



# Joint City-School District Meeting

## March 29, 2018

**SAN MARCOS**  
DISCOVER LIFE'S POSSIBILITIES



# JOINT MEETING AGENDA

- Welcome and Introductions
- Joint Task Force
- City Update on Development Activity
  - Areas of City/School District Collaboration
  - Historical Population and Housing Growth
  - Dwelling Unit Permits Issued 2011
  - City Housing Production Obligations
  - General Plan Changes Since 2012
- School District Updates
  - Facility Capacity Update
  - Maturation Analysis
  - Capacity Options and Funding
  - Next Steps

# Joint Task Force

- ❖ Central Purpose

Collaborate to Understand and Address School Needs and Growth Trends

- ❖ Share data and resources regarding build out of City General Plan

- ❖ Explore Options for Increasing School Capacity

- ❖ Identify Potential Schools Sites

# Areas of City/School District Collaboration

City Facilities Shared With School District	School District Facilities Shared with City
Hollandia Park Las Posas Park Las Posas Aquatic Facility Woodland Park Aquatic Facility Connors Park Walnut Grove Park Corky Smith Gym Parking Lot at San Marcos Boulevard and Pacific Parking Lot Near Alvin Dunn Parking at Hollandia Park Parking at Woodland Park Public Works Yard	Woodland Park Middle School Double Peak K-8 San Elijo Middle School San Elijo Elementary School San Marcos Middle School San Marcos High School Mission Hills High School Carillo Elementary School Discovery Elementary School Alvin Dunn Elementary School Joli Ann Leichtag Elementary School Knob Hill Elementary School Twin Oaks Elementary School Richland Elementary School

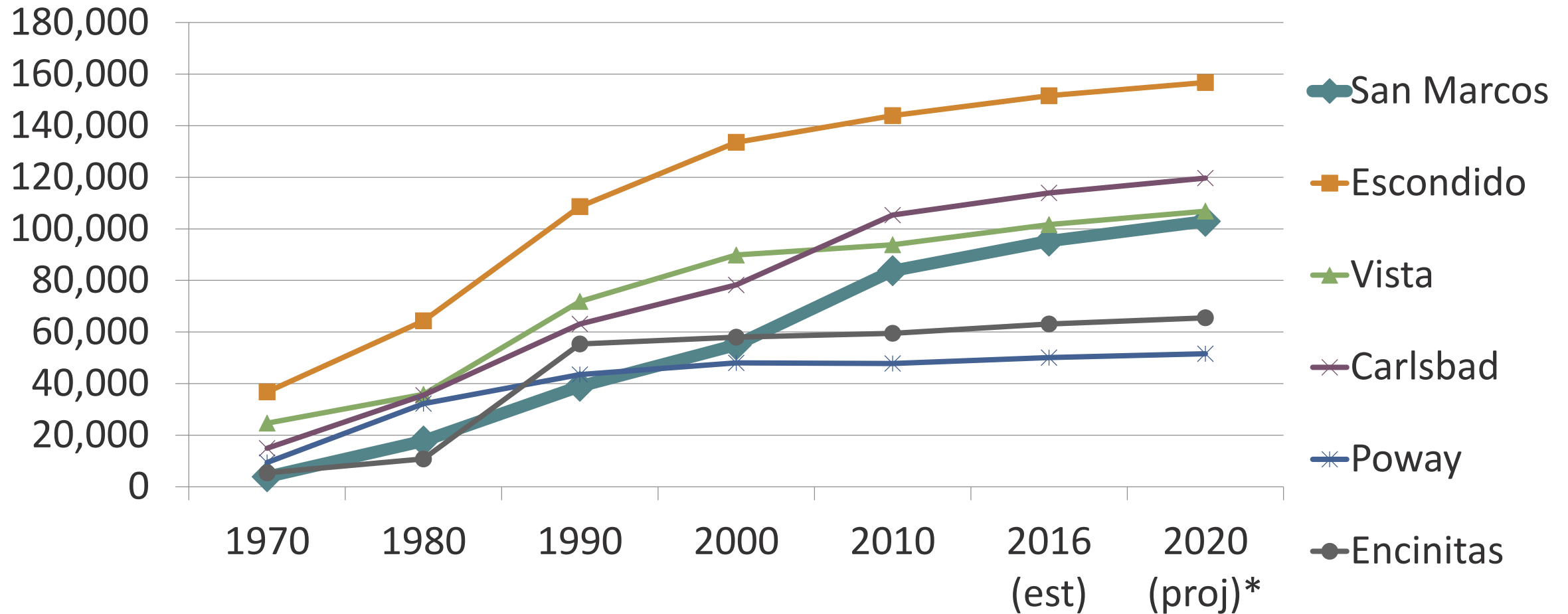
# Areas of City/School District Collaboration

