

March 26, 2019

California Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento CA 95812-3044

Seth Litchney
Senior Regional Planner
San Diego Association of Governments
401 B Street, Suite 800
San Diego, CA 92101

Subject: City of San Diego Housing Element Annual Report 2018

I am pleased to submit the City of San Diego's Housing Element Annual Report for the calendar year 2018 in compliance with Government Code Section 65400. In order to demonstrate compliance with the Housing Element, the City must report on annual housing application activity (Table A), annual building activity of affordable and above-moderate units (Table A2), the City's progress in meeting its regional housing needs allocation (Table B), the City's progress in its implementation of the Housing Element programs (Table D), and the annual activity of housing which was rehabilitated, preserved and acquired during the year 2018 (Table F). Also included is the Report on the Low and Moderate Income Housing Asset Fund for the Fiscal Year ending June 30, 2018 (Attachment 1).

Income restricted residential building activity is based upon units that contain recorded covenants or deed restrictions that limit rents or sale prices over a period of time. Those units that do not contain a recorded covenant or deed restriction are considered to be market-rate units and are listed in the above-moderate income category.

Should you have questions about this report please contact me at (619) 533-6457 or by email at (bschoenfisch@sandiego.gov).

Sincerely,



Brian Schoenfisch
Program Manager

Please Start Here

General Information	
Jurisdiction Name	San Diego
Reporting Calendar Year	2018
Contact Information	
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City	San Diego
Zipcode	92123

Submittal Instructions

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400.

There are two options for submitting APRs:

1. **Online Annual Progress Reporting System (Preferred)** - This enters your information directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. **Email** - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

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Project Identifier										Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes					Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
Prior APN	Current APN	Street Address	Project Name	Local Jurisdiction Tracking ST	Unit Category (SFA or P2 to 4.5+ ADU/MU)	Tenure Re-Renter or Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non-Deed Restricted	Low-Income Deed Restricted	Low-Income Non-Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non-Deed Restricted	Above Moderate Income	Total PROPOSED Units by Project	Total APPROVED Units by Project	DISAPPROVED Units by Project (Also-Calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)7 (SB 35 Streamlining)	Notes		
	311332-1400	6675 LANTON ST			2221889 SFD		1/13/2018														
	3113440100	6716 GIFFORD RD			2221804 SFA		1/13/2018								1		N/A				
	3114440100	6720 GIFFORD RD WY			2221808 SFA		1/13/2018								1		N/A				
	311762-1400	3117 NILE ST			2221279 ADU		1/13/2018								1		N/A				
	3119160100	Single Story SFR			2221757 ADU		1/13/2018								1		N/A				
	312210800	4221 VAN DYKE AV			2222896 SFD		1/13/2018								1		N/A				
	312210800	4227 VAN DYKE AV			2222914 SFD		1/13/2018								1		N/A				
	3119310100				2221373 ADU										2		N/A				
	311296-1200	1830 OATH AV			2223514 ADU		1/18/2018								1		N/A				
	327324800	1955 DUNNING CR			2221923 ADU		1/19/2018								1		N/A				
	3101040800	2901 LANDSCAPE DR			2224077 ADU		1/19/2018								1		N/A				
	314512-3500	Companion Unit			2234033 ADU		1/19/2018								1		N/A				
	3112920400	4813 YERBA SANTA DR			2231935 ADU		1/20/2018								1		N/A				
	3146251-2500	4644 SILST ST			2245558 ADU		1/20/2018								1		N/A				
	3124703600	2238 CRANDALL DR			2224601 ADU		1/20/2018								1		N/A				
	3128700200	4531 BOONE ST			2224730 ADU		1/20/2018								1		N/A				
	310612-1200	3654 CANON ST			2224761 SFD		1/20/2018								1		N/A				
	3140330400	3309 HOMER ST			2224831 ADU		1/20/2018								1		N/A				
	311330300	4247 4TH ST			2224904 ADU		1/20/2018								1		N/A				
		837 OPAL ST			2224910 SFD		1/20/2018								1		N/A				
		835 OPAL ST			2224922 SFD		1/20/2018								1		N/A				
	3140763-1200	4704 LITTLEFIELD ST			2225151 ADU		1/21/2018								1		N/A				
	3182900900	3034 SUNCHEST DR			2221443 SFD		1/21/2018								1		N/A				
	3182900900	3036 SUNCHEST DR			2221445 SFD		1/21/2018								1		N/A				
	3182900900	3038 SUNCHEST DR			2221446 SFA		1/21/2018								2		N/A				
	3140141-100	4582 CHONOGAVA AV			2221476 ADU		1/21/2018								1		N/A				
	3192010800	2112 FELTON ST			2221746 ADU		1/26/2018								1		N/A				
	314691-1600	4412 DAYTON ST			2221																

Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																																												
Project Identifier			Unit Types		Affordability by Household Incomes - Completed Entitlement										Affordability by Household Incomes - Building Permits										Affordability by Household Incomes - Certificates of Occupancy										Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		Term of Affordability or Deed Restriction	Demolished/Destroyed Units		Notes
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21																								
Prior APN	Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category (SFA, ADU, UH, or ADU-MH)	Tenure R/Re/Enter Or/Owner	Very Low-Income Deed Restricted	Very Low-Income Non-Deed Restricted	Low-Income Deed Restricted	Low-Income Non-Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non-Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units Issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non-Deed Restricted	Low-Income Deed Restricted	Low-Income Non-Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non-Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non-Deed Restricted	Low-Income Deed Restricted	Low-Income Non-Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non-Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of evidence (see instructions) Date Issued	# of Units Issued Certificates of Occupancy or other forms of evidence	How many of the units were Extremely Low Income?	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (if affordable in perpetuity enter "0000")	Number of Demolished/Destroyed Units	Demolished or Destroyed Units Owner or Renter?	Notes		
		8807 TRAILRIDGE AV		1851719	SFD																		1	5/23/2018	1																			
		8808 TRAILRIDGE AV		1851720	SFD																		1	5/23/2018	1																			
		8803 TRAILRIDGE AV		1851721	SFD																		1	5/23/2018	1																			
		8809 TRAILRIDGE AV		1851722	SFD																		1	5/23/2018	1																			
		9032 WEST BLUFF PL		1851723	SFD																		1	5/24/2018	1																			
		9048 WEST BLUFF PL		1851724	SFD																		1	5/24/2018	1																			
		9044 WEST BLUFF PL		1851725	SFD																		1	5/24/2018	1																			
		9041 WEST BLUFF PL		1851726	SFD																		1	5/24/2018	1																			
		9084 WEST BLUFF PL		1851727	SFD																		1	5/24/2018	1																			
		9076 WEST BLUFF PL		1851728	SFD																		1	5/24/2018	1																			
		9092 WEST BLUFF PL		1851729	SFD																		1	5/24/2018	1																			
		9079 WEST BLUFF PL		1851730	SFD																		1	5/24/2018	1																			
		9078 WEST BLUFF PL		1851731	SFD																		1	5/24/2018	1																			
		9111 WEST BLUFF PL		1851733	SFD																		1	5/24/2018	1																			
		9044 TRAILRIDGE AV		1851735	SFD																		1	5/24/2018	1																			
		9048 TRAILRIDGE AV		1851736	SFD																		1	5/24/2018	1																			
		9062 TRAILRIDGE AV		1851738	SFD																		1	5/24/2018	1																			
		8813 WESTON RD		1851811	SFD																		1	1/30/2018	1																			
		8831 WELOW RD		1851812	SFD																		1	1/30/2018	1																			
		8809 TRAILRIDGE AV		1851813	SFD																		1	1/30/2018	1																			
		8805 TRAILRIDGE AV		1851814	SFD																		1	5/23/2018	1																			
		8877 TRAILRIDGE AV		1851815	SFD																		1	5/23/2018	1																			
		9036 WEST BLUFF PL		1851816	SFD																		1	5/24/2018	1																			
		9044 WE ST BLUFF PL		1851817	SFD																		1	5/24/2018	1																			
		9092 WEST BLUFF PL		1851818	SFD																		1	5/24/2018	1																			
		9079 WEST BLUFF PL		1851819	SFD																		1	5/24/2018	1																			
		9096 WEST BLUFF PL		1851819	SFD																		1	5/24/2018	1																			
		9097 WEST BLUFF PL		1851820	SFD																		1	5/24/2018	1																			
		9045 WEST BLUFF PL		1851821	SFD																		1	5/24/2018	1																			
		9048 WEST BLUFF PL		1851822	SFD																		1	5/24/2018	1																			
		9084 WEST BLUFF PL		1851823	SFD																		1	5/24/2018	1																			
		9085 WEST BLUFF PL		1851824	SFD																																							

