



# PLANNING COMMISSION

June 21, 2021

Item #2

**SAN MARCOS**  
DISCOVER LIFE'S POSSIBILITIES



# Proposed Project

## GPA 21-0003

- General Plan Housing Element 2021-2029 Update (6<sup>th</sup> cycle)
- Addendum to 2012 General Plan FEIR (SCH# 2011071028)

# Background & Purpose

- City must update Housing Element every eight (8) years per State law
- City last updated Housing Element (5<sup>th</sup> Cycle) in 2013; required to adopt an updated Housing Element (6<sup>th</sup> Cycle) by August 15, 2021
- ***State Law:*** In order for the private market to adequately address housing needs and demands, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing preservation, rehabilitation, and development.
- Purposes of the Housing Element are to identify & create goals and policies to address community's needs re: housing production, rehabilitation, and conservation

# Background & Purpose

- State Department of Housing and Community Development (HCD) oversees and enforces Housing Element requirements
- Housing Element is only portion of General Plan subject to State review and certification
- Upon approval by HCD, Housing Element is “certified”
- HCD certification assists City and affordable housing developers to qualify for State funding programs for local housing & economic development
- City has prepared 2021-2029 Housing Element to comprehensively update and replace current Housing Element adopted in 2013

# Housing Element Overview

- Provide goals, policies, quantified objectives and scheduled programs to preserve, improve, and develop housing
- Identify and analyze existing and projected housing needs for all economic segments of community
- Identify adequate sites zoned and available within 8-year housing cycle to meet City's fair share of regional housing needs at all income levels
- Affirmatively further fair housing
- Be certified (approved) by HCD as complying with State law
- Be internally consistent with other parts of the General Plan

# Housing Element Overview

## Housing Element Components

- Part 1: Housing Plan
- Part 2: Background Report
  - Appendix A: Housing Sites Inventory
  - Appendix B: Public Engagement Summary





## Regional Housing Needs Analysis (RHNA)

- Every jurisdiction in state must plan for its fair share of the region's projected housing needs
- HCD provides allocation to San Diego region; SANDAG determines RHNA Allocation for individual jurisdictions
- Regional Housing Needs Allocation (RHNA) objectives:
  - Increase housing supply and the mix of housing types
  - Promote infill, equity, and environment
  - Ensure jobs housing balance and fit
  - Promote regional income equity
  - Affirmatively further fair housing



## Regional Housing Needs Analysis (RHNA)

- RHNA is distributed by housing units affordable to households within four income categories:
  - Extremely/ Very-low Income (0-50% of the area median income (AMI))
  - Low Income (51-80% of AMI)
  - Moderate income (81-120% of AMI)
  - Above-moderate income (121%+ of AMI)
- RHNA covers same eight-year period as Housing Element



## Regional Housing Needs Analysis (RHNA)

Income Category	2010-2021 RHNA		2021-2029 RHNA		Percent Change
	# of Units	% of Total	# of Units	% of Total	
Extremely/ Very Low	1,043	25%	728	23%	-30%
Low	793	19%	530	17%	-33%
Moderate	734	17.5%	542	17%	-26%
Above-Moderate	1,613	38.5%	1,316	43%	-18%
<b>Total</b>	<b>4,183</b>	<b>100%</b>	<b>3,116</b>	<b>100%</b>	<b>-25%</b>

## Accommodating the RHNA

- Must demonstrate site development capacity to facilitate construction of a variety of housing for all income levels
- “...housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community.” (State law)
- *City is not responsible for production of units; City is obligated to provide allocation of sites with appropriate General Plan land use & zoning designations to accommodate units*
- Whether housing actually gets built, and what type, is up to the landowner- driven by market
- No requirement sites develop as affordable housing; must develop at appropriate densities
- New State legislation now requires cities to maintain inventory of land to meet low and very-low income needs; Moderate surplus of available land suitable to meet City’s needs
- HCD considers most appropriate zoning designation to facilitate low-income housing is one that allows up to 30 units per acre to be built

## Progress Toward the RHNA

Status	Extremely Low/Very Low	Low	Moderate	Above Moderate	TOTAL
<b>RHNA Allocation</b>	728	530	542	1,316	3,116
<b>Constructed, Under Construction/Per mits Issued (Since 6/30/2020)</b>	7	5	489	45	546
<b>Units Approved/Entitled</b>	81	50	409	499	1,039
<b>Remaining Allocation</b>	<b>640</b>	<b>475</b>	<b>0</b> (with a surplus of 356 units)	<b>416</b> (772 minus the surplus in the moderate income category)	<b>1,531</b>

