



CITY OF SAN MARCOS 2013-2021 HOUSING ELEMENT

PLANNING COMMISSION

STUDY SESSION
FEBRUARY 21, 2013

Housing Element Update 2013-2021

Study Session Objectives

- Draft Housing Element content and update process
- Regional Housing Needs Assessment (RHNA)
- Housing Programs
- Next Steps
- Discussion

What is the Housing Element?

- 1 of 7 state-required elements of the General Plan
- Requires review and certification by California Dept. of Housing and Community Development (HCD)
- Assesses local housing need
- Identifies constraints to housing development
- Plans for provision of housing based on the Regional Housing Needs Assessment (RHNA)

Why Update the Housing Element?

- Periodic Updates required by State law
 - ▣ *2013-2021 Housing Element to be adopted by April 27, 2013*
- Adjusts housing policy to reflect changes in the community
- HCD Certification
 - ▣ *Some grants require an updated and State-certified element*
 - ▣ *Four-year Housing Element cycle penalty*

Housing Element Law Changes

- SB 812 (2010) – persons with developmental disabilities
- SB 375 (2008) - rezoning and update schedule
- SB 2 (2007) - emergency shelters, transitional and supportive housing (**COMPLETED**)
- AB 2634 (2006) – existing and projected extremely low-income need
- AB 2511 (2006) – Anti NIMBY and no net loss requirement

