasible. In addition, the City works closely with developers of affordable housing projects to expedite the project review and approval process.</p> <ol style="list-style-type: none"> 1. The City will continue to monitor its development regulatory and permitting processes, parking standards, and zoning regulations to identify and remove constraints to the development of housing during the comprehensive update of its zoning ordinance and on an on-going basis. This program is consistent with the approach in the Five-Year Implementation Plan for the Oceanside Redevelopment Agency. 2. The City will continue to review their current plans, ordinances, and procedures related to processing applications and plans for residential developments. If the process is found to constrain the development process, the City will recommend and implement needed changes to improve efficiency. 3. As part of "An Analysis of Impediments to Fair Housing", all the cities in the County of San Diego 	<p>The City will annually assess and propose revisions as necessary. The City will expedite all policy and regulatory amendments deemed necessary as part of this evaluation no later than July 1, 2009, with Council consideration within the next six months of that action (by July 2010).</p>	<p>Planning Department</p>	<p>In 2009 the City conducted an audit of development processing procedures ("Matrix Study") which evaluated staffing, organizational structure and service delivery, and outlined best management practices to improve the efficiency of review and permitting procedures. An electronic permit tracking system has been established to consolidate permit review in a single database.</p> <p>A Reasonable Accommodation ordinance and an updated Density Bonus Ordinance were adopted in 2012.</p>	<p>Planning Dept. continuing to work on implementation of the study recommendations.</p>

Goal/Program	Objectives	Time Frame	Responsible Agency	Accomplishments	Future Policies and Actions
	<p>were assessed from a planning, zoning, and regulatory context to determine if there were impediments to affordable housing (and fair housing-see Governmental Constraints discussion). The City had to take a few steps to address one of the impediments identified in the "Analysis of Impediments" Study completed in February 2005 (density bonus). The comment in that Study regarding the need to update the density bonus program is being addressed in this Section as part of a City action within the first six months of the Housing Element cycle (update density bonus ordinance to comply with SB 1818 requirements). The second comment in the study has to do with the definition of family in the zoning code. The City addressed that issue as part of an update to its City Code during the past year. The City no longer regulates residential land use by discriminating between biologically related and unrelated persons: "Two or more persons living together as a single housekeeping unit in a dwelling unit, provided that this shall not exclude the renting of rooms in a dwelling unit as permitted by district regulations."</p> <p>4. New state legislation (SB 2) went into effect January 1, 2008. This legislation requires local jurisdictions to strengthen provisions for addressing the housing needs of the homeless, including the identification a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit. The City also must identify a zone or zones that can accommodate at least one year-round emergency shelter. The City will revise its current provisions for emergency and transitional housing for any potential constraints including placing such housing within the residential zoning categories (RM and RH) and defining the related procedures and processing comparable to the other residential categories and bring the local processes and procedures into compliance with the provisions of SB 2.</p> <p>5. In addition the City will prepare written reasonable accommodation policies and ensuring the City's</p>				

Goal/Program	Objectives	Time Frame	Responsible Agency	Accomplishments	Future Policies and Actions
	<p>current exception and appeal process do not constrain the development of housing for persons with disabilities.</p> <p>6. The City will review its parking standards to ensure that they do not constrain the supply of housing. This process particularly will focus on the parking standards for studio, one-bedroom units and group facilities and prepare standards that will amend the parking needs of such facilities and also provide greater flexibility when such facilities are near transit. It is anticipated that the completion of the review of current plans, ordinances, and permit processing procedures will occur within one to two years of the adoption of the Housing Element with any necessary recommendations to be brought for Council consideration by the end of that second year.</p>				
<p>Program 22: Monitoring of Potential New Housing Funds</p>	<p>The City will continue to monitor and pursue any available new construction and subsidy programs to meet its housing needs.</p>	<p>The City staff continuously monitors funding and program resources and will use its consultants in Sacramento and Washington to keep apprised of potential resources. It will use its quarterly progress report to inform the general public and the development community, especially the nonprofit developers.</p>	<p>Housing and Code Enforcement Division</p>	<p>New sources of funding have been obtained from the following programs: Neighborhood Stabilization Program (NSP), the Homeless Prevention and Rapid Re-Housing Program (HPRP), and additional Section 8 Project-based Vouchers.</p>	<p>Staff will continue to monitor funding and program resources</p>
<p>Program 23: Rental and Vacancy Surveys</p>	<p>The City will continue to conduct and/or monitor periodic rental housing and vacancy surveys for use in consideration of conversion projects and for use in ongoing housing planning activities.</p>	<p>As projects are proposed.</p>	<p>Housing and Code Enforcement Division</p>	<p>Surveys have been conducted as projects requiring the information are proposed.</p>	<p>Surveys will be conducted as projects requiring the information are proposed.</p>
<p>Program 24: Land Write Downs</p>	<p>The City will continue to explore providing land write downs for low income rental housing projects based on</p>	<p>Two projects will be proposed during</p>	<p>Housing and Code Enforcement Division</p>	<p>No project involved land write downs during the previous HE period.</p>	<p>It is anticipated that this program will not be utilized for a project</p>

Goal/Program	Objectives	Time Frame	Responsible Agency	Accomplishments	Future Policies and Actions
	standards and plans for adequate low income housing sites. Assisted projects must meet the reservation requirements for low and moderate income households for a period of 30 years or more.	the first two years of the planning period and the City will bring others forward as proposals and funding dictates.			within the next HE period.
Program 25: Housing Element Monitor/Revision	The City will continue to monitor and update the Housing Element as necessary.	As necessary.	Housing and Code Enforcement Division and Planning Departments	The City provides annual reports to HCD which outline housing achievements for that reporting period.	City staff will be working with the HE consultant to prepare the new HE document.
Program 26: Fair Housing Program	<p>The City of Oceanside supports fair housing laws and statutes. To promote equal opportunity, the City participates in the Fair Housing Council of San Diego's (FHCS) Fair Housing Program. The City will continue to distribute the FHCS's information on fair housing, and refer fair housing questions and housing discrimination claims to the FHCS.</p> <p>The City will continue the documentation of discriminatory practices, education of public and housing industry regarding fair housing, expansion of minority housing opportunities, reduction of discrimination, and testing for discrimination. Additionally, the City will continue to explore additional opportunities to enhance fair housing in the City. The City also requires all Community Development Corporations (CDCs) receiving City funds to develop and implement affirmative marketing plans.</p> <p>The City will continue to promote the implementation of fair housing practices throughout the community using newsletters, City web site and promotional brochures available at various City departments and community locations. The City reports on a quarterly basis on the various housing programs, including fair housing.</p>	Quarterly reports	Housing and Code Enforcement Division	The City contracts annually with Lifeline Community Services to provide Fair Housing Services. City Housing staff monitors the contract and receives quarterly reports from Lifeline.	Housing staff will be updating Fair Housing procedures, policies and information during the next HE period.

Goal/Program	Objectives	Time Frame	Responsible Agency	Accomplishments	Future Policies and Actions
Program 27: Relocation Assistance	The City will prepare a relocation plan pursuant to the California Uniform Relocation and Real Property Act at such time as required to mitigate impacts upon people displaced as a result of public activities. The City policies will be to, first, avoid dislocating households, especially low income households; second, minimize the dislocation if it does occur; and finally, provide relocation assistance in those cases where options to relocation are not feasible.	As necessary.	Housing and Code Enforcement Division	Relocation Plans pursuant to the URA were prepared and implemented for the following affordable housing projects: Cape Cod Villas, Country Club Apartments, and Shadow Way Apartments	The Housing Authority will continue to ensure that Relocation Plans conforming to the requirements of the URA are prepared and implemented for any affordable housing projects processed during the next HE period.
Program 28: Preservation of Affordable Housing Units “At Risk” of Converting to Market Rates	The City will monitor affordable housing units that are “at risk” of converting to market rates during the housing element cycle, and consider measures to preserve their affordability prior to expiration of affordability contracts. These measures will include purchase of affordability contracts, working with property owners and nonprofit housing organizations to preserve affordability; coordinate with the County Department of Housing and Community Development to secure continued subsidies and /or the commitment of available housing set-aside monies from redevelopment; identify all federal, State and local financing and subsidy programs which can be used to preserve assisted housing developments that may be at-risk; and monitor projects that contain subsidized units that are at-risk of converting to market-rate in the future.	Within the first year of the Housing Element.	Housing and Code Enforcement Division and Nonprofit developers	The following at risk affordable units were preserved during the previous HE period: Cape Cod Villas (36 units) and Shadow Way Apartments (144 units)	The City will continue to explore funding opportunities with the current owners to assist with preserving the affordability covenants.

**Table A-2
Appropriateness of 2005-2010 Housing Element Goals and Policies**

Goal	Policy	Appropriateness
Goal 1: Produce opportunities for decent and affordable housing for all of Oceanside’s citizens.		
	Policy 1.1: Promote a high quality urban environment with stable residential neighborhoods and healthy business districts.	Appropriate - continue
	Policy 1.2: Encourage and assist in neighborhood rehabilitation and beautification activities.	Appropriate - continue
	Policy 1.3: Promote a high rate of homeownership in Oceanside.	Appropriate - continue
	Policy 1.4: Advocate the rehabilitation of substandard residential properties by homeowners and landlords.	Appropriate - continue
	Policy 1.5: Continue to utilize the City’s code enforcement program to bring substandard units into compliance with City codes and to improve overall housing quality and conditions in Oceanside.	Appropriate - continue
	Policy 1.6: Encourage higher density housing development along transit corridors and smart growth focus areas.	Appropriate - continue
Goal 2: Encourage the development of a variety of housing opportunities, with special emphasis on providing:		
<ul style="list-style-type: none"> • A broad range of housing types, with varied levels of amenities and number of bedrooms. • Sufficient rental stock for all segments of the community, including families with children. • Housing that meets the special needs of the elderly and persons with disabilities. • Housing that meets the needs of large families. 		
	Policy 2.1: Designate land for a variety of residential densities sufficient to meet the housing needs for a variety of household sizes and income levels, with higher densities being focused in the vicinity of transit stops, smart growth focus areas, and in proximity to significant concentrations of employment opportunities.	Appropriate - continue
	Policy 2.2: Encourage both the private and public sectors to produce or assist in the production of housing with particular emphasis on housing affordable and accessible to lower income households, persons with disabilities, elderly, large families, female-headed households, and homeless persons.	Appropriate - continue
	Policy 2.3: Encourage housing for the elderly and persons with disabilities near public transportation, shopping, medical, and other essential support services and facilities.	Appropriate - continue
	Policy 2.4: Encourage developers to employ innovative solutions to meet housing needs, including adaptive reuse of existing non-residential buildings.	Appropriate - continue
Goal 3: Protect, encourage, and provide housing opportunities for persons of low and moderate income.		
	Policy 3.1: Continue to utilize federal and state subsidies to the fullest extent in order to meet the needs of lower income residents.	Appropriate - continue
	Policy 3.2: Use the City’s regulatory powers to promote affordable housing.	Appropriate - continue
	Policy 3.3: Provide support to nonprofit development corporations for the development of affordable housing.	Appropriate - continue
	Policy 3.4: Ensure that the development of lower income housing meets applicable standards of health, safety, and decency.	Appropriate - continue

Goal	Policy	Appropriateness
	Policy 3.5: Encourage the development of housing for low and moderate income households in areas with adequate access to employment opportunities, community facilities, and public services.	Appropriate - continue
	Policy 3.6: Attempt to preserve restricted low income housing in Oceanside that is at risk of converting to non-low income use by: a) identifying financial resources available to preserve these units; and b) assisting interested agencies and/or tenant groups in forming partnerships and gaining access to financial and technical resources.	Appropriate - continue
	Policy 3.7: Encourage the disbursement of lower and moderate income housing opportunities throughout all areas of the City.	Appropriate - continue
Goal 4: Promote equal opportunity for all residents to reside in housing of their choice.		
	Policy 4.1: Prohibit discrimination in the sale or rental of housing with regard to race, ethnic background, religion, disability, income, sex, age, familial status or household composition.	Appropriate - continue
	Policy 4.2: Assist in the enforcement of fair housing laws by receiving and investigating fair housing allegations, monitoring compliance with fair housing laws, and referring possible violations to enforcing agencies.	Appropriate - continue

**Table A-3
Residential Development by Income Category 2010-2012**

Project	Units by Income Category					Total
	EL	VL	Low	Mod	AM	
2010						
Libby Lakes Village (owner-occupied)		5*				5
Non-deed-restricted multi-family				31		31
Non-deed-restricted single-family					74	74
2011						
Libby Lakes Village (owner-occupied)		3*				3
Lil Jackson Senior Apartments		80*				80
Non-deed-restricted multi-family				17		17
Non-deed-restricted single-family					62	62
2012						
Non-deed-restricted multi-family						
Non-deed-restricted single-family						
Totals		88*		48	136	272

*Deed restricted affordable units
Source: City of Oceanside

**Table A-4
Progress in Achieving Quantified Objectives 2005-2010**

Program Category	Quantified Objective	Progress
New Construction¹		
Very Low	1,454	284
Low	1,042	209
Moderate	1,214	802
Above Moderate	2,713	2,054
Total	6,423	3,349
Rehabilitation		
Very Low	100	58
Low	100	222
Moderate	-	-
Above Moderate	-	-
Total	200	280
Conservation²		
Very Low	1,500	1,313
Low	-	-
Moderate	-	-
Above Moderate	-	-
Total	1,500	1,313
Preservation³		
Very Low	21	0
Low	-	-
Moderate	-	-
Above Moderate	-	-
Total	448	0
Homebuyer Assistance		
Very Low	70	22 (Program 19a)
Low	-	26 (Program 19b)
Moderate	-	-
Above Moderate	-	-
Total	70	48

Notes:

1. Quantified objectives for new construction are for the 1/1/2003 – 6/30/2010 RHNA period (7.5 years)
2. Section 8 certificates (varies depending on HUD allocations)
3. Assisted units at risk of conversion

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Appendix B Land Inventory

This appendix provides an analysis of potential sites for housing development during the current RHNA projection period (2010 – 2020), as well as an analysis of whether a RHNA carryover from the previous planning period is necessary.

