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Class Activity #7

1) Is Housing Element older than **2011? 2014?**

The Housing Element is older than 2014 but not older than 2011 as it was last adopted on March 4, 2013. This current Housing Element is planned for 2013-2020.

2) What are the housing needs of the city/county for different income groups according to **REGIONAL HOUSING NEEDS ALLOCATION (RHNA)?**

**Table 50: Regional Housing Needs Allocation Progress
New Permitted Units Issued by Affordability, 2003 - 2010**

Income Level		RHNA Allocation by Income Level	2003	2004	2005	2006	2007	2008	2009	2010	Total Units Permitted
Very Low	Deed Restricted	10,645	450	179	321	361	436	333	283	258	2,621
Low	Deed Restricted	8,090	257	59	302	194	168	262	125	175	1,542
Moderate	Deed Restricted	8,645	18	53	136	6	67	3	17	29	329
Above Moderate		18,362	6,334	5,277	5,575	4,153	3,236	1,683	1,040	1,239	28,537
Total Units		45,742	7,059	5,568	6,334	4,714	3,907	2,281	1,465	1,701	33,029

NOTE: Units are based on 8 years (1/1/2003 – 12/31/2010), six months beyond the 7.5-year RHNA Projection Period for the fourth housing element cycle

(HE-193)

According to the table directly above, for the very low income level, 10,645 units are needed while only 2,621 are permitted. For the low income level, 8,090 units are needed while

only 1,542 are permitted. For the moderate income level, 8,645 units are needed while only 329 are permitted. Finally for the above-moderate income level, 18,362 units are needed while there is a surplus number permitted of 28,537.

- 3) What are the **quantified objectives for housing production** for each income group?
 Is it different from RHNA estimates?

Table 1: QUANTIFIED OBJECTIVES FOR HOUSING PRODUCTION

INCOME GROUP	NEW CONSTRUCTION	REHABILITATION	PRESERVATION
Extremely Low-income *	3,000	600	250
Very Low-income	3,000	600	250
Low-income	3,600	800	400
Moderate-income	700	400	0
Above Moderate - income	34,800	0	0
Total	45,100	2,400	900

* In accordance with State Law (AB 2634), the City projected the number of extremely low-income housing by assuming 50 % of the very low-income units as extremely low.

(HE-4)

The quantified objective for housing production is different from RHNA estimates, aka still falling way short of RHNA housing needs, because on page HE-3, “the estimates are based on the objectives and program targets contained in the body of the document, as well as previous trends, and resources anticipated to be available throughout the Housing Element Cycle.” In shorter terms, they are showing what can “feasibly be constructed, rehabilitated, and preserved during the Housing Element Cycle” (HE-3). Also, to say the least, the construction of above-moderate income level housing is still at a surplus.

- 4) Discuss three “programs” that city/county has adopted to accommodate the city/county needs in **affordable housing**.

I. Rental Housing Assistance Program (Section 8)

- The Housing Choice Voucher program provides rent subsidies to over 14,154 low-income families in the City of San Diego. The department is dedicated to breaking the cycle of poverty by assisting families with paying rent and providing supportive services and individualized case management to encourage economic independence. (125)

II. Supportive Housing Program

- It is designed to promote the development and operation of supportive housing and supportive services to assist homeless people, including people with disabilities and other special needs, transition from homelessness to independent living. Supportive housing includes transitional beds, individual housing units, and community living environments. Supportive services include case management, therapy, child care, education, and job training. (126)

III. Existing Public Housing

- The Housing Commission will maintain occupancy of the public housing units in which they own and manage. No more than 30 percent of household income can be spent for rent plus utilities. Therefore, these units will continue to be affordable and will be occupied primarily by low-income households. (127)

5) Does city have specific “programs” to combat homelessness?

Yes, the city of San Diego has a specific program to combat homeless called “Work Plan for Addressing Immediate and Long-Term Homelessness.” The program “will act with a dual

and coordinated purpose: to address short-term needs while advancing long-term goals. The City will work with its governmental, private, and not-for-profit service providers to do so” (4).

6) Summarize the **Inclusionary Housing Program(s). Do they cover the entire city/county, or specific areas?**

The city has two inclusionary housing programs. According to the city of San Diego’s Office of the Independent Budget Analyst Report, inclusionary housing refers to programs and strategies that promote the creation of affordable housing when new development occurs. This includes fee-based policies such as housing impact or linkage fees, which are fees assessed on new development intended to mitigate a resulting demand in affordable housing. Inclusionary zoning is a type of inclusionary housing strategy that requires or encourages a certain portion of affordable housing units to be provided within market rate projects. (1) They cover the entire city.

Works Cited

<https://www.sandiego.gov/sites/default/files/legacy//planning/genplan/heu/pdf/housingelementfull.pdf>

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