- Joint City Council/School Board Meetings
- City Funds Two School Resource Officers (\$187,000 each)
- Fire Department and Law Enforcement:
  - Adopt a School Program
  - Public Education Requests
  - Fire Prevention and Emergency Response Drills
  - Every 15 Minutes with High Schools
  - “Smart Start” class for drivers who park on campus
  - Schools Used as Evacuation Shelters in Emergencies

# Areas of City/School District Collaboration, cont.

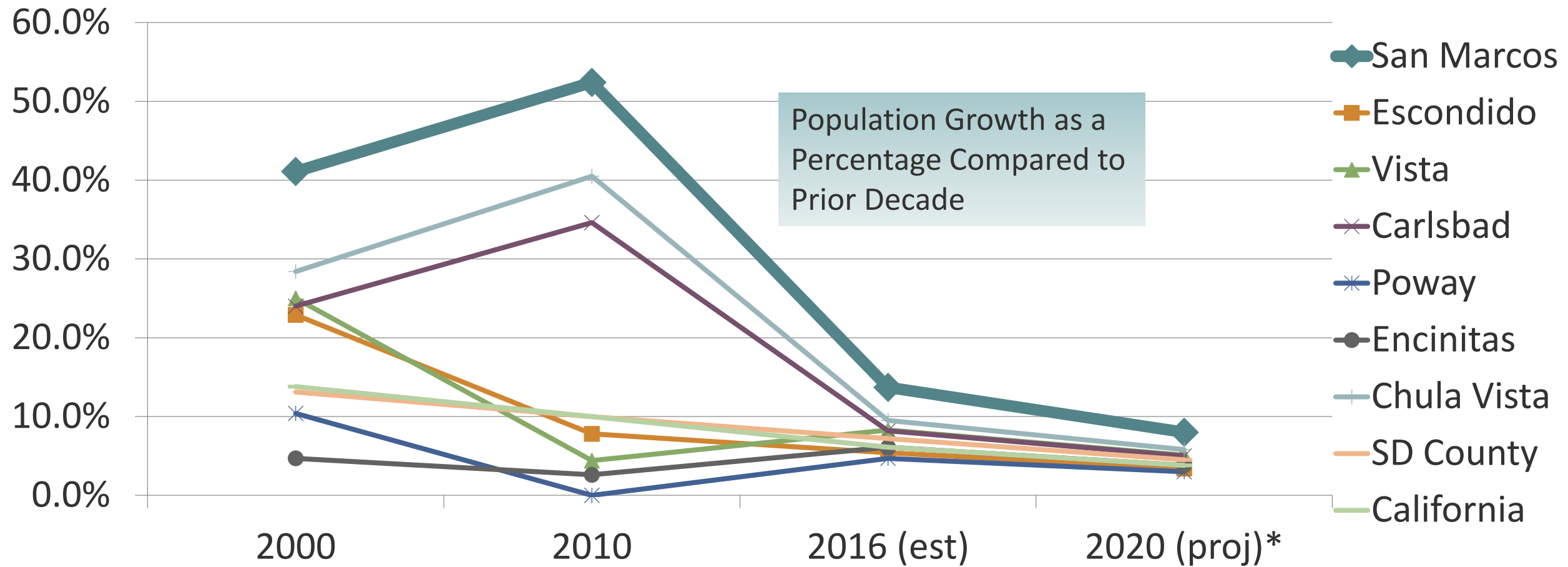
- Have worked together on potential future school sites historically
  - Three party agreement on MU4 Site (District ultimately decided on Double Peak site)
  - Land swap at San Marcos Elementary
  - Land swap at Woodland Park Middle School
  - Inclusion of an identified school site in the University District Specific Plan and General Plan
  - Working with District on potential sites
- Have worked together on financing of school development and refinancing of school and redevelopment debt

