

PLANNING COMMISSION

ADDITIONAL ITEM ADDED AFTER
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Agenda # 3

City of San Marcos
2013-2021 Housing Element

Date 5/6/13

Time 10:00 AM

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MAY 06 2013

CITY OF SAN MARCOS
PLANNING DIVISION

110 West C Street, Suite 1811
San Diego, CA 92101
Phone: (619) 239-6693
Fax: (619) 239-5523
www.housingsandiego.org

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May 3, 2013

Mr. Dean Nelson
Chair
Planning Commission
City of San Marcos
1 Civic Center Drive
San Marcos, California 92069

Re: 2013-2021 Housing Element (5th Cycle)

Dear Chairman Nelson:

On behalf of the San Diego Housing Federation, we appreciate the opportunity to submit comments on the City of San Marcos' Draft Fifth Housing Element.

The Draft Housing Element contains a number of key action items that can have a significant impact on the ability of the City to meet its affordable housing production goals. The Federation respectfully requests that the Planning Commission consider taking actions today that will begin to move these key items forward.

- 1. Endorse the California Homes and Jobs Act.** We recommend that the City of San Marcos endorse SB 391, the California Homes and Jobs Act. This state legislation introduced by Senator Mark DeSaulnier would create a permanent source of revenue for the development and preservation of affordable housing throughout the state. The Homes and Jobs Act would leverage federal, state, and private revenue sources and create a permanent source of funding for affordable housing. This new source of revenue will be critical to replace now nearly exhausted Proposition 46 and Proposition 1C bond proceeds.
- 2. Transit-oriented development.** Draft Housing Element Policies 1.1 and 1.2 identify an emphasis on the development of affordable homes in proximity to transit and employment centers as goals of the City's housing plan. We applaud the City for including these concepts in the plan and encourage steps be taken to ensure that these policies are implemented. These efforts could include proactively acquiring or preserving land near transit for development of affordable homes and integrating affordable housing into proposed market-rate housing development. Studies have shown that providing affordable homes in proximity to transit has many community co-benefits, including helping to reduce traffic and greenhouse gas emissions associated with the use of single passenger vehicles.
- 3. Inclusionary zoning ordinance.** We applaud the City's commitment to its inclusionary housing ordinance that requires a percentage of new units be set aside for low income households. Inclusionary housing policies provide the opportunity to develop mixed-income communities that allow cities to thrive. Unfortunately, the Palmer vs. City of Los Angeles court decision has led to some uncertainty regarding inclusionary housing policies for rental apartments. In response to the ambiguity of the ruling, Assemblymember

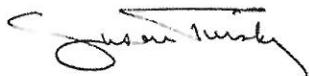
San Diego's Voice for Affordable Housing

Toni Atkins has introduced AB 1229 to provide clarity to jurisdictions on inclusionary housing ordinances. This bill has the support of the Housing Federation and many other organizations, including the League of California Cities. AB 1229 will return local control to cities to implement their own inclusionary housing policies and we encourage the City of San Marcos to support this bill.

4. **Boomerang funds.** With Redevelopment elimination, the City will receive additional General Fund revenues that would have otherwise been dedicated in part to the creation and preservation of affordable housing. We urge the City to consider continuing to dedicate a portion of the funds returned to the City to help meet the need for affordable housing.

We thank you for consideration of these requests and look forward to working with you to increase the supply of affordable housing in the City of San Marcos.

Sincerely,



Susan Riggs Tinsky
Executive Director

Cc: Planning Commission Vice-Chair Bruce Minnery
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