Government Code Section 65583.2(c) requires that local jurisdictions determine their realistic capacity for new housing growth by means of a parcel-level analysis of land resources with the potential to accommodate residential uses. The analysis of potential to accommodate new housing growth considered physical and regulatory constraints, including: lot area and configuration, environmental factors (e.g. slope, sensitive habitat, flood risk), allowable density, and other development standards such as parking requirements and building height limits. This analysis demonstrates sufficient capacity to accommodate a jurisdiction's regional fair share of new housing growth, as determined by the RHNA with special attention to the very-low- and low-income segments.

The housing sites inventory includes both vacant and underutilized land with the potential for additional housing development or redevelopment during the current Housing Element cycle. The analysis of non-vacant properties included only those properties with realistic potential for additional development or "recycling", in light of: 1) existing uses on the site; 2) prevailing market conditions; 3) recent development trends; and 4) regulatory and/or other incentives to encourage recycling or intensification of existing development.

Background

More than 125 years after its incorporation, the City of Oceanside has little vacant land inventory remaining to accommodate new housing growth. With most of its 43 square miles either developed or precluded from development due to sensitive habitat, steep slopes, and/or significant flood risk, the following factors act to severely limit the City's land resources available for new "greenfield" housing development:

- More than three-quarters of the roughly 500 acres of vacant land zoned for estate residential uses is designated as protected habitat.
- Following the recent development of the Morro Hills Master Plan Area, fewer than 100 acres of vacant property remain available for small-lot single-family development. Scattered throughout the City, much of this vacant property is constrained by steep slopes and watersheds.
- More than two-thirds of the roughly 100 acres of vacant land zoned for medium-density residential uses is either designated as protected habitat or situated on steep slopes.
- High-density residential zoning is largely confined to the City's coastal areas and commercial corridors. About 40 acres of vacant land remains available for high-density housing development. While this would yield about 1,200 multi-family housing units, which represents a significant percentage of the City's RHNA allocation, it should be emphasized that SANDAG assumed that potential

redevelopment of underutilized properties would provide the majority of sites to accommodate the lower-income RHNA allocation.

- Nearly one-quarter of the City's total land area is zoned for agricultural use. Situated in the northeastern quadrant of the City, this agricultural area allows for residential development at a maximum density of one dwelling unit per 2.5 acres. Conversion of these areas to higher-density residential use would not be consistent with smart growth planning principles because it is not located near transit or significant employment opportunities, and would further reduce the state's shrinking supply of agricultural land.

The City's coastal areas (west of Interstate 5), along with the Capistrano, Loma Alta and Fire Mountain neighborhoods immediately to the east, have been largely developed since the 1950s. The San Luis Rey Valley and the Highway 78 corridor experienced substantial growth in the 1960s and '70s, while farmland in central portions of the City (including Rancho del Oro) was transformed into housing tracts, strip commercial centers and business parks during the 1980s and '90s. In the first decade of the new century, the City saw what will likely be the final example of large-scale greenfield housing development in Oceanside, with several hundred single-family homes built in the Morro Hills Master Plan Area.

The dwindling of greenfield housing opportunities in Oceanside is illustrated by population growth statistics for the past 40 years. Between 1970 and 1980, the City's population grew by nearly 90 percent. During the 1980s, the City's population increased by more than 67 percent. Between 1990 and 2000, population growth in Oceanside slowed significantly, with the City registering only a 25 percent increase. In the first decade of the new century, the City's population grew by less than four percent – with the City adding only 6,000 new residents. By comparison, between 2000 and 2010, the nearby cities of Carlsbad and San Marcos, both of which maintain large inventories of vacant land, experienced population increases of 52 and 34 percent, respectively. The population of San Diego County increased by roughly 10 percent over this same period.

Further constraining greenfield housing growth in Oceanside is the City's need to expand its limited employment base. Evolving over the past half-century as a bedroom community in the far northwestern corner of San Diego County with comparatively affordable housing, the City now finds itself with one of the lowest percentages of jobs to housing units in the San Diego region, furnishing fewer than 0.7 jobs for every dwelling. To address this jobs/housing imbalance, the City has been encouraging manufacturing, assembly, research and development, and other high-employment land uses in its industrial zones and business parks, as well as the growth of its hospitality sector in both the coastal area and near El Corazon – 450 acres of open space in the City's core now being developed as a regional recreational facility. The City's future fiscal health depends upon the growth of its employment base, and thus the City is committed to maintaining its existing inventory of commercial and industrial land.

Focal Points for Future Housing Growth

With no adjacent unincorporated land available for annexation, and with regional planning policies discouraging sprawl and encouraging more efficient use of already-developed areas, the City expects to augment its housing stock primarily through infill

and redevelopment both within and adjacent to the commercial corridors of Coast Highway, Mission Avenue, Oceanside Boulevard, and Vista Way, where zoning allows for high-density housing in conjunction with mixed-use development, and, in the case of Coast Highway, through exclusively residential projects with a minimum of 20 units.

In the City's former Downtown Redevelopment Area, centered around the intersection of Mission Avenue and Coast Highway, high-density housing is becoming an increasingly attractive option for property owners and developers looking to capitalize on the area's proximity to the beach and other attractions, including the Oceanside Pier, the Oceanside Small-Craft Harbor, the Oceanside Museum of Art, and the California Surf Museum. With the exception of a limited number of properties reserved for professional office and tourist-serving commercial uses, nearly all of the downtown area allows for high-density housing. Well-served by public transit and increasingly supportive of active transportation due to improvements prioritized in the City's Pedestrian Master Plan and Bicycle Master Plan, the City's downtown area and commercial corridors can accommodate much of the City's future housing growth without major expansion of infrastructure and without compromising the City's agricultural and environmental resources. In turn, the proliferation of residential uses in these commercial areas is expected to enhance the viability of the retail and service sectors and promote greater synergy among commercial uses.

Although the City can no longer rely primarily on greenfield residential development to meet its future housing needs, the housing sites inventory prepared for the 2013-2021 planning period demonstrates that sufficient land resources exist within the City's



Underutilized sites in the Coast Highway corridor

already-urbanized areas to accommodate its RHNA share of 2,727 lower-income housing units. This inventory identifies a range of vacant and underutilized properties with high-density residential and commercial zoning that together have a capacity for nearly 4,000 new housing units under relatively conservative density assumptions.

More than 900 of the roughly 1,700 existing income-restricted housing units in Oceanside are located within one-quarter mile of rail and/or high-frequency bus service, and the City continues to seek out transit-oriented sites for future affordable housing development. Mission Cove, a 288-unit family and senior affordable housing project now being developed through a public-private partnership between the City and National Community Renaissance, will be served by high-frequency bus service (North County Transit District's 303 Breeze). The addition of Mission Cove and other affordable and market-rate housing projects along the City's transit corridors are expected to spur greater demand for transit, which in turn is expected to lead to even more convenient and cost-effective service. This reciprocity between the City's evolving land use patterns and its increasingly multimodal transportation system exemplifies a sustainable approach to meeting Oceanside's future housing needs, consistent with state and regional Smart Growth policies as well as the City's General Plan, which calls for housing to be "developed in areas with adequate access to employment opportunities, community facilities, and public services." Prepared with smart and sustainable growth patterns in mind, the housing sites inventory for the 2013-2021 planning period demonstrates that new housing growth in Oceanside over this eight-year period will largely conform to these patterns, due to the fact that much of the City's vacant and underutilized land lies within transit-served areas where high-density housing is permitted by zoning and encouraged by state, regional, and local policies.

Methodology and Guiding Assumptions

Recognizing that the California Department of Housing and Community Development maintains a high standard of review for candidate sites that are neither vacant nor more than one acre in size, the City prepared and implemented a rigorous protocol in its assessment of properties considered for inclusion in the housing sites inventory. The sites zoned for residential use are primarily vacant sites, while most of the non-vacant properties in the inventory are situated in commercial zones that allow high-density housing as a component of mixed-use development and/or as a stand-alone use. Although many of the underutilized commercial sites are less than one acre in size, most are contiguous with other sites with similar redevelopment potential, and City policies to facilitate consolidation of adjacent parcels are included in the Housing Plan (see Program 10). In some cases, these sites collectively comprise entire commercial blocks with marginal land uses and/or development patterns. Along with vacant residential sites, underutilized commercial sites are a key component of the housing sites inventory, consistent with the City's goal of revitalizing its commercial corridors through the introduction of a robust residential component.

Beginning with close scrutiny of housing capacity maps prepared by the San Diego Association of Governments (SANDAG) in support of its 2050 Regional Growth Forecast, and centered on a multi-faceted analysis of development constraints and opportunities, the site assessment process resulted in an inventory of sites with a collective capacity to

accommodate more than 3,700 new housing units at densities of at least 29 units per acre. The protocol for site assessment involved the following tasks:

- Review of maps and aerial photography
 - Housing capacity maps (SANDAG 2050 Regional Forecast)
 - Zoning and land use maps
 - Aerial photography (CityGIS, Bing Maps, Google Earth)
 - FEMA flood zone panels
 - Topographic surveys
 - Habitat conservation maps
 - California Water Resources Control Board Geotracker
- Evaluation of multiple sources of property data
 - SanGIS parcel data
 - RealQuest parcel data
 - City entitlement records
- Field assessment
 - Evaluation of existing conditions
 - Calculation of proximity to key amenities
 - Consideration of aggregation potential
- Discussion with City staff in Engineering, Public Works, Water Utilities and other disciplines
 - Availability of infrastructure
 - Presence of easements and/or other physical constraints
- Evaluation of the City's land use and transportation policies
 - Coast Highway Vision and Strategic Plan
 - Oceanside Boulevard Vision Statement
 - Circulation Element Update

Each of the potential housing sites identified on the SANDAG housing capacity maps were cross-referenced on the City's land use and zoning maps to confirm high-density housing as a permitted land use. Sites zoned for high-density residential uses were then viewed on aerial photography to verify street access, existing land use, and lot dimensions. Potential development constraints were then identified through analysis of subdivision maps, FEMA flood panels, topographic surveys, the City's draft Subarea Habitat Conservation Plan, and the "Geotracker" mapping application used by the California Water Resources Control Board to identify sites contaminated by hazardous materials. Sites not constrained by restrictive easements, flood risk, extreme slope, sensitive habitat, or hazardous materials contamination were then evaluated in terms of

their ripeness for development (in the case of vacant sites) or recycling (in the case of non-vacant sites).

As part of its evaluation of the likelihood of non-vacant sites recycling with high-density housing, staff calculated the ratio of assessed land value to assessed improvement value; except in a few instances where assessed values appear to be in conflict with current market conditions, those sites where assessed improvement values were greater than the assessed land value were removed from the inventory.

Non-vacant sites were further filtered on the basis of: 1) existing residential development less than half the allowable maximum; and 2) potential for additional commercial floor area above an FAR of 0.33. Non-vacant residential sites unable to accommodate at least a doubling of density as well as those sites with existing commercial floor area ratios at or above 0.33 were removed from the inventory.

Both vacant and non-vacant sites were evaluated on their capacity to accommodate at least 16 dwelling units, either independently or through aggregation with abutting sites with similar development or recycling potential. Sites that cannot accommodate 16 dwelling units either independently or through aggregation with qualified abutting sites were removed from the inventory.