# Historical Population Growth



\* 2020 Projections based on actual growth rates from 2010 - 2016

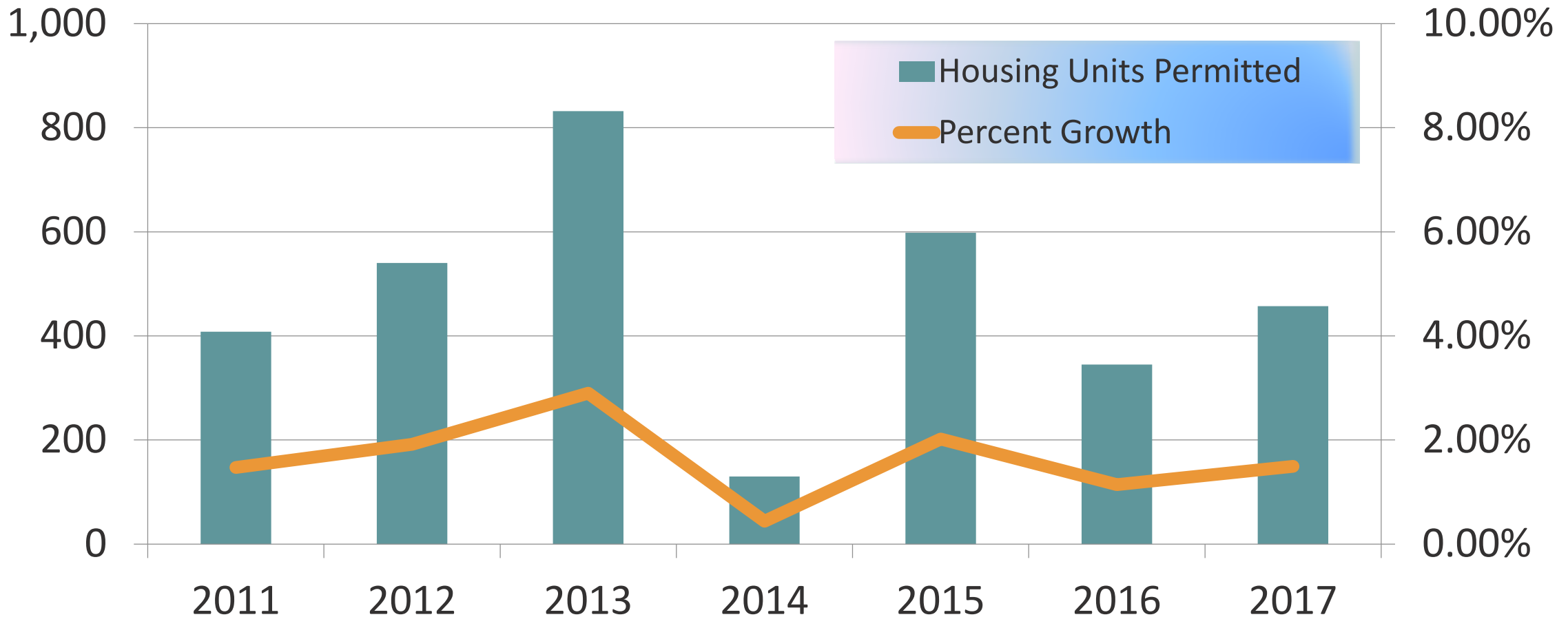
# Historical Population Growth



\* 2020 Projections based on actual growth rates from 2010 - 2016

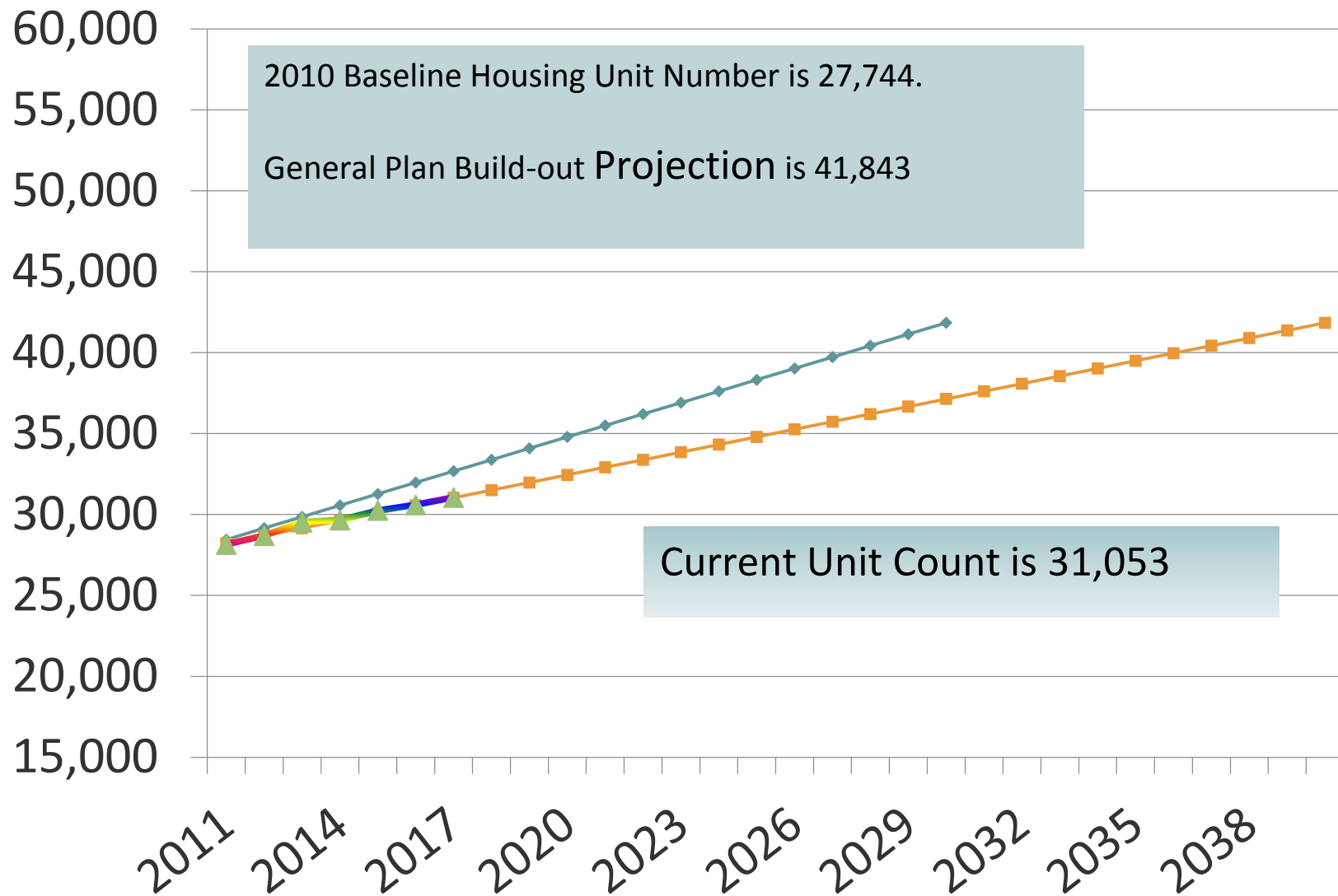


# Housing Permit Activity



Average Growth Rate over the Period is 1.63%

# Housing Permit Activity



Residential Unit Growth. Actual Unit Growth has mirrored a 30 year build out in terms of additional potential housing units included in 2012 General Plan

- GP Housing (20 Year Build-Out - 705 New Units/Year)
- GP Housing (30 Year Build-Out - 470 New Units/Year)
- Total Actual Housing Count

# City Housing Production Obligations

- Adoption of a Housing Element
  - City adopted it's required Housing Element on June 25, 2013. The current Housing Element covers the planning period April 30, 2013 through April 30, 2021.
  - California Government Code Section 65400 mandates that all cities and counties submit an annual progress report on the implementation of the Housing Element including how the City is performing related to it's State Regional Housing Need Allocation (RHNA) goals.