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	San Diego	
Reporting Year	2018	(Jan. 1 - Dec. 31)

This table is auto-populated once you enter your jurisdiction name and current year data.
Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2010-2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	21977	1088	229	265	103	324	249				2258	19719
	Non-Deed Restricted												
Low	Deed Restricted	16703	1246	184	446	253	301	203				2633	14070
	Non-Deed Restricted												
Moderate	Deed Restricted	15462						6				10	15452
	Non-Deed Restricted			4									
Above Moderate		33954	11081	1991	4221	7028	4395	3437				32153	1801
Total RHNA		88096											
Total Units			13415	2408	4932	7384	5020	3895				37054	51042

Note: units serving extremely low-income households are included in the very low-income permitted units totals
Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	San Diego
Reporting Year	2018 (Jan. 1 - Dec. 31)

Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Development Permit Flexibility	Provides additional flexibility (Extension of time) to complete housing project construction under approved development permits.		Completed
Application of New Regulations	Allows projects to have the benefit of new regulations (adopted after the permit effective date) without a need to amend their development permit when the resulting development is in substantial conformance with the permit.		Completed
2015 Comprehensive Update to the Land Development Code (LDC)	57 Code amendments to improve the permit process including: streamlining to implement the City's Economic Development Strategy, efficiencies in processing environmental permits for certain properties over 45 years old, Companion Unit regulations to remove constraints and allow them through ministerial processing.		Completed

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Shared Parking	Reduces the process required for shared parking agreements via agreements with neighboring properties and potentially allow greater development density.		Completed
Development Impact Fee (DIF) Deferral	Allows the City to issue building or construction permits prior to the payment of DIF for a maximum of two years to encourage the initiation of development.		Completed
Community Plan Implementation Density Incentive	Creates density incentives for redevelopment of six-unit apartment complexes with an interior parking lot to pedestrian-friendly development consistent with the community plan.		Completed
Affordable Housing Density Bonus	Incentivizes the development of affordable housing through: 1. Increased Density Bonus 2. Increased Number of Development Incentives 3. Reduced Permit Process 4. Reduced Parking Ratio 5. Off-site Affordable Dwelling Units		Completed
Promise Zone Designation	Development within promise zones receive expedited discretionary and ministerial permit processing for all eligible building projects.		Completed

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
2016 Comprehensive Update to the Land Development Code	40 Code amendments to improve the permit process including: streamlining public noticing, a new exemption from the requirement to obtain a Coastal Development Permit for certain single dwelling unit development, facilitating shared parking, and reducing steps for non-historic development over 45 years old.		Completed
Accessory Dwelling Units (ADUs)	Implemented State requirements that included a reduced process, zoning flexibility, and reduced water & sewers fees for Companion Units (CU). Included additional incentives to provide an alternate source to affordable housing; including a Junior Unit category. Fees associated with CU construction have since been waived.		Completed
(Companion Units, Granny Flats, and Junior Units)	See Above (Spreadsheet won't allow changes)		Completed
Streamlined Environmental Review	Allows a streamlined environmental review process for projects consistent with the densities established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified.		Completed