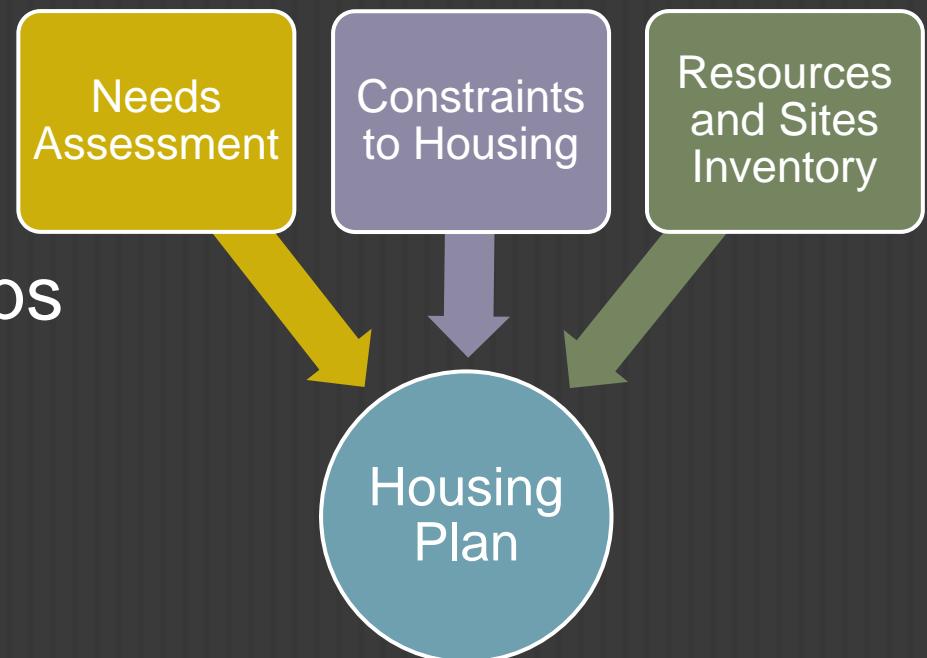
Housing Element Content

- Needs Assessment

- Demographic and Housing Trends
 - Special Needs Groups

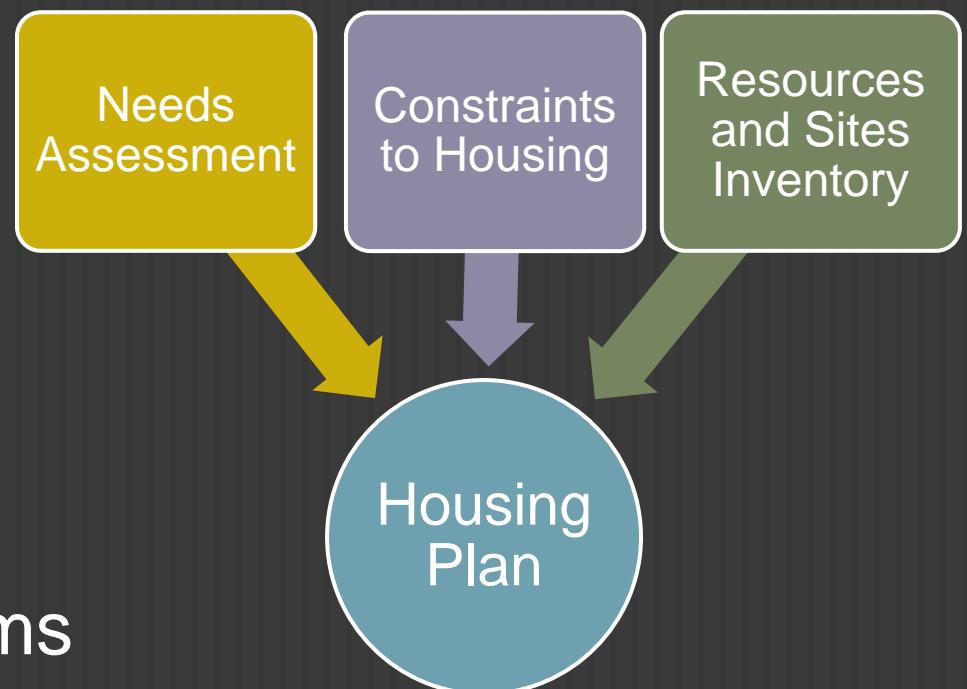
- Constraints

- Governmental
 - Market
 - Environmental



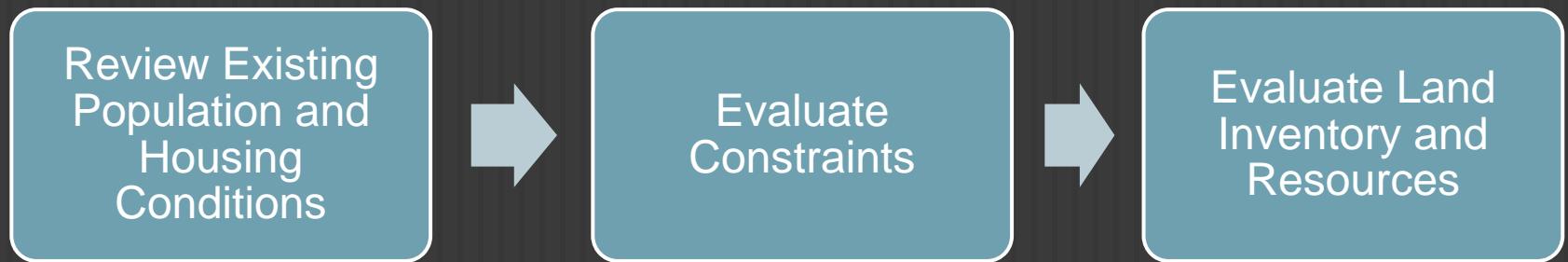
Housing Element Content

- Resources
 - Financial and Administrative
 - Adequate Sites
- Housing Plan
 - Previous Accomplishments
 - Policies and Programs



Housing Element Update Process

Part
1



Part
2



Regional Housing Needs Assessment

SANDAG
region:
161,980 units

SAN MARCOS:
4,183 units
2.6% of SANDAG
Region

Income Group	% of County AMI	San Marcos RHNA	Percentage of Units
Very Low	0-50%	1,043	24.9%
Low	51-80%	793	19.0%
Moderate	81-120%	734	17.5%
Above Moderate	120% +	1,613	38.6%
Total		4,183	100%

Regional Housing Needs Assessment

City	Population 2010	Housing Units 2010	RHNA	% of Regional RHNA
San Marcos	83,781	28,641	4,183 units	2.58%
Carlsbad	105,328	44,673	4,999 units	3.19%
Encinitas	59,518	25,740	2,353 units	1.45%
Escondido	143,911	48,044	4,175 units	2.58%
Oceanside	167,086	64,435	6,210 units	3.83%
Poway	47,811	16,715	1,253 units	0.77%
Vista	93,834	30,986	1,374 units	0.85%
San Diego Region	3,095,313	1,164,786	161,980 units	100%

What is the Intent of the RHNA

- Goal for accommodating housing need through land use policies and planning (zoning)
- NOT a construction obligation

How we meet the RHNA

- Affordability of units based on AB 2348
 - Establishes “Default Density”
 - Sites with density of at least 30 du/acre = counted against the affordable RHNA units
 - AB 2348 does not dictate what future development will occur on these sites, only assumes that higher densities can lower development costs.