In its assessment of both the capacity and ripeness of candidate sites for new housing development, City staff was guided by several key assumptions, which, applied together, reveal the likelihood of each candidate site contributing new units to the City's housing stock during the 2013-2021 planning period. Candidate sites that survived the vetting process conformed to the following key assumptions:

- The bulk of the City's future housing growth over the next decade will occur within and immediately adjacent to its existing commercial corridors (i.e., Coast Highway, Oceanside Boulevard, Mission Avenue, Vista Way);
- In the absence of significant environmental and/or regulatory constraints, virtually all remaining vacant land under residential zoning will be developed within the next decade;
- Non-vacant properties can be categorized as underutilized, and thus ripe for redevelopment, when all of the following conditions exist:
 - Existing residential density is less than 50 percent of the maximum allowable density;
 - Existing commercial floor area ratio is less than 0.33;
 - Assessed land value is greater than assessed improvement value;
 - Capacity for at least 16 dwelling units, either on the individual site or in combination with adjacent sites with similar development potential.
- Sites with the following environmental, logistic, and/or regulatory constraints were excluded from the inventory:
 - Lack of street access;
 - Lack of electrical service and natural gas supply;

- Lack of water and sewer service;
- Presence of restrictive access or utility easements;
- Hillside conditions, where portions of the property have a natural gradient in excess of 20 percent with an elevation differential of 25 feet or more;
- High risk of flood hazard (i.e., located within a federally-designated floodway);
- Soil contamination, as determined by the California Water Resources Control Board;
- Presence of sensitive wildlife habitat, as determined by the North County Multiple Species Habitat Conservation Program;
- Presence of significant historic resources, as identified by the California Office of Historic Preservation and/or the National Register of Historic Places;
- New high-density housing should be encouraged on sites within a quarter-mile radius of the following amenities:
 - Rail or high-frequency bus service;
 - Pedestrian and bicycle facilities, as identified in the City’s Pedestrian Master Plan and Bicycle Master Plan;
 - Public parks and recreational facilities (including the beach);
 - Grocery stores;
 - Public health facilities;
 - Elementary schools.

The site assessment methodology outlined above – crafted and implemented under conservative assumptions regarding the potential of each candidate site to develop/recycle with high-density housing – has produced an inventory of sites most likely to accommodate new affordable housing over the 2013-2021 planning period. The analysis demonstrated that these inventoried sites are not only ripe for development of high-density housing, but that they collectively represent a smart and sustainable growth pattern for both market-rate and affordable housing – a growth pattern that avoids sprawl, preserves natural resources, encourages efficient use of existing infrastructure, and contributes to transit ridership and active transportation. With its emphasis on high-density infill housing along the City’s transit corridors, the sites inventory supports energy conservation and the reduction of greenhouse gas emissions, as called for in the California Global Warming Solutions Act (AB 32) and related state policies and regulations.

RHNA Carryover from the Previous Planning Period

State law¹⁸ requires that any portion of the housing need from the previous planning period that was not accommodated must be carried over to the next planning period. In

¹⁸ Government Code Sec. 65584.09

2009 the City adopted its Housing Element for the 2005-2010 planning period, which was found by HCD to be in compliance with state law. The 2005-2010 Housing Element included a commitment to rezone at least 105 acres to a zoning district allowing 29 units/acre to accommodate the regional housing need of 2,496 lower-income units by June 2010 (Program 9). As described below, it was subsequently determined that no rezoning was required and therefore no carryover is necessary because adequate sites were available to fully accommodate the lower-income RHNA in the previous planning period.

Suitability of 29 units/acre to facilitate affordable housing. Under state law, the “default density” for most jurisdictions in urban counties is 30 units/acre. Default density refers to the density considered suitable to encourage and facilitate the development of affordable housing. State law also provides that an alternate density may be deemed suitable depending on local circumstances.

A recent study by Keyser Marston Associates (KMA)¹⁹ examined the relative cost and financial feasibility of affordable housing development at different densities in San Diego County. The study reviewed recently completed affordable housing developments and also compared three prototype multi-family development types at densities of 20, 24 and 30 units/acre in order to compare development feasibility at different densities.

KMA found that most recent affordable housing developments built from 2009 to the present in San Diego County had densities between 15 and 29 units/acre. In addition, KMA’s analysis of multi-family prototypes concluded that the most feasible development type was garden apartments at a density of 24 units/acre. The prototype of 30 units/acre was found to be the *least feasible* of the three prototypes analyzed. The primary reason that a density of less than 30 units/acre was found to be most feasible was the higher cost of taller buildings and structure parking compared to surface parking.

KMA confirmed that real estate development conditions in Oceanside, especially east of Interstate 5, are expected to be similar to those in other portions of San Diego County²⁰. The KMA analysis supports the City’s determination that allowable densities in Oceanside are appropriate to facilitate the production of affordable housing, which is further supported by recent affordable housing developments in the City such as Mission Cove (21 units/acre), La Mision (26 units/acre) and the Portola project (20 units/acre).

Lower-Income Housing Need in the Previous RHNA Cycle. The RHNA allocation for Oceanside in the previous planning period was 6,423 units, with 2,496 of those in the very-low and low income categories as shown in Table B-1.

Table B-1
Regional Housing Growth Needs 2003-2010

Very Low	Low	Moderate	Above Mod	Total
1,454	1,042	1,214	2,713	6,423

1/1/2003 – 6/30/2010
Source: SANDAG

¹⁹ Keyser Marston Associates, *County of San Diego Housing Element Update-Housing Resources*, 12/7/2012

²⁰ Paul Marra, Keyser Marston Associates, personal communication, 3/8/2013

As noted in Table A-4, 1,295 affordable units were completed during the previous planning period, of which 493 were deed-restricted for very-low- or low-income households. Subtracting these completed units from the total lower-income RHNA leaves a net lower-income RHNA of 2,003 units.

Inventory of Sites for Lower-Income Housing. State law requires that the City analyze the capacity of sites that were available for lower-income housing during the previous planning period. The current sites inventory described in Tables B-7 through B-9 is the appropriate reference point for this analysis because the General Plan and zoning land use regulations have remained constant for these sites from May 2009 to the present.

In May 2009 it was determined that the City's 1986 Zoning Ordinance was still in effect for the Coastal Zone (rather than the 1992 Zoning Ordinance) because the 1992 ordinance had not been ratified by the Coastal Commission. As a result, the zoning and development standards contained in the 1986 ordinance regulated development from May 2009 through the end of the previous Housing Element planning period (April 2013). The 1986 ordinance provides significantly greater development potential than the 1992 ordinance in the following respects:

- 35-foot height limit for all residential development (as opposed to a 27-foot height maximum under the 1992 ordinance)
- Allowance of a third story in the R-3 and R-T zoning districts (as opposed to a two-story limit under the 1992 ordinance)
- Allowance of mixed-use densities up to 43 units/acre in the C2 district, which encompasses all portions of Coast Hwy outside of the Downtown District (as opposed to a maximum mixed-use density of 29 units/acre under the 1992 ordinance)
- Allowance for high-rise structures (with no specified height limit) through a CUP process in all coastal commercial and residential zones located outside of the Downtown District (where no such allowance existed under the 1992 ordinance)

From May 2009 forward, all of the vacant and underutilized sites listed in Tables B-7 through B-9 were available with the realistic capacities indicated. These tables are annotated to indicate the parcels that were affected by the reinstatement of the 1986 ordinance. The total realistic capacity of these sites exceeds the capacity needed to accommodate the previous remaining lower-income RHNA, therefore no carryover is necessary. At the present time the City has no intentions of pursuing Coastal Commission certification of the 1992 Zoning Ordinance, since the 1986 ordinance is more consistent with current plans and policies, such as the Coast Highway Vision Plan, as well as City's efforts to improve its jobs/housing balance.

Pending Projects

Table B-2 summarizes projects that are currently in the review process. The Mission Cove project proposes 288 units that will be deed-restricted for very-low-income households.

**Table B-2
Pending Residential Developments by Income Category**

Project	Units by Income Category					Total
	EL	VL	Low	Mod	AM	
Mission Cove		288*				288
Totals		288*				288

*Deed-restricted affordable units (National Core/Community Housing Works)
Source: City of Oceanside

Progress Toward the RHNA

Table B-3 summarizes the City’s progress toward the 2010-2020 RHNA, which reflects units completed and pending.

**Table B-3
Progress Toward the 2010-2020 RHNA**

	Income Category			
	Very Low	Low	Moderate	Above Moderate
RHNA 2010-2020	1,549	1,178	1,090	2,393
Units completed 2010-2012 (Table A-3)	88	-	48	136
Pending projects (Table B-2)	288			
Net Remaining RHNA 2013-2020	1,173	1,178	1,042	2,257

Source: City of Oceanside, 2012

Vacant and Underutilized Sites to Accommodate the Remaining RHNA

Tables B-4 through B-6 summarize the inventory of vacant and underutilized sites, organized by neighborhood. A parcel-specific listing of sites is provided in Tables B-7 through B-9. Figure B-1 shows the locations of these potential sites.

**Table B-4
Vacant Sites Summary**

Neighborhood	Lower	Moderate	Above Mod	Total Units
East Side Capistrano	38			291
Fire Mountain	454			526
Lake	240			279
Peacock	416			483
South Oceanside	108			76
Townsite	266			220
Totals	1,552		2,422	

Source: City of Oceanside, 1/2013

**Table B-5
Underutilized Sites Summary**

Neighborhood	Lower	Moderate	Above Mod	Total Units
Fire Mountain	239			276
Loma Alta	882			1,024
North Valley	113			131
South Oceanside	316			260
Townsite	171			136
Totals	1,721			1,827

Source: City of Oceanside, 1/2013

Realistic Capacity. The sites inventory assumes a typical density of 35 units/acre in zones where the maximum allowable density is 43 units/acre. This assumption of only 81 percent of allowable density is very conservative in view of the fact that several recent projects have achieved a density at the maximum 43 units/acre. The realistic capacity for sites with a maximum density of 29 units/acre has been conservatively assumed to be 25 units/acre (86 percent of maximum density, excluding density bonus). Properties within the Oceanside Boulevard, Vista Way, and Mission Avenue corridors have a density allowance of up to 29 dwelling units per acre in conjunction with mixed-use development. As seen in the table below, there is a growing precedent for mixed-use in both the downtown area and along the Vista Way corridor: several mixed-use projects in the downtown area have been built or entitled in recent years, with residential densities up to the maximum 43 units/acre; and the recently completed Piazza d’Oro development at Vista Way and Rancho del Oro Drive integrates rental housing with retail and office uses. Recent conversations with local real estate experts as well as inquiries from developers confirm a strong interest in high-density residential development along the City’s commercial corridors.

Project	Description	Location	Project Characteristics
Portola	Mixed-Use Live/Work & Condominiums	Pier View Way & Horne Str.	20 du.ac 7 live/work units
Belvedere	Mixed-Use Live/Work, Hotel/Office/retail	Mission & Horne	8,357 s.f. office 120 unit hotel 90 live/work lofts
Tradewind	Mixed-Use Condominium Office/retail	310 Cleveland	43 du.ac 10 condo units 2,000 s.f. office/retail
Oceanside Terrace	Mixed-Use Office, retail, restaurant	301 Mission	43 du.ac. 38 units 12,000 s.f. office/retail
Ocean Village	Mixed-Use Office, retail Apartments	401 Coast Hwy.(101)	43 du. ac 33 units 11,000 s.f. office/retail
Ocean Lofts	Mixed-Use Office/Live/Work	550 Seagaze	32 lofts Live/work
City Mark	Mixed-Use Hotel,Condos. retail/office	Mission/Myers Cleveland	43 du.ac./231 units 48,000 s.f. retail 150 hotel units

As noted previously, the inventory of underutilized sites presented in Table B-9 represents only those sites with the greatest potential for residential development in the planning period. The land inventory summary below shows that even with conservative assumptions, the capacity of sites for lower-income housing exceeds the remaining RHNA by over 900 units, or about 40 percent. In order to further ensure the availability of adequate sites throughout the planning period, Program 25 in the Housing Action Plan (Chapter V) includes a *no net loss* provision to monitor development and identify additional sites if potential development capacity were to fall below the remaining RHNA allocation.

Conclusion

Table B-6 summarizes the City's land inventory for the 2013-2021 planning period. The table shows that adequate sites are available with appropriate zoning to accommodate the RHNA for the planning period.