# City Housing Production Obligations

- RHNA goals are used as a benchmark for compliance for reporting purposes
  - The RHNA is mandated by the State and requires that each city accommodate its fair share of regional housing needs by providing a mix of housing for all economic segments

# City Housing Production Obligations

- What is RHNA?
  - Established in 1969
  - Mandated by the State and administered by the California Department of Housing and Community Development (HCD)
  - HCD determines the regional housing needs assessment for each region's municipal planning body, SANDAG in our case
  - SANDAG develops its own determination of regional housing assessment, then coordinates with HCD to arrive a final figure
  - Once HCD and SANDAG agree to that final assessment, SANDAG then works with its cities to allocate that assessment across each municipality.
  - The allocation a city receives then becomes the basis of its required Housing Element and are developed in 9 year planning cycles

# City's RHNA Allocation Progress

For the current planning cycle (2010 - 2019), the City was allocated the following:

Income Level	RHNA Allocation	Units Permitted/Produced	Total Remaining
Very Low	1043	218	825
Low	793	225	678
Moderate	734	63	671
Above Moderate (Market)	1613	3189	-1576

## Income Level Definitions:

Very Low - 50% of AMI, or lower

Low- 51 – 80% of AMI

Moderate- 81 – 120% of AMI

Above Moderate- Over 120% of AMI

Shortfall of 2,064 Units in the Affordable Categories

Total Net Shortfall of 488 Units

AMI = Area Median Income which was \$79,300 in 2017



# City Housing Production Obligations

- Recent State Legislation – Erosion of Local Control
  - At the end of 2017, a number of new laws (15) were enacted by the State legislature regarding the issue of housing and the lack of affordable housing in the State.
  - In several instances, the legislature enacted laws that actually or potentially reduce a City's ability to process certain kinds of residential development. Most were focused on affordable housing and the development of housing near key transportation facilities.

# City Housing Production Obligations

- Recent State Legislation – Erosion of Local Control, cont.
  - Additionally, a bill was introduced (AB 1350) that would have fined cities that did not meet at least one third of its RHNA allocation for low and very low housing.

The bill failed to meet the committee deadline last month and will not move forward this year. It does indicate a sense of where at least some members of the legislature want to go to force cities to ramp up housing development.

# City Housing Production Obligations

- Prospective State Legislation
  - As of mid March, there were 15 additional housing related legislative bills in process. They focused on:
    - Planning and Zoning, Accessory Dwelling Units, Density Bonuses, Relaxed Parking Requirements
  - SB 828 (Weiner) actually would require a local jurisdiction to plan and accommodate 200 percent of the RHNA number and would establish a methodology for the comprehensive assessment of unmet housing need.
  - All of these enacted and proposed bills indicate a quickly growing top-down philosophy at the State to compel cities to generate more housing more quickly. Many of them result in the loss of local control in terms of reviewing proposed projects.



# City Housing Production Obligations

- Current State Law

- Government Code Section 65995h provides that should a project pay the required impact fee levied by a school district that such payment is considered “full and complete mitigation of the impacts of any legislative or adjudicative act on the provision of adequate school facilities”.

A city cannot withhold approval of a project based on school capacity concerns if such a payment is made.

# General Plan Changes Since 2012

Name of GP Change	Date Change Approved	Status	Location	Change in Housing Units	Running Total of Housing Units
The Marc	1/2014	Complete	Armorlite	62	62
El Dorado II	6/2014	Approved/No Construction	Richmar	76	138
Villa Serena	2/2017	Planned	Richmar	12	150
Mission 316	1/2015	Complete	Mission East	92	242
Corner @ 2 Oaks	2/2017	Under Construction	TOV/78	118	360
Brookfield MU4	1/2018	Approved/Potential Referendum	TOV/Double Peak	220	580
Fenton/Discovery South	3/2018	Approved/No Construction	Discovery/UD	220	800
San Marcos Highlands	12/2016	Approved/No Construction	Las Posas	-41	759
Mission Grove	7/2014	Complete	Mulberry	-74	685
Richmar Park Site	2/2016	N/A	Richmar	-27	658





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# QUESTIONS ?