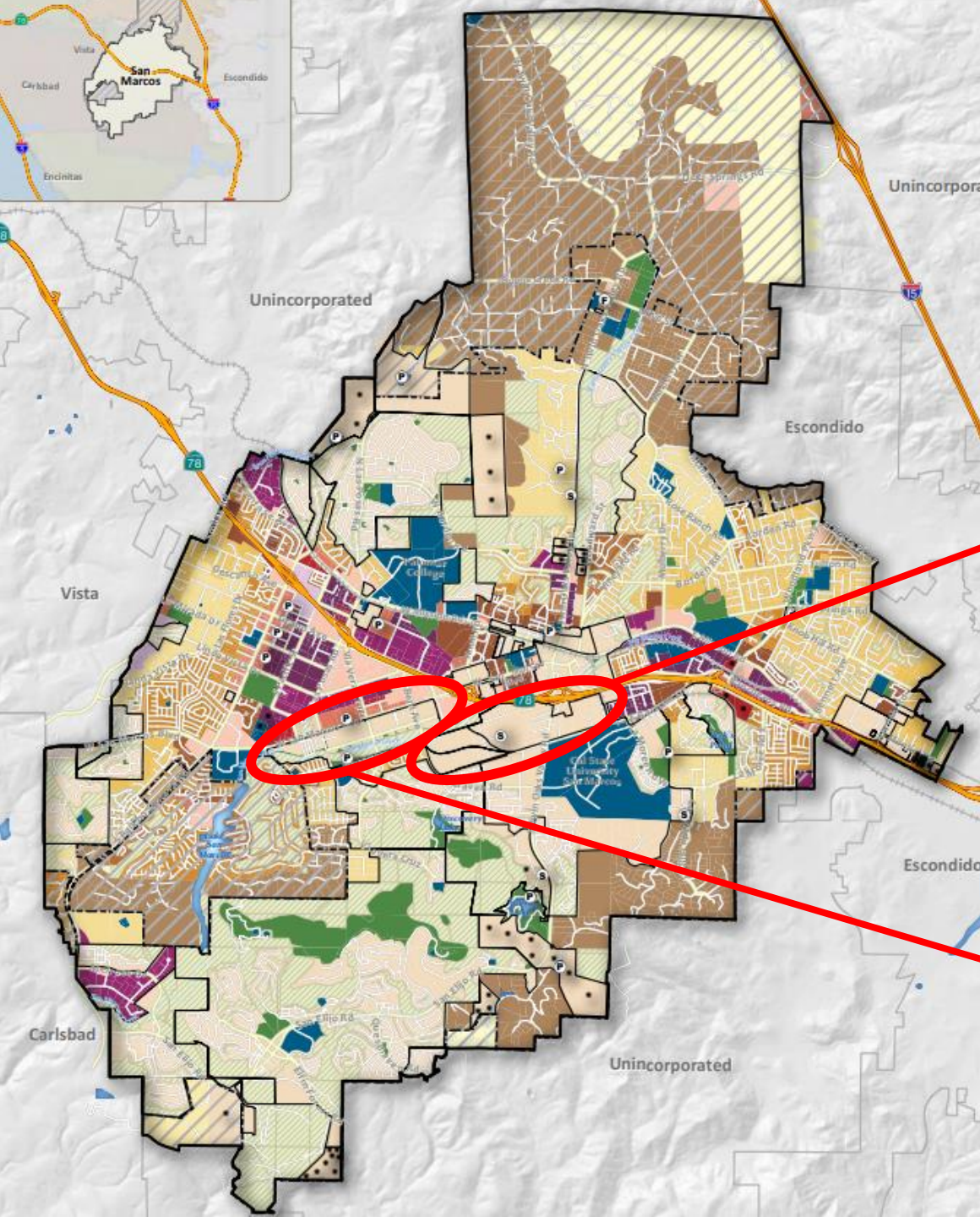


## Residential Sites Inventory to Accommodate Remaining RHNA

*City has sufficient land appropriately zoned for residential uses throughout community to accommodate remaining RHNA (1,531 units) for 2021-2029 period.*

- Proposed development sites. Five projects in various planning stages (est. yield 805 units)
- Accessory dwelling units. ADUs allowed on any lot zoned for single-family or multifamily dwelling residential use, including in Specific Plan Areas (SPA) (est. yield 48 units)
- Residentially zoned vacant land exclusive of Specific Plan areas. 379 acres vacant residential land 0.50-10 acres (not in SPAs or existing developments)(est. yield 648 units)
- Mixed-use sites in Specific Plans. (est. yield 1,592 units)
  - Several Specific Plans in San Marcos have remaining residential capacity
  - San Marcos Creek District Specific Plan; University District Specific Plan

# KEY SPECIFIC PLANS



## University District Specific Plan

2,600 units (plus 800 student units)