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Climate Action Plan (CAP) Checklist	Adoption of the CAP along with the CAP Checklist and Greenhouse Gas (GHG) Thresholds, has provided a streamlined California Environmental Quality Act (CEQA) review for GHG reductions for projects		Completed
Affordable/Infill & Sustainable Expedite	The ordinance was amended to reduce the discretionary review process; allow more deviations to qualify for the reduced process, expand the eligibility to capture more infill projects; and establish clear citywide policy. Council Policy 600-27 was also amended to reflect the two expedite programs.		Completed
			Completed
2017 Comprehensive Update to the Land Development Code	46 code amendments to help improve the permit processes including streamlining and flexibility related to: Historical Resource Regulations, Lot Consolidation, Paleontological Mitigation, Live/Work Quarters, and a reduction in parking within Transit Priority Areas (TPA).		Completed
Housing Inventory Annual Report	Provides information related to the City's housing supply, affordability, and an overview of recent actions to increase housing production.		Completed

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Live/Work Quarters Amendments	Expand the application of current Live/Work Ordinance to additional zones to facilitate more housing opportunities in close proximity to workplace and revisions to the regulations to provide housing alternatives within the work space.		Completed
New Mixed-Use Zoning Packages	Will create new mixed-use zones which locate housing in closer proximity to employers, and foster transit-oriented development.		In Progress
Development Impact Fee (DIF) Calculations	The City is currently reviewing the existing methodologies and procedures, survey best impact fee practices, and will recommend a preferred methodology for calculation of fees for consideration.		In Progress
			In Progress
Parks Master Plan	Will identify new definitions for what a park is, review population-based park standards, expand the use of park equivalencies, address park deficits by reevaluating park service levels, guide future acquisition, design, and construction of recreational facilities, and identify funding opportunities for the existing and future park system		In Progress

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Parking Incentives within Transit Priority Areas	Develop parking requirements that allow for parking reductions within TPA's, thereby providing for better development potential and utilization of developable land to build housing units.		In Progress
Streamlined Transportation Analysis	Update the City's CEQA transportation analysis metrics and significance thresholds from level of service (LOS)/vehicle delay-based metrics to vehicle miles traveled (VMT)-based metrics, consistent with SB 743.		In Progress
2018 Comprehensive Update to the Land Development Code	City staff is in the early stages of reviewing approximately 100 key amendments to the LDC to further address housing affordability and improve processing.		In Progress
Moderate/Middle Income Density Bonus	Incentives for developers to construct housing projects that provide units that can be sold or rented to entry-level/middle-income households		In Progress
Concurrent Processing	Processing of ministerial permits during discretionary review		In Progress
Transportation Master Plan	A transportation master plan to coordinate existing plans, taking into account all modes of transportation and potentially reducing Development Impact Fees by reducing roadway improvements and focusing instead on multi-modal access		In Progress

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Comprehensive Community Plan Updates	Ongoing component of Planning Department's Work Program. Since 2014 Plan Updates and Amendments have added capacity for over 85,000 additional residential units.		In Progress
Streamlining for Homelessness Solutions			In Progress
Comprehensive Update of CEQA Thresholds	A Comprehensive update to the City's Thresholds for Determining Significance under CEQA, to reflect changes in State law, case law, and science, as well as current City regulation that reduce or avoid potential impacts.		In Progress
Commercial Flexibility			In Progress
100% Affordable Incentive Program			Future actions
Permanent Supportive Housing			Future actions
Homeless Storage			Future actions

[illegible]

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	San Diego	
Reporting Period	2018	(Jan. 1 - Dec. 31)

Note: + Optional field
Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)									
This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).									
Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1 ⁺
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity	24	118	849	991					
Preservation of Units At-Risk		13	188	201					
Acquisition of Units									
Total Units by Income	24	131	1037	1192					

Jurisdiction	San Diego	
Reporting Year	2018	(Jan. 1 - Dec. 31)

Entitled Units Summary		
Income Level		Current Year
Very Low	Deed Restricted	630
	Non-Deed Restricted	0
Low	Deed Restricted	67
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		5227
Total Units		5924

Note: units serving extremely low-income households are included in the very low-income permitted units totals

Submitted Application Summary	
Total Housing Applications Submitted:	1,178
Number of Proposed Units in All Applications Received:	8,061
Total Housing Units Approved:	2,742
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas