

HOUSING ELEMENT UPDATE RESTART

SETTING A DIRECTION

PURPOSE OF THE HOUSING ELEMENT UPDATE

Because of changing demographics and aging population, it is important to properly plan for housing for all income levels. The Housing Element Update (Update) is a state required, comprehensive assessment of current and projected housing needs for all economic segments of a jurisdiction. The Update must identify sites with appropriate zoning to accommodate the jurisdiction's full "fair" share housing unit allocations. Once approved by the jurisdiction, the Update must then be certified by the State Department of Housing and Community Development (HCD).

DEADLINES ASSOCIATED WITH THE UPDATE

1. Senate Bill 575/375 – Update Due Date

- Housing Element must be updated 18 months following SANDAG's adoption of the Regional Transportation Plan (RTP) and Regional Housing Needs Assessment (RHNA) Plan.
- SANDAG adopted the RHNA/RTP in October '11; the City was required to adopt the Update by April 30, 2013.
- A 120 day "grace period" is provided, which pushes the date (rounded) to August 30, 2013.

2. Senate Bill 375 – Builder's Remedy

- If at least 49% of the proposed units qualify as very low to moderate income levels, the City cannot disapprove the project when it is on a site listed for rezoning in an adopted Housing Element.
- Penalty is effective 3 years following the April 30th due date (April '16).

3. Assembly Bill 1233 – Roll Over Penalty

- RHNA numbers carry over to the next planning cycle when the City fails to adopt or implement (rezone sites).
- Next penalty is effective 30 months (18 months plus 12 months) after the 2019 RTP adoption.

HOUSING NUMBERS FOR CURRENT HOUSING CYCLE

The San Diego Association of Governments (SANDAG), as the regional planning agency, is responsible for allocating the RHNA. After determining the region's housing needs number through consultation with the HCD, SANDAG utilizes the forecasted pattern of development from its 2050 Regional Growth Forecast and distributes housing growth at a jurisdictional level. Once the RHNA numbers are assigned, each jurisdiction looks at their current General Plan and land use regulations to determine how much of the RHNA can be accounted for without the need for amendment. Based on verbal discussions with HCD, below are the City's RHNA allocations and the sites that we could possibly take credit for without the need for rezone.

RHNA Income Level	2010-2020 HE Cycle	Available Sites (Current GP)	New/Anticipated Const. (2010-13)	Accessory Units (2 nd DU)	Units Remaining
Low / Very Low	1,283	345	55	30	853
Moderate	413	497	N/A	N/A	RHNA Satisfied
Above Moderate	907	1,300	N/A	N/A	RHNA Satisfied

Staff continues to work with HCD in an effort to find other opportunities that will minimize the need for rezone.

- 50% v. 75% mixed-use credit. Try to obtain 75% density credit for mixed-use residential.
- R-30 versus R-25. Try to get credit for R-25 land use classification based on market data & recent project experience.
- Accessory Units. Change assumptions to show increased productivity by 25%.

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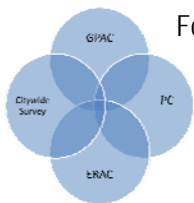
GENERAL PLAN RESTART INITIATED

In March '12, the Council directed a “restart” of the General Plan Update and revised the schedule to include mapping exercises with Planning Commission, General Plan Advisory Committee (GPAC), Element Review Advisory Committee (ERAC), and the public at citywide workshops. Open houses, meetings and workshops were conducted over the year that solicited input, discussion and debate on how and where affordable housing should be located. The results of the workshops were presented to Council in September '12. The Housing Policy Reports from each advisory group were presented and received by the Council in February '13.

Public Participation

Total # of meetings	30
Total # of hours:	60
Total # of open house Participants:	374
Total # of workshop Participants:	584

THE RESTART FINDINGS



Following the presentations of the restart results, staff analyzed the documents to try to find commonalities or areas of agreement. What was found was that there are a variety of tools that can be utilized; some of the most commonly agreed upon strategies/tools are noted below.

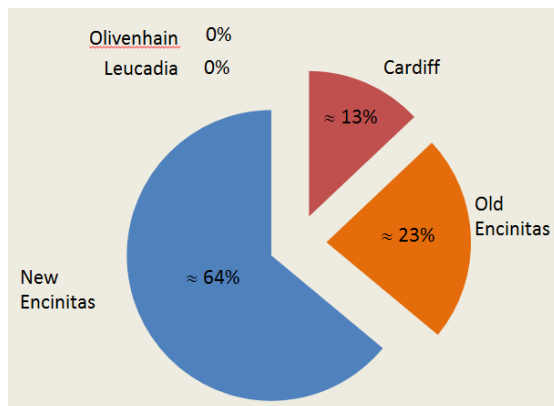
- ◆ Near transit centers
- ◆ Near commercial areas
- ◆ Utilize mixed-use
- ◆ Context sensitive locations

As reflected below, there was also general agreement that the allocation of affordable housing units should NOT be placed in any single community, but distributed so that each community takes a reasonable share.

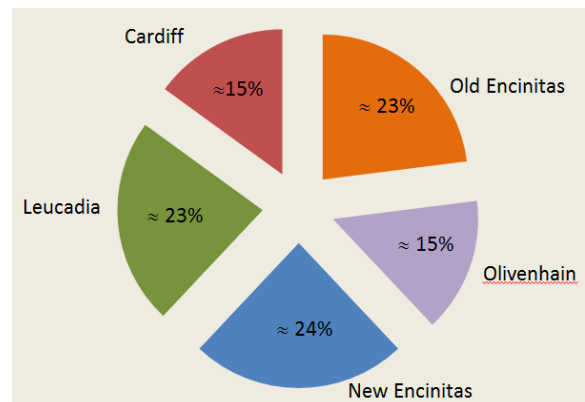
Mapping Exercise Results: Allocation of Affordable Housing Units

	New Encinitas	Old Encinitas	Leucadia	Cardiff	Olivenhain
ERAC	16.5%	24.9%	27.2%	18.8%	12.4%
GPAC	26.6%	26.0%	22.6%	14.6%	10.0%
PC	25.0%	25.0%	22.5%	15.0%	12.5%
Workshop	26.5%	14.6%	20.1%	11.2%	27.5%

Original Draft General Plan Update Distribution



Restart Average “Dispersed Approach”



POTENTIAL NEXT STEPS

- Continue to work with State HCD to pursue all available options.
- Council affirmation that a general dispersed approach is the appropriate methodology for affordable housing distribution.
- Council direction to return with a presentation on the site identification methodologies of the Housing Policy Reports; provide three HE site map options for each community based on the methodologies; and, a proposed community outreach effort to discuss the methodologies/ mapping options with the public in an effort to develop community endorsed maps.