Table B-6
Land Inventory Summary

	Income Category		
	Very Low + Low	Moderate	Above Moderate
Net Remaining RHNA 2013-2020	2,351	1,042	2,257
Vacant sites (Tables B-7 & B-8)	1,552		2,422
Underutilized sites (Table B-9)	1,721		
Total sites inventory	3,273		
Adequate Sites?	Yes	Yes*	Yes

Source: City of Oceanside, 1/2013

*Reflects excess lower-income sites

**Table B-7
Vacant Sites Inventory**

APN	Site Address	Site Address	Site Address	Site Address	Neighborhood	General Plan	Zoning	Lot Area (sq.ft.)	Realistic Density (units/acre)	Potential Units
1480120900	1431		SHOSHONE	ST	East Side Capistrano	High Density Residential (LCP LUP)	R-3	4,811	25	2
1480122000	1422		MARQUETTE	ST	East Side Capistrano	High Density Residential (LCP LUP)	R-3	5,142	25	2
1480122300	1404		MARQUETTE	ST	East Side Capistrano	High Density Residential (LCP LUP)	R-3	4,974	25	2
1480171900	0		LEMON	ST	East Side Capistrano	High Density Residential (LCP LUP)	R-3	5,106	25	2
1480541400	0		BUSH	ST	East Side Capistrano	High Density Residential (LCP LUP)	R-3	6,880	25	3
1480621400	0		HIGGINS	ST	East Side Capistrano	High Density Residential (LCP LUP)	R-3	5,001	25	2
1480642500	0		BUSH	ST	East Side Capistrano	High Density Residential (LCP LUP)	R-3	6,719	25	3
1480650100	0		BUENA	ST	East Side Capistrano	High Density Residential (LCP LUP)	R-3	4,419	25	2
1480710200	0		LEMON	ST	East Side Capistrano	High Density Residential (LCP LUP)	R-3	5,056	25	2
1480730400	0		PULS	ST	East Side Capistrano	High Density Residential (LCP LUP)	R-3	4,950	25	2
1481410100	0		BUSH	ST	East Side Capistrano	High Density Residential (LCP LUP)	R-3	7,099	25	4
1481410400	1427		BUSH	ST	East Side Capistrano	High Density Residential (LCP LUP)	R-3	5,018	25	2
1481420300	1434		OLIVE	ST	East Side Capistrano	High Density Residential (LCP LUP)	R-3	4,969	25	2

APN	Site Address	Site Address	Site Address	Site Address	Neighborhood	General Plan	Zoning	Lot Area (sq.ft.)	Realistic Density (units/acre)	Potential Units
1481521300	1522		MISSION	AVE	East Side Capistrano	High Density Residential (LCP LUP)	R-3	10,238	25	5
1481521400	1514		MISSION	AVE	East Side Capistrano	High Density Residential (LCP LUP)	R-3	4,012	25	2
1481523700	0		BUSH	ST	East Side Capistrano	High Density Residential (LCP LUP)	R-3	3,201	25	1
Subtotal										38
1512705000	0		CROUCH	ST	Fire Mountain	CC	CC	255,377	25	146
1512705600	0		CROUCH	ST	Fire Mountain	CC	CC	531,624	25	305
1513102000	1715		OCEANSIDE	BLVD	Fire Mountain	SC	CS-HO	5,906	25	3
Subtotal										454
1680124300	0		PLAZA	DR	Lake	CC	CC	419,329	25	240
Subtotal										240
1620306600	2960		OCEANSIDE	BLVD	Loma Alta	GC	CG	53,078	25	30
Subtotal										30
1610302000	0		OCEANSIDE	BLVD	Peacock	PC	CN	405,351	25	232
1610302300	0		OCEANSIDE	BLVD	Peacock	NC	CN	230,354	25	132
1610302400	0		OCEANSIDE	BLVD	Peacock	NC	CN	91,756	25	52
Subtotal										416
1503040100	902	S	COAST	HWY	South Oceanside	General Commercial (LCP LUP)	C-2	14,006	35	11
1503040200	511		LEONARD	AVE	South Oceanside	General Commercial (LCP LUP)	C-2	4,339	35	3
1503040300	509		LEONARD	AVE	South Oceanside	General Commercial (LCP LUP)	C-2	4,213	35	3
1530410100	514		MORSE	ST	South Oceanside	High Density Residential (LCP LUP)	R-3	93,389	35	75

APN	Site Address	Site Address	Site Address	Site Address	Neighborhood	General Plan	Zoning	Lot Area (sq.ft.)	Realistic Density (units/acre)	Potential Units
1532710200	0		TREMONT	ST	South Oceanside	High Density Residential (LCP LUP)	R-3	5,971	35	4
1532514100	0		MYERS	ST	South Oceanside	High Density Residential (LCP LUP)	R-3	6,445	35	5
1532514200	0		MYERS	ST	South Oceanside	High Density Residential (LCP LUP)	R-3	6,099	35	4
1521460400	0	S	PACIFIC	ST	South Oceanside	High Density Residential (LCP LUP)	RT	4,048	35	3
Subtotal										108
1470881300	314	N	CLEVELAND	ST	Townsite	Redevelopment	D	4,844	35	3
1500470200	310	S	TREMONT	ST	Townsite	General Commercial (LCP LUP)	C-2	5,290	35	4
1500511900	515		TOPEKA	ST	Townsite	General Commercial (LCP LUP)	C-2	9,750	35	7
1500540100	0	S	COAST	HWY	Townsite	General Commercial (LCP LUP)	C-2	4,850	35	3
1500540200	308	S	COAST	HWY	Townsite	General Commercial (LCP LUP)	C-2	4,855	35	3
1500540700	328	S	COAST	HWY	Townsite	General Commercial (LCP LUP)	C-2	5,235	35	4
1500540800	332	S	COAST	HWY	Townsite	General Commercial (LCP LUP)	C-2	4,817	35	3
1500621400	0	S	CLEMENTINE	ST	Townsite	HD-R	RH	4,592	25	2
1520111100	1026	S	TREMONT	ST	Townsite	General Commercial (LCP LUP)	C-2	5,199	35	4
1520140700	0	S	TREMONT	ST	Townsite	General Commercial (LCP LUP)	C-2	3,735	35	3

APN	Site Address	Site Address	Site Address	Site Address	Neighborhood	General Plan	Zoning	Lot Area (sq.ft.)	Realistic Density (units/acre)	Potential Units
1520140800	0	S	TREMONT	ST	Townsite	General Commercial (LCP LUP)	C-2	5,265	35	4
1501830100	0	S	TREMONT	ST	Townsite	General Commercial (LCP LUP)	C-2	5,096	35	4
1501840600	0	S	TREMONT	ST	Townsite	General Commercial (LCP LUP)	C-2	5,166	35	4
1520222700	0	S	COAST	HWY	Townsite	general Commercial (LCP LUP)	C-2	19,965	35	16
1470970300	211	N	FREEMAN	ST	Townsite	Redevelopment	D	10,799	35	8
1471071000	0		HORNE	ST	Townsite	Redevelopment	D	5,360	35	4
1501820300	0		CLEVELAND	ST	Townsite	High Density Residential (LCP LUP)	R-3	5,117	35	4
1501820400	414	S	CLEVELAND	ST	Townsite	High Density Residential (LCP LUP)	R-3	4,932	35	3
1501820600	438	S	CLEVELAND	ST	Townsite	High Density Residential (LCP LUP)	R-3	10,207	35	8
1503711000	0		CLEVELAND	ST	Townsite	High Density Residential (LCP LUP)	R-3	5,205	35	4
1520131100	1007	S	CLEVELAND	ST	Townsite	High Density Residential (LCP LUP)	R-3	13,786	35	11
1432010300	801	N	COAST	HWY	Townsite	Redevelopment	D	10,819	35	8
1432040100	0	N	COAST	HWY	Townsite	Redevelopment	D	15,401	35	12
1470200100	0		8TH	ST	Townsite	Redevelopment	D	4,586	35	3
1470203100	0		NEPTUNE	WAY	Townsite	Redevelopment	D	19,748	35	15
1470710300	0	N	MYERS	ST	Townsite	Redevelopment	D	5,171	35	4
1471070900	0	N	HORNE	ST	Townsite	Redevelopment	D	5,209	35	4
1471071400	0	N	HORNE	ST	Townsite	Redevelopment	D	10,873	35	8

APN	Site Address	Site Address	Site Address	Site Address	Neighborhood	General Plan	Zoning	Lot Area (sq.ft.)	Realistic Density (units/acre)	Potential Units
1500460100	302	S	CLEVELAND	ST	Townsite	High Density Residential (LCP LUP)	R-3	5,231	35	4
1501850100	502	S	CLEVELAND	ST	Townsite	UHD	R-3	5,001	35	4
1501850200	506	S	CLEVELAND	ST	Townsite	UHD	R-3	4,948	35	3
1501850400	516		CLEVELAND	ST	Townsite	UHD	R-3	5,072	35	4
1501850500	518	S	CLEVELAND	ST	Townsite	UHD	R-3	5,108	35	4
1501850600	0		CLEVELAND	ST	Townsite	UHD	R-3	4,903	35	3
1501851700	526	S	CLEVELAND	ST	Townsite	UHD	R-3	7,516	35	6
1501851800	0		CLEVELAND	ST	Townsite	UHD	R-3	2,533	35	2
1500622900	210		NEVADA	ST	Townsite	UHD	RH-U	2,502	35	2
1520160600	1125	S	CLEVELAND	ST	Townsite	UHD	R-3	5,030	35	4
1520160800	1133	S	CLEVELAND	ST	Townsite	UHD	R-3	5,388	35	4
1520160900	1137	S	CLEVELAND	ST	Townsite	UHD	R-3	5,159	35	4
1520161000	1141	S	CLEVELAND	ST	Townsite	UHD	R-3	4,985	35	4
1520161200	1129	S	CLEVELAND	ST	Townsite	UHD	R-3	4,899	35	3
1473500900	152	S	MYERS	ST	Townsite	RD	D	4,355	35	3
1503510100	802	S	PACIFIC	ST	Townsite	GC	C-1	10,203	35	8
1503780100	0		CLEVELAND	ST	Townsite	Redevelopment	D	19,868	35	15
1502602100	0	S	STRAND		Townsite	Redevelopment	D	4,403	35	3
1502602500	712	S	STRAND		Townsite	Redevelopment	D	4,568	35	3
1502603300	620		STRAND		Townsite	Redevelopment	D	4,823	35	3
1502603400	620		STRAND		Townsite	Redevelopment	D	4,837	35	3
1502603500	620		STRAND		Townsite	Redevelopment	D	5,163	35	4
1502603600	704		STRAND		Townsite	Redevelopment	D	4,551	35	3
1502603700	704		STRAND		Townsite	Redevelopment	D	4,877	35	3

APN	Site Address	Site Address	Site Address	Site Address	Neighborhood	General Plan	Zoning	Lot Area (sq.ft.)	Realistic Density (units/acre)	Potential Units
<i>1502603800</i>	<i>710</i>		<i>STRAND</i>		<i>Townsite</i>	<i>Redevelopment</i>	<i>D</i>	<i>4,891</i>	<i>35</i>	<i>3</i>
<i>1502603900</i>	<i>0</i>	<i>S</i>	<i>STRAND</i>		<i>Townsite</i>	<i>Redevelopment</i>	<i>D</i>	<i>5,357</i>	<i>35</i>	<i>4</i>
Subtotal										266
GRAND TOTALS										1,552

Note: Parcels regulated by the 1986 Code are shown in ***bold italics***.

**Table B-8
Vacant Sites Inventory – Above Moderate Sites**

APN	Address	Acreage	General Plan	Zoning	Project Name	Units	Notes
	Mesa Dr.	27	MDB-R	RM-B	St. Cloud	300	Approved 11/7/05
144-100-15-00	Capistrano Dr.	2.69	SFD-R	RS	Lusardi Capistrano	8	Approved 3/12/12
	Horne St.		Redevelop.	Downtown	Belvedere	90	Approved 10/17/12
	Mesa Dr.	28.02	MDB-R	PD-1	Terraza	338	Under review
	Mesa Dr.	23.8	MDA-R	PD-24	Oceanside Mesa	22	Under review
155-033-03-00	2003 S. Tremont St.	0.25	HD-R	R-3	Dakmin	3	Approved 11/14/11
	Vandergrift Rd./North River Rd.		NC	CN	North River Village	106	Approved 5/22/06
	Melrose Dr.	76.02	EB-R	RE-B	Marisol	92	Approved 5/7/12
158-101-33-00	Mission Ave./Academy Rd.	14.85	SFD-R	RS		74	Former Diocese property
	Ocean Ridge Ct.		EB-R	RE-B	Darwin Knolls	15	Approved 1/9/12
	Mission Ave./Valley Heights Rd.		EB-R	RE-B	Pepper Tree	7	Approved 8/23/10
161-030-19-00	Oceanside Blvd./Melrose Dr.	25.41	EB-R	RE-B		57	Parcel Map 17266
159-090-40-00	Melrose Dr.	31.29	EB-R	RE-B		81	Rancho Guajome Partition
161-030-20-00	Oceanside Blvd./Melrose Dr.	9.27	NC	CN		100	Parcel Map 17266
	Oceanside Blvd. Rancho del Oro Rd.	465	El Corazon SP	El Corazon SP	El Corazon SP	300	
148-271-04-00, 148-271-03-00	Dixie St.	3.6	MDC-R	RM-C	Dixie Village	35	Approved 4/25/05
148-271-10-00, 148-271-09-00	Dixie St./Grace St.	1.82	MDC-R	RM-C	Dixie Street Development	9	Approved 1/22/07
148-272-37-00	Dixie St.	0.54	SFD-R	RS		2	Dixie Heights Subdivision
148-272-19-00	Dixie St.	0.2	SFD-R	RS		1	Dixie Heights Subdivision
148-272-05-00	Dixie St.	0.17	SFD-R	RS		1	
148-272-06-00	Dixie St.	0.17	SFD-R	RS		1	
148-320-10-00	Rainbow Ln.	0.16	SFD-R	RS		1	Golden Sands Subdivision
148-320-11-00	Rainbow Ln.	0.23	SFD-R	RS		1	Golden Sands Subdivision
148-320-14-00	Rainbow Ln.	0.19	SFD-R	RS		1	Golden Sands Subdivision
148-320-06-00	Saratoga St.	0.17	SFD-R	RS		1	Golden Sands Subdivision

APN	Address	Acreage	General Plan	Zoning	Project Name	Units	Notes
148-320-07-00	Saratoga St.	0.19	SFD-R	RS		1	Golden Sands Subdivision
148-320-04-00	Saratoga St.	0.2	SFD-R	RS		1	Golden Sands Subdivision
148-311-29-00	Winchester St.	0.17	SFD-R	RS		1	Maxson and Griffiths Subdivision
159-060-13-00	Darwin Dr.	13.1	EB-R	RE-B		24	Subarea Plan requires 50% preservation
	Sagewood Dr.		EB-R	RE-B	Panorama Ridge	11	Approved
159-060-06-00	Sagewood Dr.	17.1	EB-R	RE-B		32	Subarea Plan requires 50% preservation
159-112-22-00	2218 Willowbrook Dr.	4.17	EB-R	RE-B	Willowbrook Acres	16	
159-112-35-00	Willowbrook Dr.	2.87	EB-R	RE-B	Willowbrook Acres	10	
159-112-28-00	Willowbrook Dr.	1.07	EB-R	RE-B	Willowbrook Acres	4	
159-112-36-00	2224 Willowbrook Dr.	2.95	EB-R	RE-B	Willowbrook Acres	5	
159-390-23-00	2351 Darwin Dr.	3.4	EB-R	RE-B	Willowbrook Acres	12	
159-112-12-00	2119 Willowbrook Dr.	2.15	EB-R	RE-B	Willowbrook Acres	8	
159-112-42-00	Willowbrook Dr.	8.32	EB-R	RE-B	Willowbrook Acres	15	
159-112-29-00	2188 Willowbrook Dr.	2.78	EB-R	RE-B	Willowbrook Acres	4	
148-100-47-00	Foussat Rd	7.34	SFD-R	RS	Parcel Map 3544	25	
149-160-33-00, 149-160-32-00	Corto St.	2.69	SFD-R	RS	Sutton Place	10	Under review
	Village Dr.	36.73	EA-R	RE-A	Morro Hills Village K	123	Approved 1/10/11
	Vista Pointe Blvd./Bellingham Dr.	27.45	EB-R	RE-B	Morro Hills Village L	79	Approved 12/13/10
157-411-17-00	Old Ranch Rd.	2.38	MDA-R	RM-A		15	Parcel Map 12811
157-412-26-00	2827 Guajome Lake Rd.	6.29	SFD-R	RS		20	Rancho Guajome Partition
157-412-15-00	Guajome Lake Rd.	16.64	SFD-R	RS		40	Rancho Guajome Partition
157-412-28-00	5464 Albright St.	4	SFD-R	RS		20	Rancho Guajome Partition
157-411-16-00	Old Ranch Rd.	2.52	MDA-R	RM-A		20	Parcel 12811
154-200-03-00	1995 Fire Mountain Dr.	0.5	EB-R	RE-B	Kolostyak Parcel Map	1	Approved 3/12/12
154-190-09-00	1945 Fire Mountain Dr.	0.5	EB-R	RE-B	Hahn Parcel Map	1	Approved 12/12/11
165-021-52-00	Fire Mountain Rd.	0.32	EB-R	RE-B		1	
149-350-05-00	Canyon Dr.	1.37	MDB-R	RM-B		8	Ellerys Loma Alta Subdivision
149-021-18-00	Loma Alta Dr.	2.1	EB-R	RE-B		5	Ellerys Loma Alta Subdivision
149-063-20-00	Crouch St.	0.21	EB-R	RE-B		1	

APN	Address	Acreage	General Plan	Zoning	Project Name	Units	Notes
149-063-21-00	Lomita St.	0.17	EB-R	RE-B		1	
149-063-22-00	Lomita St.	0.17	EB-R	RE-B		1	
151-330-64-00	1458 Faith Cir.	0.22	EB-R	RE-B		1	
151-330-63-00	Avocado Rd.	0.2	EB-R	RE-B		1	
165-210-93-00	Avocado Rd.	3.04	EB-R	RE-B		5	Parcel Map 2951
165-202-40-00	1823 Laurel Rd.	1.64	EB-R	RE-B		4	Parcel Map 11488
165-021-54-00	1716 Laurel Rd.	0.28	EB-R	RE-B		1	Parcel Map 15059
165-021-53-00	1712 Laurel Rd.	0.22	EB-R	RE-B		1	Parcel Map 15059
147-161-05-00, 147-350-20-00, 147-350-18-00, 147-350-19-00, 147-350-21-00	Mission Ave./S. Myers St.	5.3	Redevelop.	Downtown	CityMark Mixed-Use	231	Approved 5/14/08
150-261-22-00, 150-261-21-00	523 S. Myers St.	0.23	Redevelop.	Downtown	Myers Street Condos	7	Approved 5/7/08
147-088-13-00, 147-088-14-00	314 N. Cleveland St.	0.23	Redevelop.	Downtown	Tradewinds	10	Approved 5/7/08
Totals						2,422	

**Table B-9
Underutilized Sites Inventory**

APN	Site Address				General Plan	Zoning	Lot Area (sq.ft.)	Existing Use	Site Conditions	Realistic Density (du/acre)	Potential Units
Fire Mountain											
1513101800	1779		OCEANSIDE	BLVD	SC	CS-HO	21,380	Retail/Office, Multi-occupant	Moderate deterioration	25	12
1513102200	1767	S	OCEANSIDE	BLVD	SC	CS-HO	28,084	Retail/Office, Multi-occupant	Moderate deterioration	25	16
1513102300	1737		OCEANSIDE	BLVD	SC	CS-HO	26,931	Retail/Office, Multi-occupant	Moderate deterioration; low site utilization	25	15
1513102600	1729	S	OCEANSIDE	BLVD	SC	CS-HO	138,658	Retail/Office, Multi-occupant	Moderate deterioration; low site utilization	25	79
1513102700	0	S	OCEANSIDE	BLVD	SC	CS-HO	67,051	Parking Lot	Moderate deterioration; low site utilization	25	38
1513102800	0	S	OCEANSIDE	BLVD	SC	CS-HO	16,592	Parking Lot	Moderate deterioration; low site utilization	25	9
1513102900	0	S	OCEANSIDE	BLVD	SC	CS-HO	56,126	Parking Lot	Moderate deterioration; low site utilization	25	32
1513103000	0	S	OCEANSIDE	BLVD	SC	CS-HO	21,282	Parking Lot	Moderate deterioration; low site utilization	25	12
1513103100	0	S	OCEANSIDE	BLVD	SC	CS-HO	17,920	Parking Lot	Moderate deterioration; low site utilization	25	10
1513103200	1719		OCEANSIDE	BLVD	SC	CS-HO	28,399	Retail/Office, Multi-occupant	Moderate deterioration; low site utilization	25	16
Subtotal											239
Loma Alta											
1492321000	2640		OCEANSIDE	BLVD	GC	CG	48,976	Liquor Store	Significant deterioration; low site utilization	25	28
1602910500	3655		MISSION	AVE	GC	CG	27,961	Car Wash	Moderate deterioration; low site utilization	25	16
1602910600	3549		MISSION	AVE	GC	CG	14,879	Liquor Store	Moderate deterioration; low site utilization	25	8
1620303100	444		EDGEHILL	LN	GC	CG	89,181	Self-Storage/Mini-Storage	Moderate deterioration; low site utilization	25	51
1620305000	2936		OCEANSIDE	BLVD	GC	CG	15,664	Liquor Store	Moderate deterioration; low site utilization	25	8
1620305300	414		EDGE HILL	LN	GC	CG	60,241	RV Park	Moderate deterioration; low site utilization	25	34
1620306900	2946		OCEANSIDE	BLVD	GC	CG	46,181	Car Wash	Moderate deterioration;	25	26

APN	Site Address			General Plan	Zoning	Lot Area (sq.ft.)	Existing Use	Site Conditions	Realistic Density (du/acre)	Potential Units	
								low site utilization			
1620307000	2952		OCEANSIDE	BLVD	GC	CG	21,076	Retail/Office, Multi-occupant	Minimum deterioration; low site utilization	25	12
1481700600	2005		MISSION	AVE	NC	CN	396,843	Retail/Office, Multi-occupant	Moderate deterioration; low site utilization	25	227
1481700700	2017		MISSION	AVE	NC	CN	27,015	Retail/Office, Multi-occupant	Moderate deterioration	25	15
1481700800	2003		MISSION	AVE	NC	CN	25,885	Retail/Office, Multi-occupant	Moderate deterioration; low site utilization	25	14
1482602500	0		BARNES	ST	NC	CN	411,595	Retail/Office, Multi-occupant	Moderate deterioration; low site utilization	25	236
1510104700	1806		OCEANSIDE	BLVD	SC	CS-HO	361,749	Retail/Office, Multi-occupant	Minimum deterioration; low site utilization	25	207
Subtotal											882
North Valley											
1570402600	617	N	REDONDO	DR	GC	CG	17,527	Liquor Store	Significant deterioration; low site utilization	25	10
1570402700	625	N	REDONDO	DR	GC	CG	12,666	Restaurant (Independent)	Significant deterioration; low site utilization	25	7
1570403500	620	N	REDONDO	DR	GC	CG	23,497	Strip Center	Moderate deterioration; low site utilization	25	13
1570403600	610	N	REDONDO	DR	GC	CG	132,983	Strip Center	Moderate deterioration; low site utilization	25	76
1570403700	644	N	REDONDO	DR	GC	CG	13,894	Restaurant (Independent)	Moderate deterioration; low site utilization	25	7
Subtotal											113
S. Oceanside											
<i>1520212600</i>	<i>1024</i>	<i>S</i>	<i>COAST</i>	<i>HWY</i>	<i>Gen. Com.</i>	<i>C-2</i>	<i>23,673</i>	<i>Motor Vehicle Sales</i>	<i>Moderate deterioration; low site utilization</i>	<i>35</i>	<i>19</i>
<i>1530300400</i>	<i>1523</i>	<i>S</i>	<i>COAST</i>	<i>HWY</i>	<i>Gen. Com.</i>	<i>C-2</i>	<i>24,925</i>	<i>Service Garage</i>	<i>Significant deterioration</i>	<i>35</i>	<i>20</i>
<i>1530302000</i>	<i>1555</i>	<i>S</i>	<i>COAST</i>	<i>HWY</i>	<i>Gen. Com.</i>	<i>C-2</i>	<i>112,167</i>	<i>Motor Vehicle Sales</i>	<i>Significant deterioration</i>	<i>35</i>	<i>90</i>
<i>1530302600</i>	<i>1515</i>	<i>S</i>	<i>COAST</i>	<i>HWY</i>	<i>Gen. Com.</i>	<i>C-2</i>	<i>38,133</i>	<i>Car Wash</i>	<i>Significant deterioration</i>	<i>35</i>	<i>30</i>
<i>1530303000</i>	<i>1517</i>	<i>S</i>	<i>COAST</i>	<i>HWY</i>	<i>Gen. Com.</i>	<i>C-2</i>	<i>40,442</i>	<i>Motor Vehicle Sales</i>	<i>Significant deterioration</i>	<i>35</i>	<i>32</i>

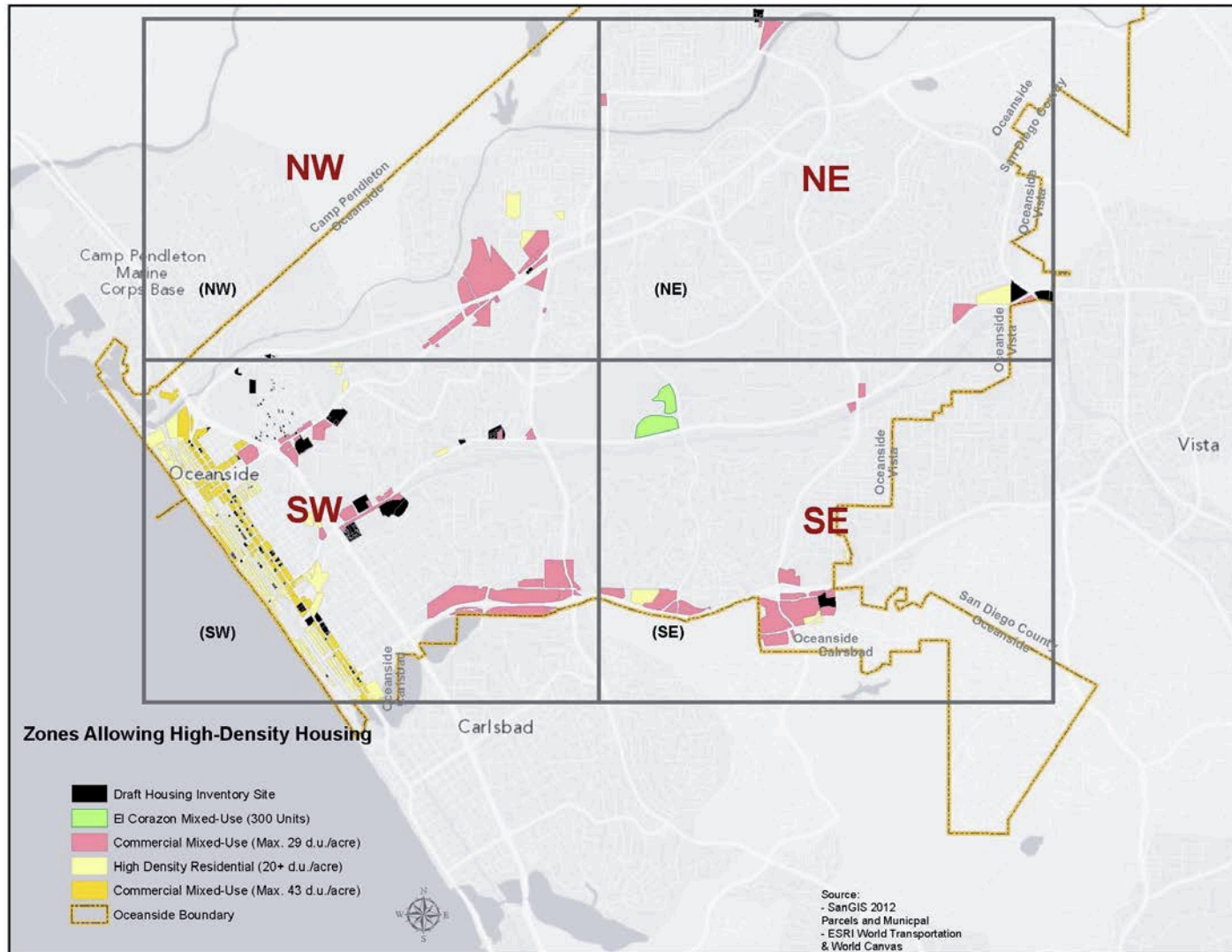
APN	Site Address				General Plan	Zoning	Lot Area (sq.ft.)	Existing Use	Site Conditions	Realistic Density (du/acre)	Potential Units
1531121100	1624	S	COAST	HWY	Gen. Com.	C-2	67,220	Retail (Stand Alone)	Moderate deterioration; low site utilization	35	54
1531121200	1638	S	COAST	HWY	Gen. Com.	C-2	13,567	Motor Vehicle Sales	Significant deterioration; low site utilization	35	10
1531121400	1635	S	FREEMAN	ST	Gen. Com.	C-2	6,743	Motor Vehicle Sales	Significant deterioration; low site utilization	35	5
1531130100	1705	S	COAST	HWY	Gen. Com.	C-2	7,185	Automotive Repair	Significant deterioration; low site utilization	35	5
1532730500	1922	S	COAST	HWY	Gen. Com.	C-2	3,324	Retail (Stand Alone)	Moderate deterioration; low site utilization	35	2
1532730700	1926	S	COAST	HWY	Gen. Com.	C-2	6,529	Restaurant (Independent)	Moderate deterioration; low site utilization	35	5
1532731200	1942	S	COAST	HWY	Gen. Com.	C-2	9,725	Automotive Repair	Moderate deterioration; low site utilization	35	7
1532732400	1938	S	COAST	HWY	Gen. Com.	C-2	6,189	Restaurant (Independent)	Moderate deterioration; low site utilization	35	4
1550320700	2028	S	COAST	HWY	Gen. Com.	C-2	6,254	Retail (Stand Alone)	Moderate deterioration; low site utilization	35	5
1550322000	2020	S	COAST	HWY	Gen. Com.	C-2	13,034	Lodging	Significant deterioration; low site utilization	35	10
1503041900	928	S	COAST	HWY	Gen. Com.	C-2	22,827	Automotive Repair	Moderate deterioration; low site utilization	35	18
Subtotal											316
Townsite											
1472830800	102	S	COAST	HWY	Gen. Com.	C-2	14,614	Motor Vehicle Storage	Moderate deterioration; low site utilization	35	11
1500451100	205	S	COAST	HWY	Gen. Com.	C-2	9,087	Motor Vehicle Sales	Low site utilization	35	7
1500470100	401		MICHIGAN	AVE	Gen. Com.	C-2	9,901	Automotive	Low site utilization	35	7

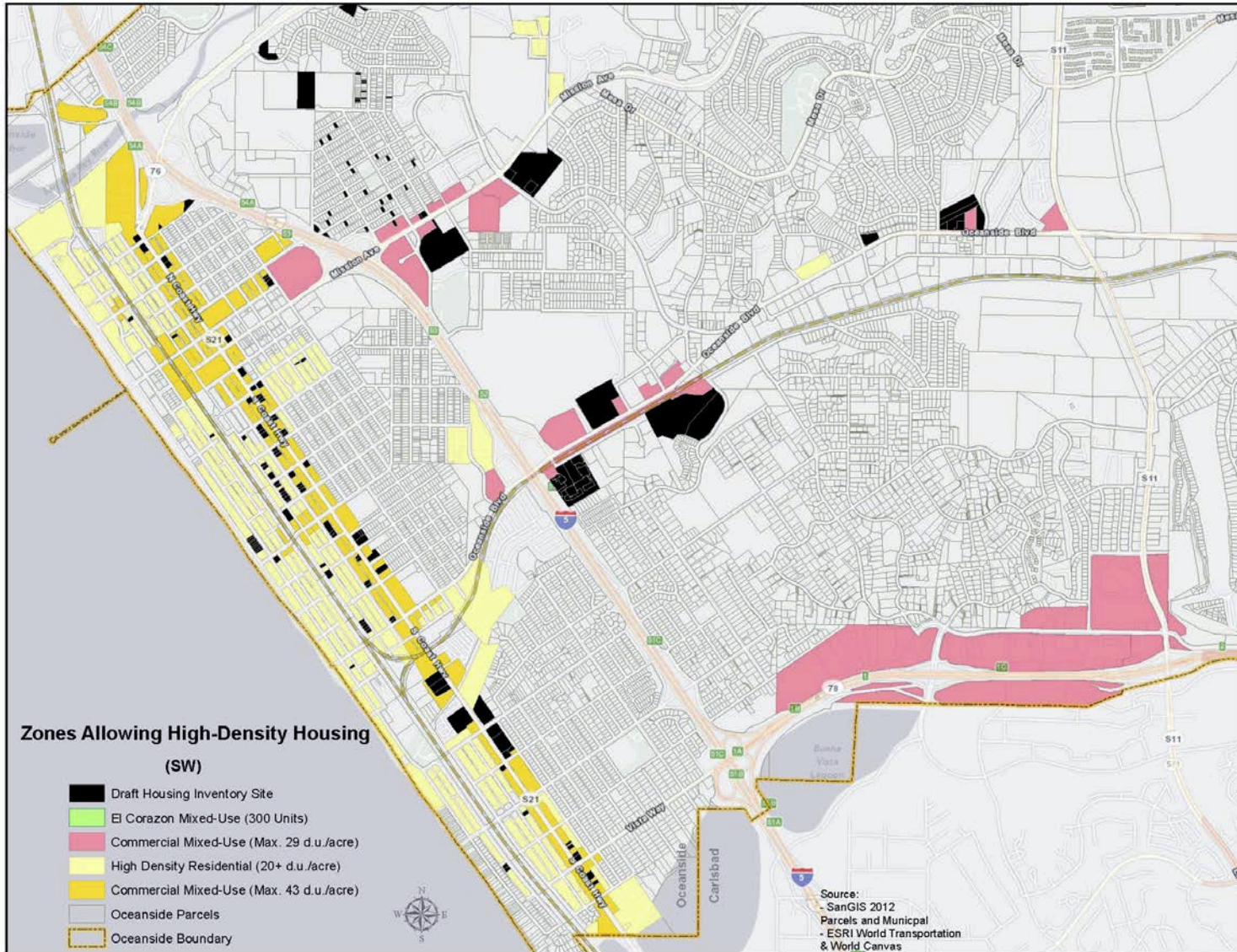
APN	Site Address				General Plan	Zoning	Lot Area (sq.ft.)	Existing Use	Site Conditions	Realistic Density (du/acre)	Potential Units
								<i>Repair</i>			
1500470200	310	S	TREMONT	ST	Gen. Com.	C-2	5,290	Automotive Repair	Moderate deterioration; low site utilization	35	4
1500470300	0	S	TREMONT	ST	Gen. Com.	C-2	10,415	Automotive Repair	Moderate deterioration; low site utilization	35	8
1500510100	202	S	COAST	HWY	Gen. Com.	C-2	6,719	Restaurant (Independent)	Low site utilization	35	5
1500510400	222	S	COAST	HWY	Gen. Com.	C-2	4,047	Motor Vehicle Sales	Significant deterioration; low site utilization	35	3
1500510500	222	S	COAST	HWY	Gen. Com.	C-2	4,734	Motor Vehicle Sales	Significant deterioration; low site utilization	35	3
1500510600	226	S	COAST	HWY	Gen. Com.	C-2	4,983	Motor Vehicle Sales	Significant deterioration; low site utilization	35	4
1520110200	1009	S	COAST	HWY	Gen. Com.	C-2	3,745	Commercial Vacant	Moderate deterioration; low site utilization	35	3
1520110300	1009	S	COAST	HWY	Gen. Com.	C-2	4,103	Commercial Vacant	Moderate deterioration; low site utilization	35	3
1520111200	1032	S	TREMONT	ST	Gen. Com.	C-2	5,204	Commercial Vacant	Moderate deterioration; low site utilization	35	4
1520140800	0	S	TREMONT	ST	Gen. Com.	C-2	5,265	Commercial Vacant	Significant deterioration; low site utilization	35	4
1501840100	504	S	TREMONT	ST	Gen. Com.	C-2	10,140	Automotive Repair	Moderate deterioration; low site utilization	35	8
1501840400	0	S	TREMONT	ST	Gen. Com.	C-2	5,133	Commercial Vacant	Significant deterioration; low site utilization	35	4
1501840500	0	S	TREMONT	ST	Gen. Com.	C-2	4,978	Commercial Vacant	Significant deterioration; low site utilization	35	3
1502031300	502	S	COAST	HWY	Gen. Com.	C-2	9,981	Motor Vehicle Sales	Moderate deterioration; low site	35	8

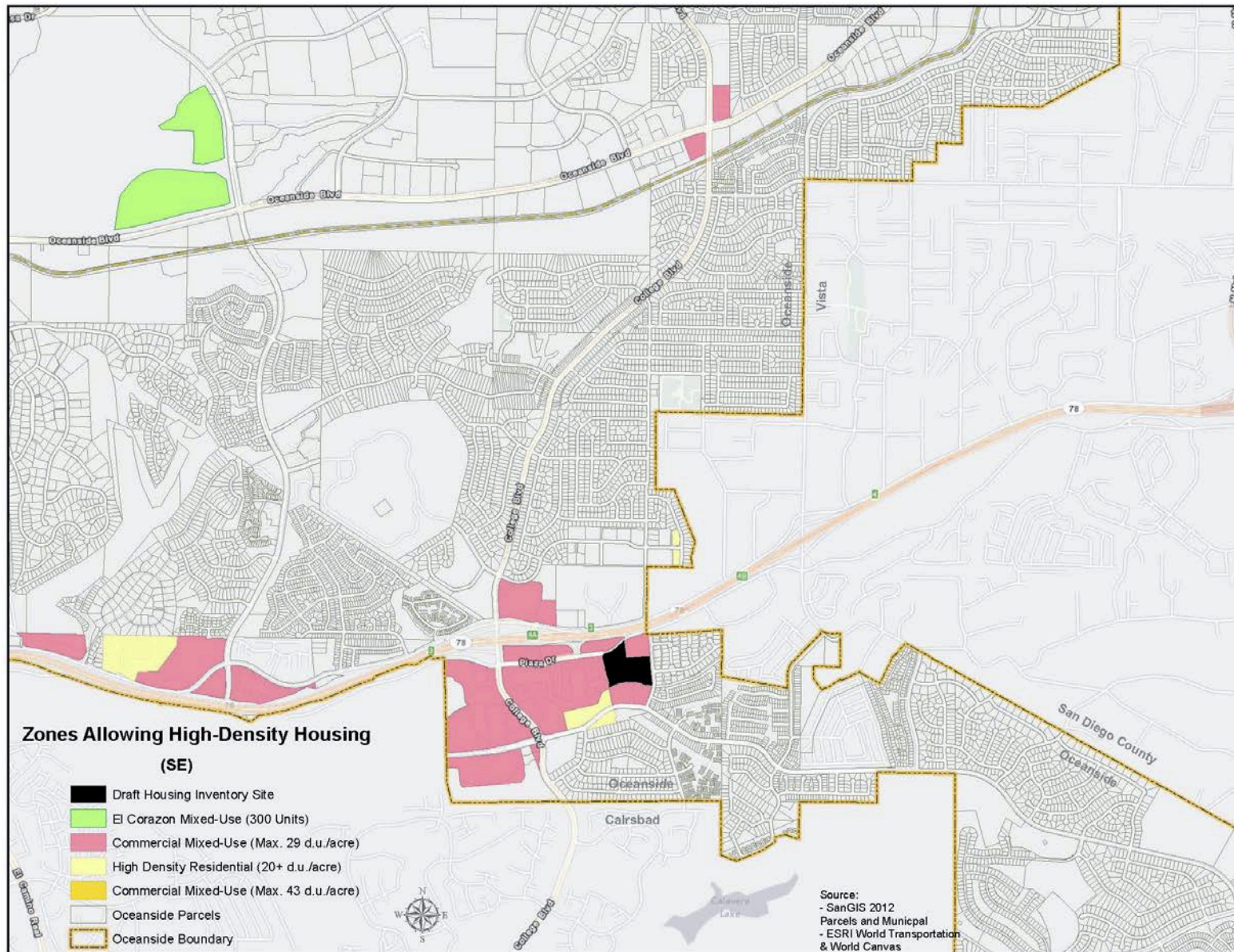
APN	Site Address				General Plan	Zoning	Lot Area (sq.ft.)	Existing Use	Site Conditions	Realistic Density (du/acre)	Potential Units
									<i>utilization</i>		
<i>1531120100</i>	<i>1602</i>	<i>S</i>	<i>COAST</i>	<i>HWY</i>	<i>Gen. Com.</i>	<i>C-2</i>	<i>39,770</i>	<i>Motor Vehicle Sales</i>	<i>Moderate deterioration; low site utilization</i>	<i>35</i>	<i>31</i>
<i>1501830100</i>	<i>402</i>	<i>S</i>	<i>TREMONT</i>	<i>ST</i>	<i>Gen. Com.</i>	<i>C-2</i>	<i>5,000</i>	<i>Parking Lot</i>	<i>Moderate deterioration; low site utilization</i>	<i>35</i>	<i>4</i>
<i>1501830200</i>	<i>404</i>	<i>S</i>	<i>TREMONT</i>	<i>ST</i>	<i>Gen. Com.</i>	<i>C-2</i>	<i>5,000</i>	<i>Parking Lot</i>	<i>Moderate deterioration; low site utilization</i>	<i>35</i>	<i>4</i>
<i>1501830300</i>	<i>408</i>	<i>S</i>	<i>TREMONT</i>	<i>ST</i>	<i>Gen. Com.</i>	<i>C-2</i>	<i>5,000</i>	<i>Parking Lot</i>	<i>Moderate deterioration; low site utilization</i>	<i>35</i>	<i>4</i>
<i>1503730100</i>	<i>816</i>	<i>S</i>	<i>TREMONT</i>	<i>ST</i>	<i>Gen. Com.</i>	<i>C-2</i>	<i>20,099</i>	<i>Commercial Vacant</i>	<i>Significant deterioration; low site utilization</i>	<i>35</i>	<i>16</i>
<i>1503730200</i>	<i>0</i>	<i>S</i>	<i>TREMONT</i>	<i>ST</i>	<i>Gen. Com.</i>	<i>C-2</i>	<i>5,080</i>	<i>Commercial Vacant</i>	<i>Moderate deterioration; low site utilization</i>	<i>35</i>	<i>4</i>
<i>1503730300</i>	<i>0</i>	<i>S</i>	<i>TREMONT</i>	<i>ST</i>	<i>Gen. Com.</i>	<i>C-2</i>	<i>5,279</i>	<i>Commercial Vacant</i>	<i>Moderate deterioration; low site utilization</i>	<i>35</i>	<i>4</i>
<i>1432460900</i>	<i>624</i>	<i>N</i>	<i>COAST</i>	<i>HWY</i>	<i>Redevelopment</i>	<i>D</i>	<i>10,334</i>	<i>Restaurant (Chain)</i>	<i>Moderate deterioration; low site utilization</i>	<i>35</i>	<i>8</i>
<i>1432461000</i>	<i>614</i>	<i>N</i>	<i>COAST</i>	<i>HWY</i>	<i>Redevelopment</i>	<i>D</i>	<i>9,835</i>	<i>Restaurant (Chain)</i>	<i>Moderate deterioration; low site utilization</i>	<i>35</i>	<i>7</i>
Subtotal											171
GRAND TOTALS											1,721

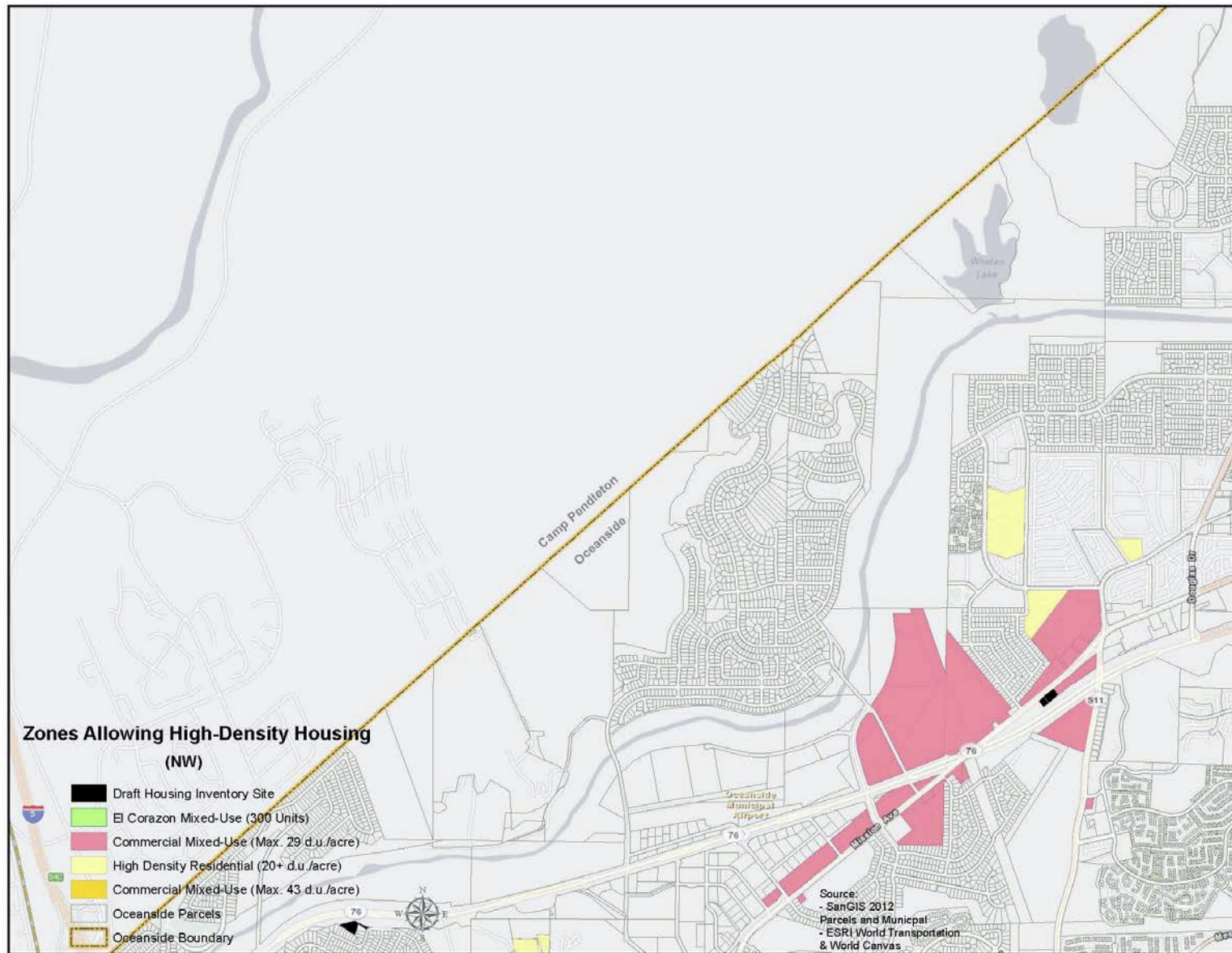
Note: Parcels regulated by the 1986 Code are shown in ***bold italics***.

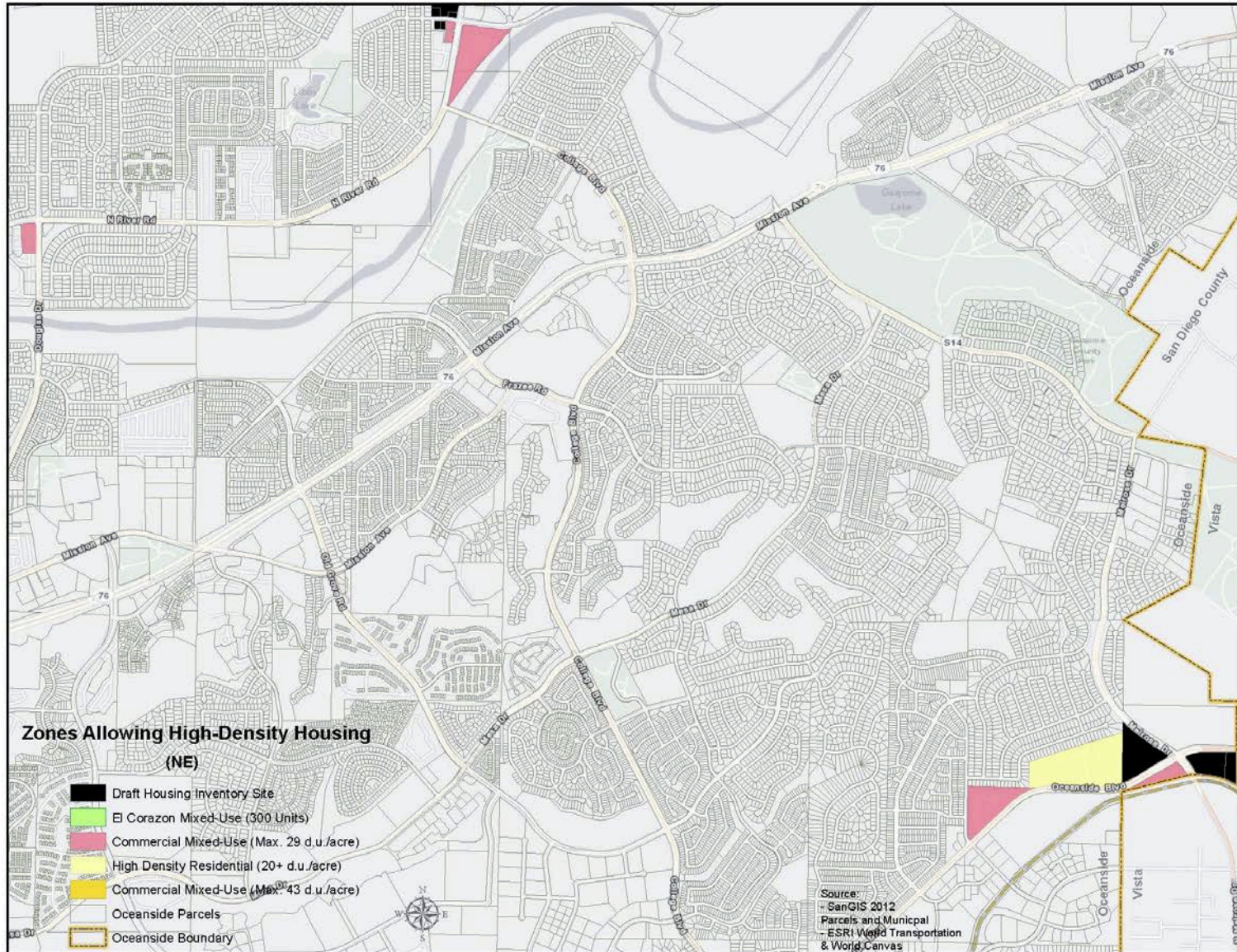
Figure B-1
Sites Inventory Map











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Appendix C

Public Participation Summary

Section 65583(c)(5) of the *Government Code* states that "The local government shall make diligent effort to achieve public participation of all the economic segments of the community in the development of the housing element, and the program shall describe this effort." Public participation played an important role in the formulation and refinement of the City's housing goals and policies and in the development of a Land Use Plan which determines the extent and density of future residential development in the community."

City residents and other interested stakeholders had many opportunities to recommend strategies, review, and comment on the Housing Element update. Early in the update process, two public workshops were held by the Planning Commission and Housing Commission to solicit concerns and recommendations from members of the community. Those workshops were widely advertised through flyers (both English and Spanish) posted on the City website, in City Hall, public libraries, and at the Oceanside Farmers Market (see Figures C-1 and C-2). Public meeting notices were also published in the *North County Times*, and sent by direct mail and/or email to a list of interested parties, service providers, and organizations having an interest in housing and special needs issues (see Table C-1).

Subsequent to review of the element by the Department of Housing and Community Development (HCD), additional public hearings were held by the Planning Commission, Housing Commission and City Council. Representatives from organizations and groups interested in affordable housing and special needs were again invited to participate in the public hearings via notices sent by direct mail and posted on the City website.

A summary of public comments and how those comments were addressed in the Housing Element is provided in Table C-2.

The following is a list of opportunities for public involvement in the preparation of this Housing Element update.

Planning Commission workshop	August 13, 2012
Housing Commission workshop	August 14, 2012
City Council hearing	September 19, 2012
Planning Commission hearing	February 25, 2013
Housing Commission hearing	February 26, 2013
City Council hearing (adoption)	April 17, 2013

Figure C-1
Public Information Flyer (English)
City of Oceanside Housing Element Update



Calling Oceanside Home

2013-2020 Housing Element Update

Currently home to more than 167,000 people, the City of Oceanside is expected to welcome another 12,000 residents over the next decade. Accommodating these new residents will require as many as 4,300 new housing units, bringing the City's total housing stock to nearly 70,000 homes by 2020. Living under these roofs will be households spanning the region's demographic and socioeconomic spectrums: the young and the elderly, the well-to-do and those of limited means, individuals and large families, those looking for idyllic suburban life and those seeking a more close-knit, urban experience. In addition to new arrivals, many of those searching for new housing in the City will be current Oceanside residents, including young adults striking out on their own, growing families in need of more space, and empty-nesters looking to downsize. Indeed, most of Oceanside's population growth over the next decade is projected to come from within, as those in the "Millennial" generation enter their child-rearing years and Baby Boomers enjoy unprecedented life expectancies.