How we meet the RHNA

- Affordability of units based on AB 2348
 - Mixed Use assumes a density of 30 du/ac based on mixed use development track record
 - Lower density designations (8-29.9 units/acre) also assumed affordable based on City's track record of producing affordable housing at lower densities

How we meet the RHNA

- Affordability of units based on market rate costs
 - Average market rate rents for apartments and market rate price for condominiums are affordable to moderate-income households (81-120% AMI)

How we meet the RHNA

- Credits for Approved/Built Units (since 01/01/2010)
- Proposed Development Sites
- Vacant Land (outside Specific Plan Areas)
- Vacant Land in the San Marcos Creek District and University District Specific plans

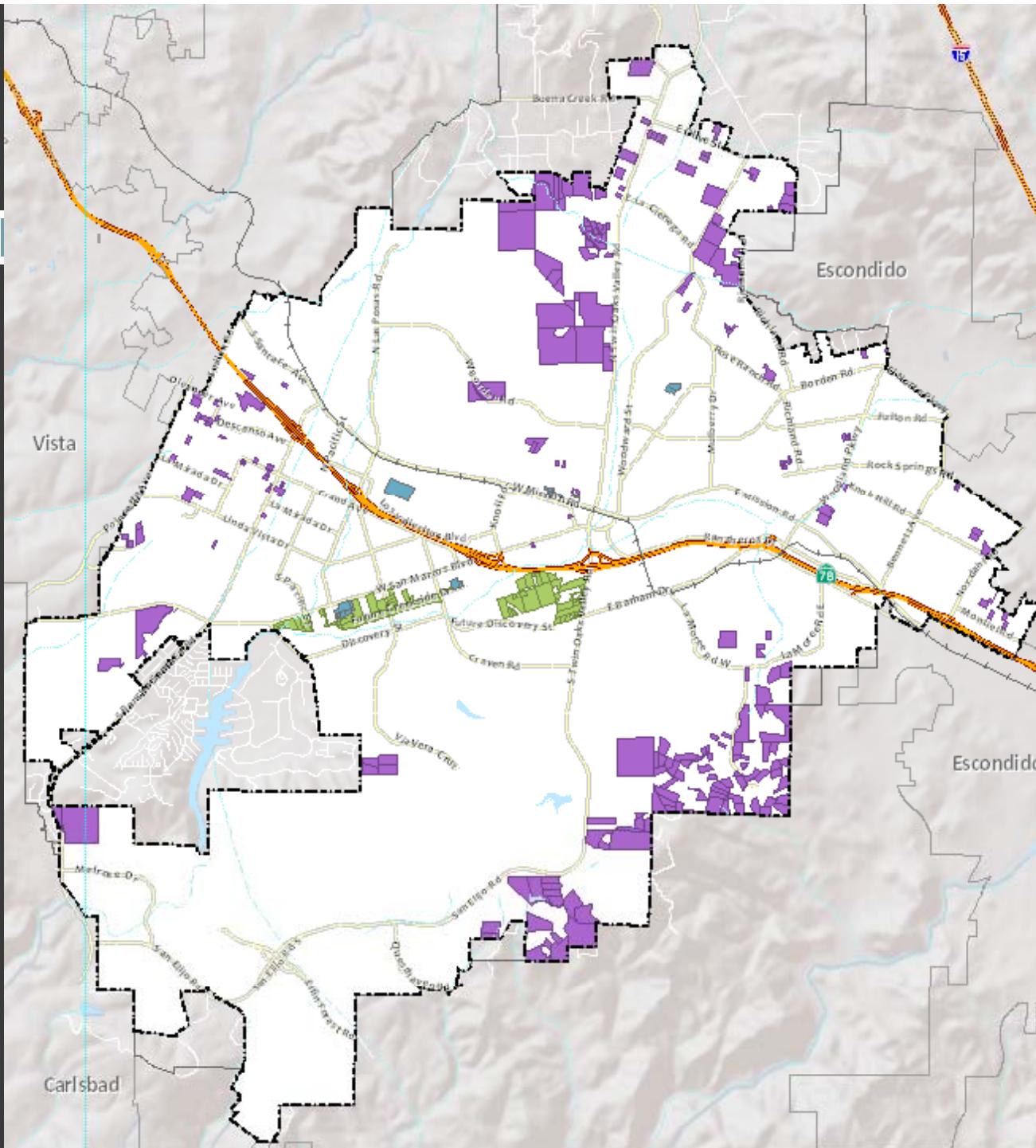
How we meet the RHNA

Summary

Income Category	Potential Dev. Sites	Vacant Land (outside SP)	Vacant Land (Mixed Use SPs)	Total Sites	Remaining RHNA	Difference (surplus)
Extremely/ Very Low	115	402	1,863	2,380	836	+837
Low	--	--	--	--	707	
Moderate	575	--	--	575	--	+575
Above Moderate	--	1,209	--	1,209	909	+300
Total Units	690	1,611	1,863	4,164	2,452	+1,712

Mixed Use sites demonstrate capacity at 30 du/ac and only assumes that higher densities can lower development costs; future mixed use development will accommodate mixture of income ranges

Housing Sites Inventory



Housing Plan

- Intent of the Goals, Policies, and Implementation Programs has remained the same
- Removed programs already accomplished (e.g., emergency shelter zoning, mixed use areas, reasonable accommodation, density bonus ordinance)

Housing Plan

- Significant reduction in new construction goal:
 - Loss of RDA funding
 - Reduced State/Federal Funding
 - Market conditions
- RDA funding: residual programs with significantly reduced results. Will eventually lapse during the planning period

Goals and Policies

- Divided into 5 categories
 - ▣ Encourage the development of housing
 - ▣ Protect, encourage, provide housing opportunities for lower/moderate income persons
 - ▣ Preserving the quality of the existing housing stock
 - ▣ Minimizing governmental constraints
 - ▣ Promoting equal housing opportunity for all residents

Implementing Programs

- Divided into 6 categories
 - New Construction
 - Homeownership Opportunities
 - Rental Assistance and Conservation
 - Maintenance and Rehabilitation
 - Remove Governmental Constraints
 - Equal Housing Opportunity

Programs

New Construction

- Program 1: Land Use Policy/Development Capacity
- Program 2: Facilitate Affordable Housing Construction
- Program 3: Inclusionary Housing
- Program 4: Senior Housing Assisted Living Units
- Program 5: Transitional Housing Homeless Shelters

Programs

Homeownership Opportunities

- Program 6: Mortgage Credit Certificate (MCC)
- Program 7: Down payment Assistance Program (DAP)
- Program 8: San Marcos Affordable Homeownership Program (SMAHP)

Programs

Rental Assistance and Conservation

- Program 9: Housing Choice Vouchers
- Program 10: Mobile Home Park Rent Review

Programs

Maintenance and Rehabilitation

- Program 11: Residential Rehabilitation Loan Program
- Program 12: Volunteer Improvement and Beautification Events (VIBE)

Programs

**Remove
Governmental
Constraints**

- Program 13: Monitor Changes in Federal and State Housing, Planning, and Zoning Laws

Programs

Equal Housing
Opportunity

- Program 14: Fair Housing

Next Steps

- Incorporate community and Commission feedback into the Draft Plan
- Submit Draft Element to HCD for review
- Address HCD comments with the goal of obtaining substantial compliance
- Environmental Review (CEQA)
- Submit revised draft to HCD for certification
- City Adoption

Next Steps

Steps	Estimated Dates
Incorporate feedback into the Draft Plan	Mid February
Submit Element to HCD for 60-day review	Late February
Address HCD comments with the goal of obtaining substantial compliance	April-May
Submit revised draft to HCD for certification	May-June
Environmental Review (CEQA)	May-June
Hearings/City Adoption	July- August 27, 2013

Discussion



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