15% affordable units

*Future HE capacity: 951 units (63 vacant acres)*

## Creek District Specific Plan

2,300 units

15% affordable units

*Future HE capacity: 641 units (42 vacant acres)*

## Comparison of RHNA Candidate Sites Realistic Capacity and RHNA

Status	Extremely Low/Very Low	Low	Moderate	Above Moderate	TOTAL
Remaining 6th Cycle RHNA	640	475	0	416	1,531
Proposed Developments	49	187	561	8	805
ADUs	-	-	-	48	48
Vacant Land Inventory (exclusive of SPAs)	33	34	-	581	648
Vacant Land in Mixed-Use Specific Plans	796*	796*	-	-	1,592
<b>Total</b>	<b>+238 (surplus)</b>	<b>+542 (surplus)</b>	<b>+561 (surplus)</b>	<b>+221 (surplus)</b>	<b>+1,562 (surplus)</b>



# Modifications to Housing Element

## Goal & Policy Modifications

- **Added Policy 2.5:** By-right approval for housing developments proposed for *non-vacant* sites included in one previous housing element inventory and *vacant* sites in two previous housing elements, if at least 20 percent lower income and affordable units (State law)
- **Amended Goal 5:** Affirmatively furthering fair housing in order to promote equal opportunity for all residents to reside in housing of their choice
- **Amended Policy 5.4:** Affirmatively furthering fair housing in partnership with regional fair housing service providers

# Modifications to Housing Element

- **Eliminated 2 Implementation Programs**
  - Mortgage Credit Certificates
  - VIBE
- **Created 16 New Implementation Programs**
  - Maintaining Sites Inventory
  - Affirmatively furthering fair housing
  - Accessory Dwelling Units
  - Density Bonus
  - CA Accessibility Standards
  - Lead Abatement & Energy Savings
  - Various others



# Environmental Review

- **Addendum to 2012 General Plan FEIR (SCH# 2011071028)**
  - February 14, 2012- Council adopted the San Marcos General Plan, including Housing Element, and certified San Marcos General Plan Final Environmental Impact Report (SCH# 2011071028)
  - June 25, 2013- Council adopted 2013-2021 Housing Element and adopted April 2013 Addendum to General Plan FEIR
  - 2021-2029 Housing Element involves minor changes/additions to comply with State law
- **Circulation not required; Publicly available with Planning Commission package**
- **No land use changes; No new significant impacts not analyzed in the General Plan FEIR, proposed project would not cause a substantial increase in severity of previously identified environmental impacts**



# Public Comments

## Public Engagement Overview

- March 2020- Public engagement began with General Plan Update
- April 2020- Pivot to Housing Element focused public engagement
  - General Education and Advertisements
  - Project Website
  - Vision and Values Workshop
  - Virtual Workshop
  - Community Meeting
  - Fair Housing Survey
- All engagement bilingual (English/Spanish)



# Public Comments

## Public Comment Overview

- 30-day review period starting on March 12, 2021
- Three (3) public comments received
  - 2 from residents; 1 from San Diego Housing Federation
- Public comments generally addressed:
  - creating more affordable housing
  - requiring affordable housing to be smoke-free
  - nexus between housing, climate change & environmental justice
- Additional comments received in early 2020 workshops regarding housing, traffic & open space

# HCD Comments

- March 15, 2021- Submitted draft Housing Element to HCD
- April, 2021- Met and conferred with HCD
  - Received Informal Comments & Addressed Most Informally
- May 6, 2021- Received Formal Letter
  - Findings to improve several programs to affirmatively further fair housing
- May 19, 2021- Resubmitted Revised draft HE
- May 19, 2021- HCD Confirmed State requirements achieved
- HCD Formal Letter to follow- anticipated prior to Council



# Tribal Consultation (SB-18)

- SB-18 Consultation Letters sent to all applicable Tribes (20 Tribes)
- Email follow up
- (2) Requests for Consultation:
  - Rincon
  - San Luis Rey Band of Mission Indians
- No land use changes; No policies specific to Tribal resources or peoples
- Conclude Consultation prior to City Council meeting

# Conclusion

- Encourages development of a variety of housing opportunities
- Protects, encourages, provides housing opportunities for persons of lower and moderate incomes
- Preserves quality of existing housing stock in San Marcos
- Minimizes governmental constraints
- Promotes equal opportunity for all residents to reside in housing of their choice
- Affirmatively furthers fair housing
- Helps ensure decent, safe housing available to all residents at a cost within reach of diverse economic segments
- Not detrimental to public health, safety, and welfare
- Meets requirements of CEQA

# Recommendation

**Recommend to City Council Approval of PC Resolution 21-4193 recommending:**

- Approval of the 2021-2029 Housing Element
- Adoption of Addendum to the 2012 General Plan Final Environmental Impact Report (State Clearinghouse No. #2011071028)