What types of new housing will best serve the needs and preferences of the City's current and future residents? In what areas of the City should future housing growth be encouraged? What percentage of the City's existing housing stock will need to be rehabilitated over the next decade, and how can the City facilitate efforts to keep these homes in safe and habitable condition? From South Oceanside to Guajome, from Morro Hills to Ocean Hills, the City's future stability and prosperity will depend greatly on the range and quality of housing options available to both new and existing residents. As part of the effort to ensure that adequate housing is within reach of all Oceanside residents in the years ahead, the City is embarking upon a state-mandated update of its **Housing Element**, which will outline policies and programs to reduce constraints upon, and expand opportunities for, both the production of new housing as well as the preservation and enhancement of the City's existing housing stock.

As in the past, meeting the City's future housing needs will involve both private development responding to market demand and the non-profit sector (including City government) addressing the affordability gap that exists between the cost of market-rate housing and the financial wherewithal of lower-income households. The updated Housing Element must outline a range of strategies to facilitate the production and preservation of both market-rate and subsidized housing over the next decade, and these strategies must be crafted with an understanding that the provision of adequate housing is just one of many challenges associated with the City's future population growth. To balance the City's future housing needs with other local and regional priorities, and to ensure that the City continues to comply with state and federal guidelines and regulations, the updated Housing Element will have to respond to a range of broader policy questions, including:

How can the City accommodate more housing while at the same time preserving employment opportunities and improving the City's jobs/housing balance?

How can new housing be sited and designed to minimize vehicle miles traveled and encourage more active modes of transportation?

How can housing growth be managed to protect open spaces, natural habitat, water quality, and agricultural resources?

How can new housing contribute to, rather than detract from, the integrity of existing neighborhoods?

How will the homeless, the disabled, and other special needs populations be accommodated?

How can the City increase its housing stock while reducing greenhouse gas emissions and other forms of air pollution?

Although new housing growth and the condition of the City's existing housing stock over the next decade will be influenced by many demographic, social, economic, and environmental factors largely beyond the City's control, local policies and programs can have a significant impact on the quality, cost, and availability of both new and existing housing. An effective Housing Element will anticipate the regional, statewide, and national trends influencing the local supply and demand for housing, and, in turn, provide the tools to both mitigate and capitalize on these broader trends. In developing these tools, the City can benefit greatly from the input of residents, property owners, the development community, social service providers, and others who will be utilizing these tools to augment and improve the City's housing stock.

A public review draft of the updated Housing Element has been posted on the City's website at <http://www.ci.oceanside.ca.us/gov/dev/planning/policyprojects.asp>. Prepared under the direction of an ad hoc committee composed of members of the City's Planning and Housing Commissions, this draft document will be discussed at the following public workshops in the Oceanside City Council Chambers:

Planning Commission: August 13, 2012 @7:30 PM

Housing Commission: August 14, 2012 @6:15 PM

Stakeholders are encouraged to attend these public workshops, which are meant to guide staff in refining the update for City Council review in the fall. In the interim, if you call Oceanside home or have a vested interest in the local housing market, the City seeks your input on the draft update. As the City evaluates its future housing needs and considers how best to meet them, feedback from stakeholders like you will help to make the update process a truly inclusive and collaborative effort. Your questions and comments can be shared with Senior Planner Russ Cunningham at 760-435-3525 or via email at rcunningham@ci.oceanside.ca.us.

If you would simply like to be made aware of upcoming public hearings and other project milestones, contact us about being placed on the Housing Element Update interested party list.



Figure C-1
Public Information Flyer (Español)
City of Oceanside Housing Element Update



Haciendo Oceanside Su Hogar

2013-2020 Actualización de Elemento de Viviendas

En la actualidad alberga a más de 167,000 personas, la Ciudad de Oceanside se espera dar la bienvenida a otros 12,000 habitantes en la próxima década. Con capacidad para estos nuevos residentes requerirá un máximo de 4,300 nuevas viviendas, con lo que las acciones de la Ciudad de la vivienda en total a cerca de 70,000 hogares en 2020. Vivir bajo estos techos serán los hogares que abarcan espectros demográficas y socioeconómicas de la región: los jóvenes y los ancianos, el bien hacer, y los de recursos limitados, los individuos y las familias numerosas, los que buscan la vida suburbana idílica y aquellos que buscan una más estrecha de punto, la experiencia urbana. Además de los recién llegados, muchos de los que buscan nuevas viviendas en la Ciudad serán los residentes actuales de Oceanside, incluidos los adultos jóvenes en su primer viviendas, familias que crecen en la necesidad de más espacio, y nido vacío de futuro para reducir el tamaño. De hecho, la mayor parte de crecimiento de la población de Oceanside en la próxima década se prevé que venir de dentro, como los del "Milenio", la generación de entrar en sus años de crianza y los "Baby Boomers" disfrutar de la esperanza de vida sin precedentes.

¿Qué tipos de vivienda nueva servirá mejor a las necesidades y preferencias de los residentes actuales y futuros de la Ciudad? ¿En qué áreas de la Ciudad si el crecimiento futuro de la vivienda se anima? ¿Qué porcentaje de las acciones de la Ciudad de las viviendas existentes tendrán que ser rehabilitadas durante la próxima década, y cómo puede la Ciudad de facilitar los esfuerzos para mantener estos hogares en condiciones seguras y habitables? Desde el sur de Oceanside Guajome, desde las colinas de Morro de Ocean Hills, la estabilidad futura de la Ciudad y la prosperidad dependen en gran medida de la variedad y calidad de opciones de vivienda disponibles para los residentes nuevos y existentes. Como parte del esfuerzo para asegurar que la vivienda está al alcance de todos los residentes de Oceanside en los próximos años, la Ciudad se está embarcando en una actualización obligatoria del estado de su Elemento de Viviendas, que recogerá las políticas y programas para reducir las restricciones sobre, y ampliar oportunidades, tanto para la producción de nuevas viviendas, así como la preservación y mejora de las acciones de la Ciudad de las viviendas existentes.

Al igual que en el pasado, para satisfacer las necesidades futuras de la Ciudad de vivienda implicará tanto el desarrollo privado en respuesta a la demanda del mercado y el sector sin fines de lucro (incluyendo gobierno de la Ciudad) frente a la brecha de asequibilidad que existe entre el costo de la vivienda a precio de mercado y los medios financieros de la hogares de menores ingresos. El Elemento de Viviendas actualizada debe delinear una serie de estrategias para facilitar la producción y la preservación de ambos a precio de mercado y de viviendas de protección oficial en la próxima década, y estas estrategias deben ser elaborados con la comprensión de que la provisión de vivienda adecuada es uno de los muchos retos asociado con el crecimiento de la Ciudad la población futura. Para equilibrar las necesidades futuras de la Ciudad de vivienda con otras prioridades locales y regionales, y para asegurar que la Ciudad sigue cumpliendo con las normas estatales y federales, el Elemento de Viviendas actualizada tendrá que responder a una serie de cuestiones políticas más amplias, incluyendo:

¿Cómo puede la Ciudad de cabida a más viviendas, mientras que al mismo tiempo, preservar las oportunidades de empleo y la mejora de puestos de trabajo de la Ciudad o de balance de la vivienda?

¿Cómo pueden las nuevas viviendas estarán ubicados y diseñados para minimizar millas recorridas por vehículo y fomentar modos de transporte más activas?

¿Cómo puede el crecimiento de viviendas se las arregló para proteger los espacios abiertos, el hábitat natural, la calidad del agua y los recursos agrícolas?

¿Cómo se puede contribuir a la vivienda nueva, en lugar de restarle valor, la integridad de los barrios ya existentes?

¿Cómo las personas sin hogar, las poblaciones especiales con discapacidad y otras necesidades cabida?

¿Cómo puede la Ciudad aumentar su stock de viviendas, mientras que la reducción de las emisiones de gases de efecto invernadero y otras formas de contaminación del aire?

Aunque el crecimiento de nuevas viviendas y el estado de las acciones de la Ciudad de las viviendas existentes en la próxima década va a estar influenciada por muchos factores demográficos, sociales, económicos y ambientales en gran medida fuera del control de la Ciudad, las políticas y programas locales pueden tener un impacto significativo en la calidad, costo y la disponibilidad tanto de viviendas nuevas y existentes. Un Elemento de Viviendas eficaz anticipar las tendencias regionales, a nivel estatal y nacional que influyen en la oferta local y la demanda de vivienda y, a su vez, proporcionar las herramientas necesarias para mitigar y sacar provecho de estas tendencias generales. En el desarrollo de estas herramientas, la Ciudad se pueden beneficiar en gran medida de la entrada de los residentes, propietarios, la comunidad de desarrollo, los proveedores de servicios sociales, y otros que se utilizan estas herramientas para aumentar y mejorar las acciones de la Ciudad de la vivienda.

Un proyecto de revisión pública de la actualización del Elemento de Viviendas se ha publicado en el sitio web de la Ciudad en www.ci.oceanside.ca.us/gov/dev/planning/policyprojects.asp. Preparado bajo la dirección de un comité ad hoc integrado por miembros de la planificación de la Ciudad y de las Comisiones de Viviendas, este proyecto de documento se discutirá en los siguientes talleres públicos en los Oceanside City Council Chambers:

Comisión de Planificación:	13 de Agosto 2012 a las 7:30 PM
Comisión de Viviendas:	14 de Agosto 2012 a las 6:15 PM

Los interesados están invitados a asistir a estos talleres públicos, que tienen por objeto guiar al personal en el perfeccionamiento de la actualización para la Ciudad de examen por el Consejo en el otoño. En el interin, si usted llama su hogar Oceanside o tener un interés personal en el mercado inmobiliario local, la Ciudad busca su opinión sobre el proyecto de actualización. A medida que la Ciudad evalúa sus futuras necesidades de vivienda y considera que la mejor manera de hacerles frente, la retroalimentación de las partes interesadas como usted ayudará a hacer que el proceso de actualización de un verdadero esfuerzo de inclusión y colaboración. Sus preguntas y comentarios pueden ser compartidos con Planner Senior de Russ Cunningham en 760-435-3525 o por correo electrónico a rcunningham@ci.oceanside.ca.us.

Si simplemente quieres estar al tanto de las próximas audiencias públicas y otros hitos del proyecto, en contacto con nosotros acerca de su puesta en el Elemento de Viviendas de actualización de lista de un partido interesado.



Table C-1
Public Notice Distribution List
City of Oceanside Housing Element Update

Interested Party	Affiliation
Borre Winckel	Building Industry Assoc.
Mike McSweeney	Building Industry Assoc.
Catherine Rodman	Affordable Housing Advocates
Susan Tinsky	San Diego Housing Federation
Sean McWherley	San Diego Housing Federation
Kay Parker	City of Oceanside Housing Commission
Jerry McLeod	Private Citizen
Diane Nygaard	Preserve Calavera
Nadine Scott	Friends of Loma Alta Creek
Marie Jebavy	The Real Estate Consultants
James 'Jimmy' H Knott III	City of Oceanside Integrated Waste Commission
Jim Schmid	Chelsea Development
Chris Megison	Solutions for Change
Joan Brubaker	Private Citizen
Dennis Martinek	City of Oceanside Planning Commission
Chuck Lowery	Private Citizen
Joan Brown	Oceanside Coastal Neighborhood Assoc.

Table C-2
Public Comment Summary
City of Oceanside Housing Element Update

Comment	Response
What is an “emergency shelter”?	<p>An emergency shelter is a year-round facility as opposed to a temporary shelter such as may be set up during a natural disaster. Emergency shelters are intended to provide short-term housing for homeless persons, and may not turn persons away due to inability to pay. Shelter occupancy is typically limited to 6 months.</p> <p>The Housing Element includes an analysis of homelessness (Chapter II) and also Program 11 includes a commitment to establish zoning regulations to facilitate the development of new emergency shelters consistent with state law.</p>
Is the City required by state law to adopt the Code amendments described in the Housing Plan, such as for emergency shelters?	Yes, all of the Code amendments described in the Housing Element are necessary in order to ensure compliance with state law.
Mobile homes are an important source of affordable housing.	Yes. The new Housing Element includes Program 13 to continue implementing the City’s Manufactured Home Fair Practices Act, which was originally adopted by the City Council in 1984.
Environmental constraints limit how much new housing can be built in Oceanside.	Yes, constraints such as floodplains, steep slopes, and sensitive habitat limit new housing development in some areas. These environmental factors contribute to City policies that encourage “smart growth” along existing transportation routes to take advantage of existing infrastructure.
Incentives should be provided for more compact development.	City policies, such as the Coast Highway Vision Plan, encourage compact development along major transit routes. The Housing Element is consistent with these policies.
Water supply is a concern for future development.	Yes, and Housing Element policies that support more compact development will help to reduce per-capita water use.
The City should work to preserve units at risk of losing their affordable housing subsidies.	Housing Element Program 28 describes the City’s efforts to preserve at-risk units.

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